TOWN OF RAYMOND

BYLAW NO. 1007-13

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands within the StoneGate Meadows Area Structure Plan Bylaw No.1007-13 described as:

Lot 2, Block 1 Plan 1010288 and a portion of Lot 1, Block 1, Plan 0814299

from Urban Reserve - UR-1 to Parks and Open Space - POS-1, as shown on the map in Schedule 'A' attached hereto and labeled as Area 'A'; and

A portion of Lot 1, Block 1, Plan 0814299

from Urban Reserve – UR-1 to General Residential - R-1, as shown on the map in Schedule 'A' attached hereto and labeled as Area 'B'.

AND WHEREAS the purpose of the proposed amendment is to accommodate parks and open space and residential development consistent with Phase Two of the StoneGate Meadows Area Structure Plan Bylaw No. 1007-13.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 2, Block 1, Plan 1010288 and a portion of Lot 1, Block 1, Plan 0814299 as shown on the attached Schedule 'A' and labeled as Area 'A', be designated Parks and Open Space - POS-1.
2. That the land described as a portion of Lot 1, Block 1, Plan 0814299 as shown on the attached Schedule 'A' and labeled as Area 'B', be designated General Residential - R-1.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 16th day of July, 2013.

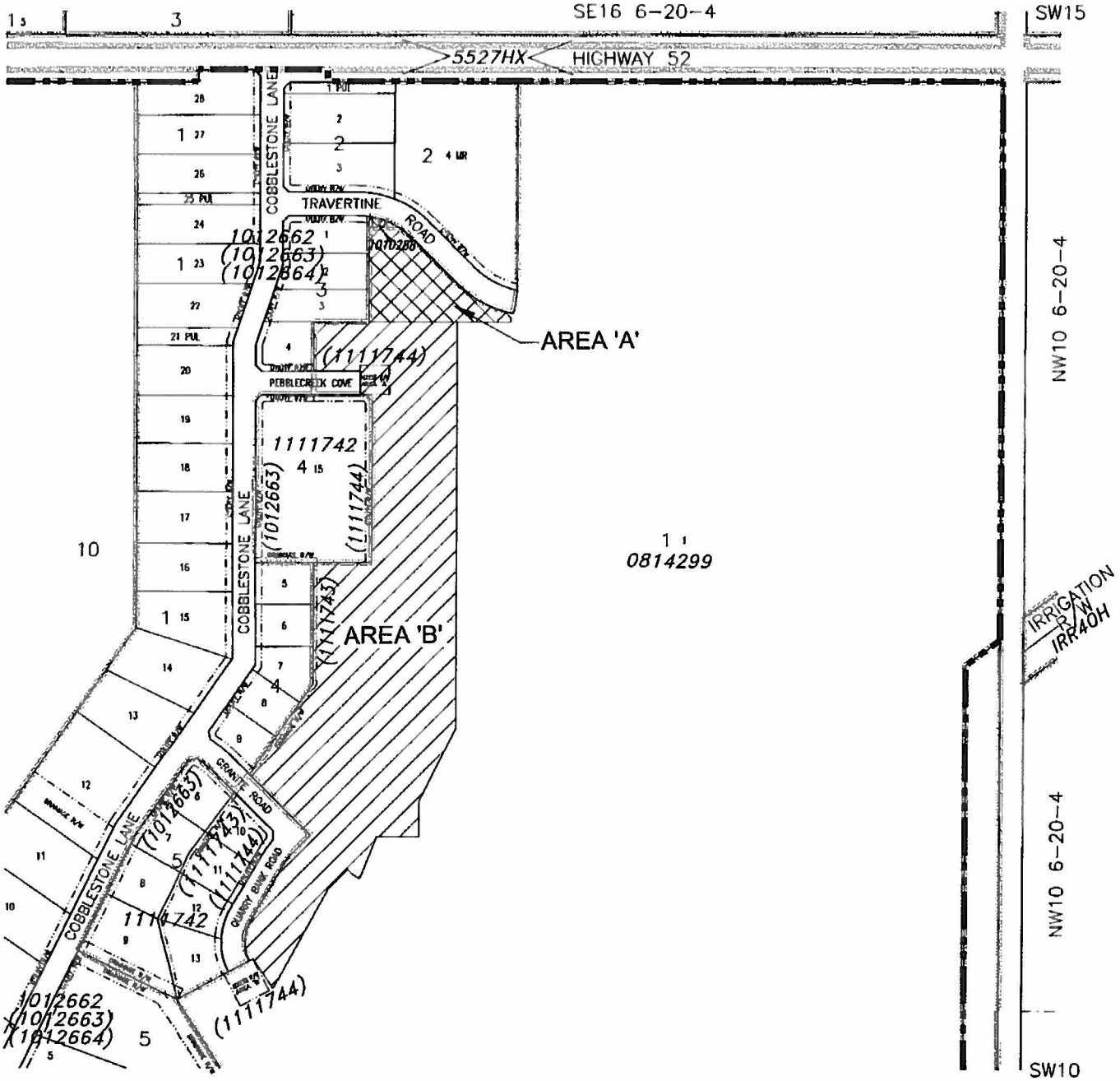
READ a **second** time this 3rd day of September, 2013.

READ a **third** time and finally passed this 3rd day of September, 2013.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

RECEIVED
OCT 17 2013
BB / MK / SE / BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: URBAN RESERVE - 'UR-1'

TO: PARKS & OPEN SPACE - 'POS-1'

TO: GENERAL RESIDENTIAL - 'R-1'

Bylaw #:_____

Date: _____

LOT 2, BLOCK 1, PLAN 1010288 &
PORTION OF LOT 1, BLOCK 1, PLAN 0814299
WITHIN NE 1/4 SEC 9, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JUNE 21, 2013

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

June 24, 2013 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot1-Block1-Plan0814299.dwg

TOWN OF RAYMOND

BYLAW NO. 1010-14

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the purpose of the proposed amendment is to redesignate land described as:

A portion of Lot 30, Block 69, Plan 0614700

from "Public and Institutional – PI-1" to "General Residential – R-1", as shown on the map in Schedule 'A' attached hereto to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a portion of Lot 30, Block 69, Plan 0614700 as shown on the attached Schedule 'A' be designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 18th day of February, 2014.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 18th day of March, 2014.

Mayor – George Bohne

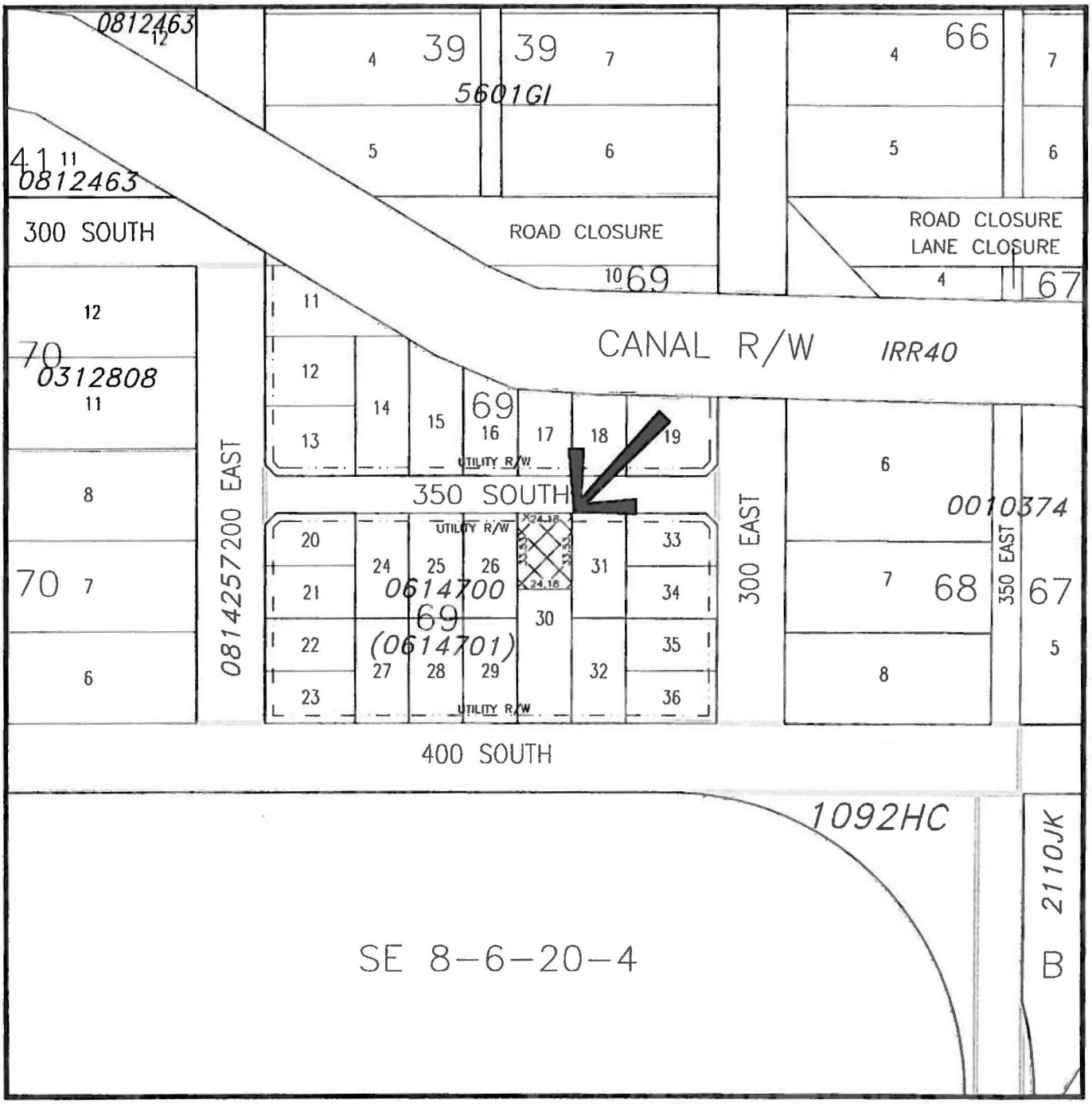
Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 15th day of April, 2014.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

RECEIVED
APR 30 2014
BB/MK/SE/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public & Institutional - 'PI-1'

TO: General Residential - 'R-1'

PORTION OF LOT 30, BLOCK 69, PLAN 0614700

WITHIN SE 1/4 SEC 8, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND

DATE: FEBRUARY 4, 2014

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

February 06, 2014 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 30, Block 69, Plan 0614700.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN of RAYMOND

TOWN OF RAYMOND

BYLAW NO. 1024-16

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the purpose of the proposed amendment is to redesignate land described as:

Lots 1-4, Block 71, Plan 2039I

from "General Residential – R-1 to "Public and Institutional – PI-1", as shown on the map in Schedule 'A' attached hereto to accommodate future public and institutional use.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lots 1-4, Block 71, Plan 2039I as shown on the attached Schedule 'A' be designated Public and Institutional – PI-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 21st day of June, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

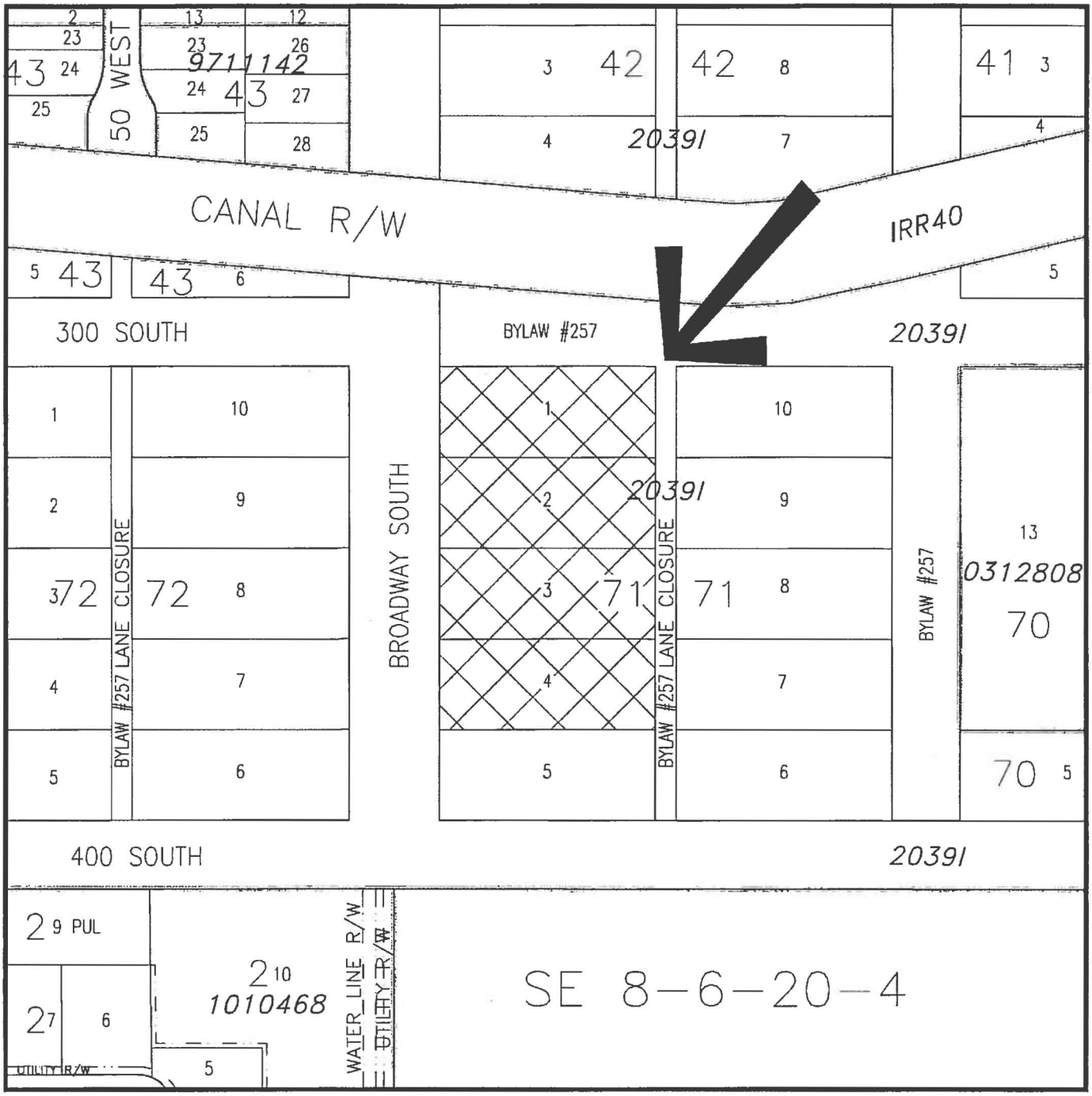
READ a **second** time this 19th day of July, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

READ a **third** time and finally passed this 19th day of July, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

RECEIVED
AUG 15 2016
BB / MK / BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'
TO: Public & Institutional - 'PI-1'

LOTS 1-4, BLOCK 71, PLAN 2039I WITHIN
PORTION OF SE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JUNE 8, 2016

Bylaw #: _____
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

June 09, 2016 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond – Lots 1-4, Block 71, Plan 2039I.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN of RAYMOND

TOWN OF RAYMOND
BYLAW NO. 1025-16

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the purpose of the proposed amendment is to designate land described as:

That portion of Lot 29, Block 44, Plan 1511638
that was previously Closed Lane on Plan 2039I

to "General Residential – R-1", as shown on the map in Schedule 'A' attached.

AND WHEREAS the decribed land is a closed lane (bylaw 1015-14) and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Lot 29, Block 44, Plan 1511638 that was previously Closed Lane on Plan 2039I as shown on the attached Schedule 'A' be designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 21st day of June, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

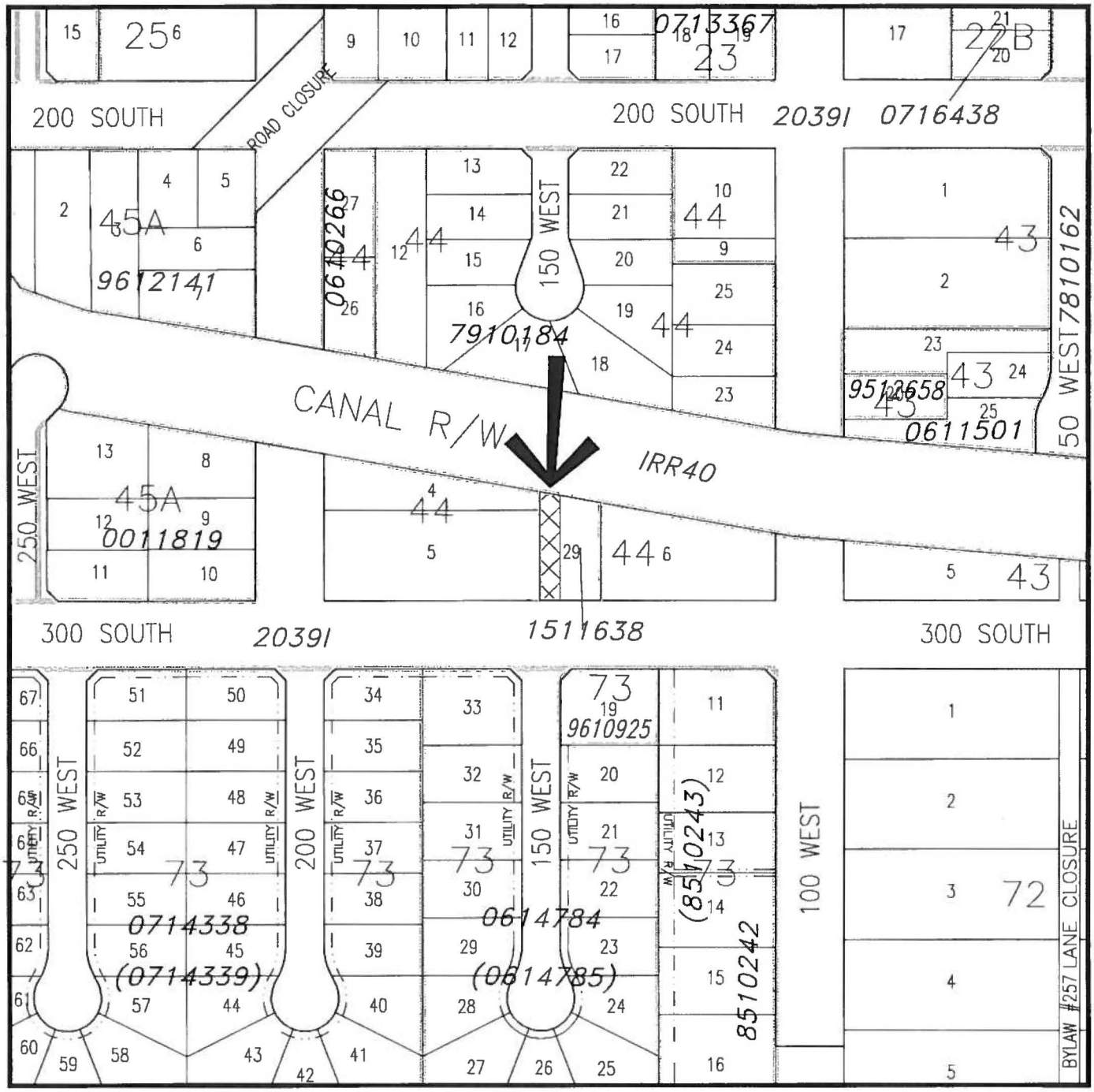
READ a **second** time this 19th day of July, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

READ a **third** time and finally passed this 19th day of July, 2016.

Mayor – George Bohne | *Chief Administrative Officer – J. Scott Barton*

RECEIVED
AUG 15 2016
BB/MK/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: _____

Date: _____

FROM: No Zoning

TO: General Residential - 'R-1'

THAT PORTION OF LOT 29, BLOCK 44, PLAN 1511638
THAT WAS PREVIOUSLY CLOSED LANE ON PLAN 20391
WITHIN SW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JULY 6, 2015

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 06, 2015 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\
Raymond - Between Lot 4,5, Block 44 Plan 20391 & Lot 2B, Block 44, Plan 1013947.dwg

TOWN of RAYMOND

TOWN OF RAYMOND

BYLAW NO. 1027-16

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to include "Office" as a discretionary use (Municipal Planning Commission category) in the Neighbourhood Commercial - NC-1 land use district.

AND WHEREAS the purpose of the proposed amendment is to allow consideration of office uses as a discretionary commercial development consistent with the intent of the Neighbourhood Commercial – NC-1 land use district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That Part 4, Land Use Districts, Neighbourhood Commercial – NC-1, section 2(4) Discretionary Uses – Municipal Planning Commission, is amended to include the term "Office".
2. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 6th day of September, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 19th day of October, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 19th day of October, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

RECEIVED
JAN 25 2017
BB / BJ

TOWN of RAYMOND

TOWN OF RAYMOND

BYLAW NO. 1028-16

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

A portion of Lot 10, Block 2, Plan 1010468

from Urban Reserve - UR-1 to Neighbourhood Commercial - NC-1, as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the purpose of the proposed amendment is to accommodate neighbourhood commercial development consistent with the municipality's Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a portion of Lot 10, Block 2, Plan 1010468 as shown on the attached Schedule 'A', be designated Neighbourhood Commercial - NC-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this redesignation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 6th day of September, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 19th day of October, 2016.

Mayor – George Bohne

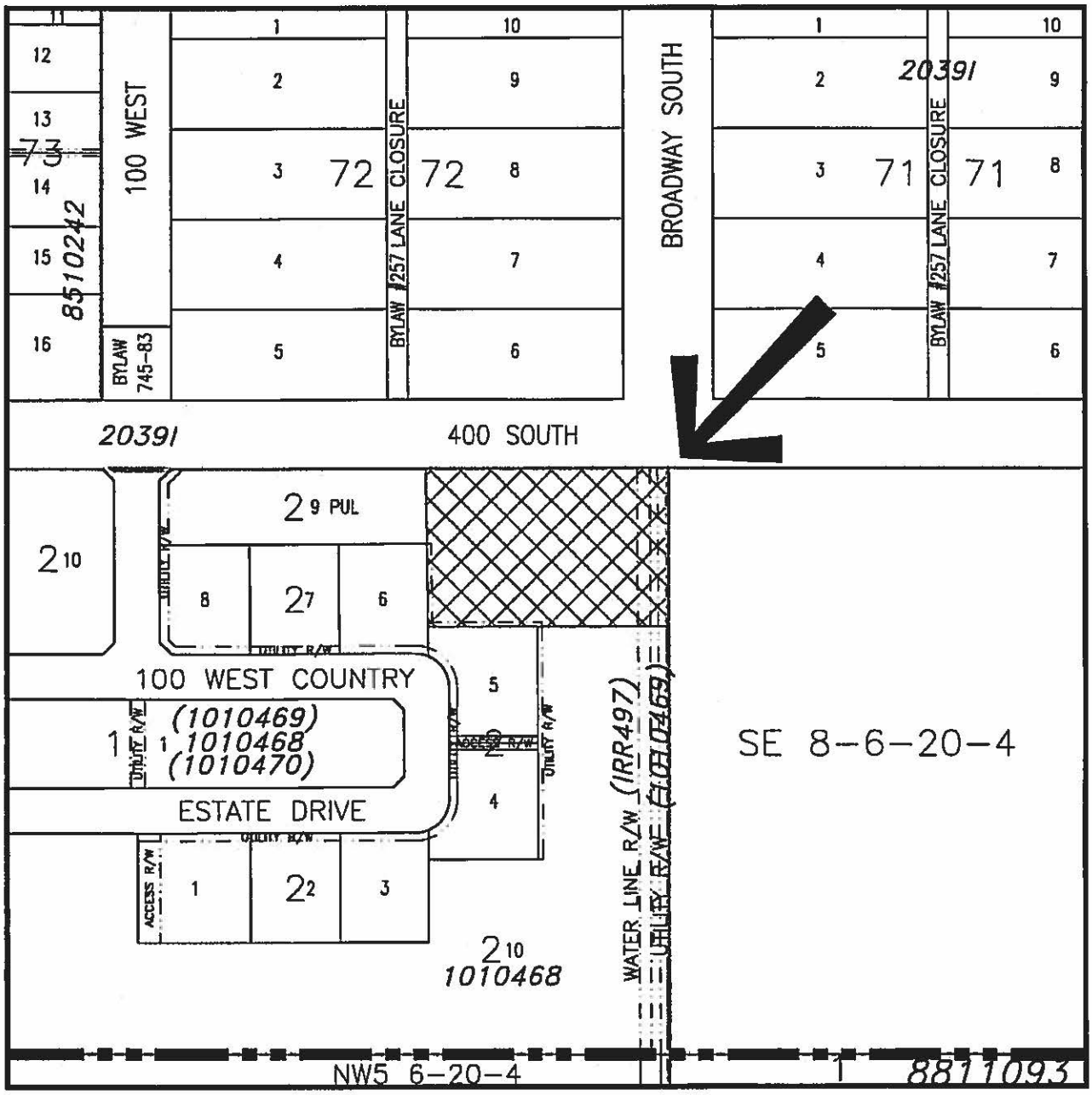
Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 19th day of October, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

RECEIVED
JAN 25 2017
BB/MK/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'
TO: Neighbourhood Commercial - 'NC-1'

PORTION OF LOT 10, BLOCK 2, PLAN 1010468
WITHIN SE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: AUGUST 2, 2016

Bylaw #: _____
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

August 03, 2016 G:\ORSA-Drawings\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lot 10, Block 2, Plan 1010468.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN of RAYMOND

TOWN OF RAYMOND

BYLAW NO. 1029-16

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the purpose of the proposed amendment is to redesignate land described as:

Lots 2-4, Block 2, Plan 1410066; Block A, Plan 2110JK; Portion of Canal R/W, Plan IRR50; Areas A, B, C and D, Plan 1410130; Portions of Canal R/W, Plan IRR40 and Canal R/W, Plan 9610785

from "Urban Fringe – UF" to "Urban Reserve – UR-1", as shown on the map in Schedule 'A' attached; and land described as:

Portion of Canal R/W, Plan IRR40 West of Area E; Blocks E and F, Plan 2110JK

from "Urban Fringe – UF" to "Parks and Open Space – POS-1", as shown on the map in Schedule 'A' attached.

AND WHEREAS the proposed amendment is necessary to designate the land annexed under order in council 219/2016, effective July 1, 2016, from the County of Warner's land use district designation to designations under the Town of Raymond's current Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lots 2-4, Block 2, Plan 1410066; Block A, Plan 2110JK; Portion of Canal R/W, Plan IRR50; Areas A, B, C and D, Plan 1410130; Portions of Canal R/W, Plan IRR40 and Canal R/W, Plan 9610785 as shown on the attached Schedule 'A' be redesignated from Urban Fringe – UF to Urban Reserve – UR-1.
2. That the land described as Portion of Canal R/W, Plan IRR40 West of Area E; Blocks E and F, Plan 2110JK as shown on the attached Schedule 'A' be redesignated from Urban Fringe – UF to Parks and Open Space – POS-1.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **First** time this 18th day of October, 2016.

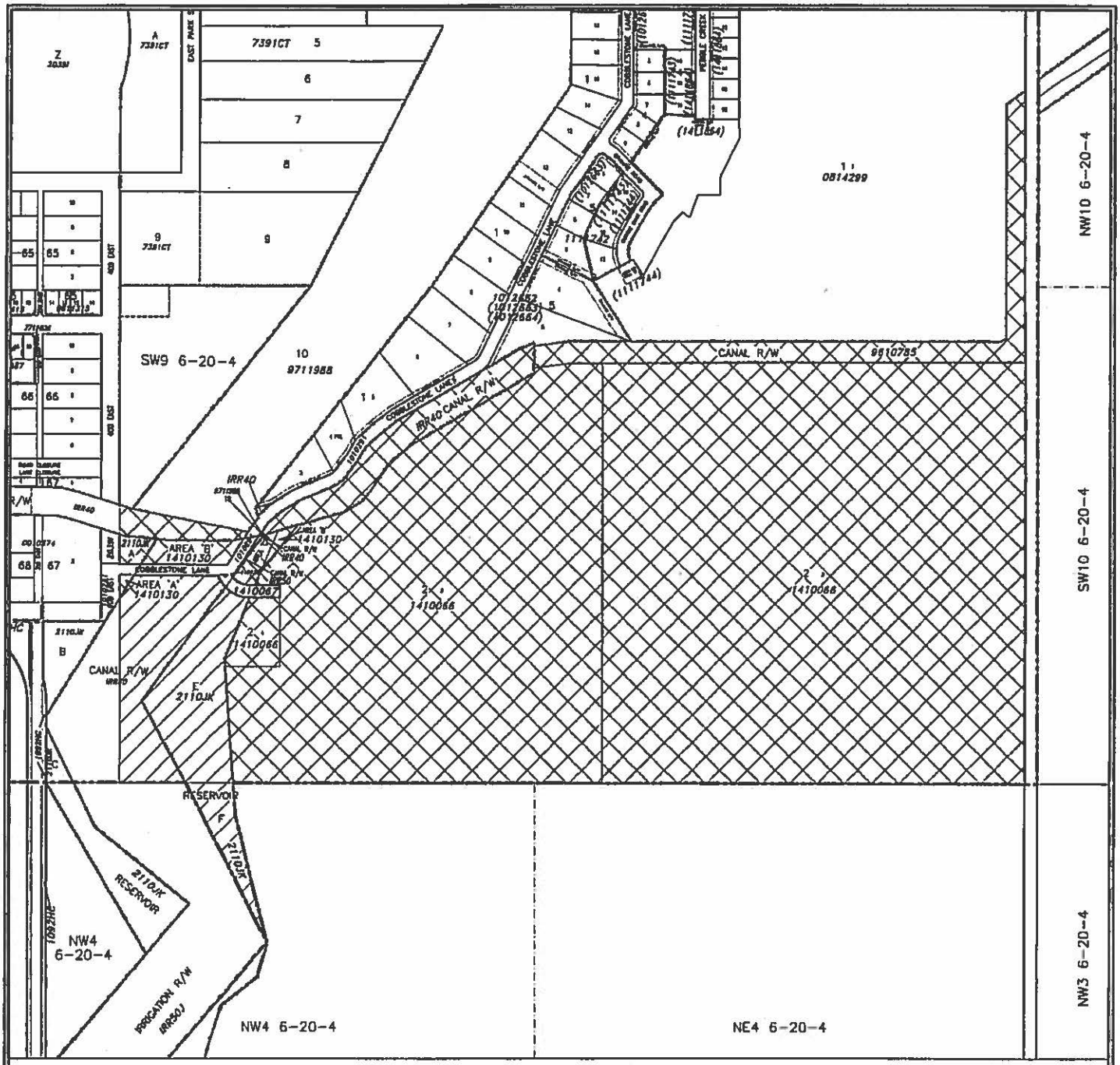
READ a **Second** time this 20th day of December, 2016.

READ a **Third** time and finally passed this 20th day of December, 2016.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

RECEIVED
JAN 25 2017
BB / MK / BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: _____

Date: _____

LOTS 2-4, BLOCK 2, PLAN 1410066, BLOCK A, PLAN 2110JK, PORTION OF CANAL R/W, PLAN IRR50, AREAS A, B, C & D, PLAN 1410130, PORTIONS OF CANAL R/W, PLAN IRR40 AND CANAL R/W, PLAN 9610785

FROM: Urban Fringe - 'UF' (County of Warner No. 5 Bylaw 866-08)
TO: Urban Reserve - 'UR-1'

PORTION OF CANAL R/W, PLAN IRR40 & BLOCKS E & F, PLAN 2110JK
FROM: Urban Fringe - 'UF' (County of Warner No. 5 Bylaw 866-08)
TO: Parks & Open Space - 'POS-1'

WITHIN S ½ AND NE ¼ SEC 9, TWP 6, RGE 20, W 4 M AND
NW ¼ SEC 4, TWP 6, RGE 20 W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: SEPTEMBER 2, 2016

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

September 09, 2016 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond After 2016 Annexation.dwg

TOWN of RAYMOND

TOWN OF RAYMOND
BYLAW NO. 1037-17

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

That portion of Lot 12 which lies to the east of the westerly 10 feet throughout the said Lot 12 and that portion of Lot 13 which lies to the west of the easterly 15 feet throughout the said Lot 13, Block 14, Plan 2039I

from General Commercial - C-1 to General Residential - R-1, as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the purpose of the proposed amendment is to accommodate existing residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Lot 12 which lies to the east of the westerly 10 feet throughout the said Lot 12 and that portion of Lot 13 which lies to the west of the easterly 15 feet throughout the said Lot 13, Block 14, Plan 2039I as shown on the attached Schedule 'A', be designated General Residential- R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this redesignation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of July, 2017.

Mayor *– George Bohne*

Chief Administrative Officer *– J. Scott Barton*

READ a **second** time this 5th day of September, 2017.

Mayor *– George Bohne*

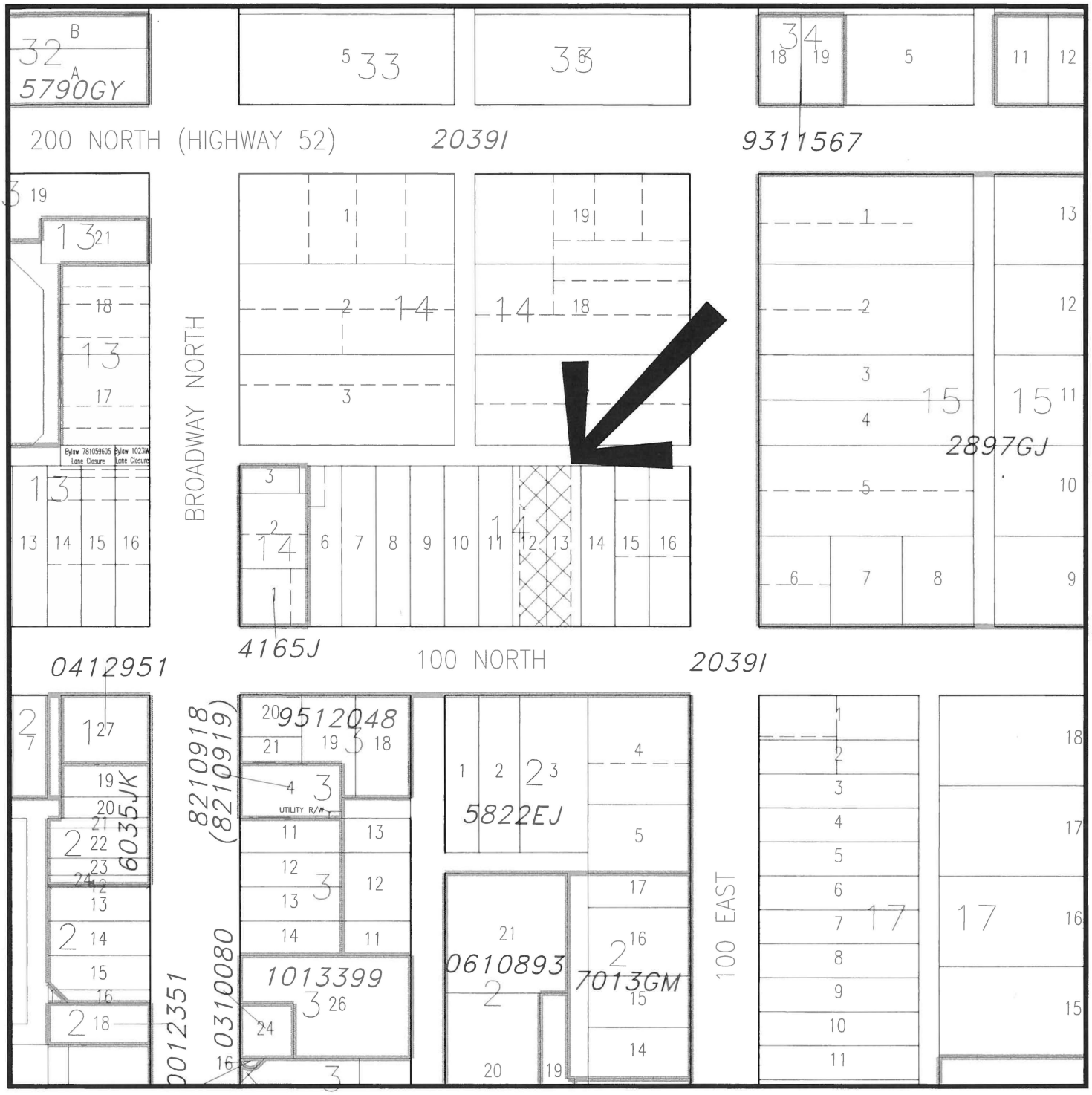
Chief Administrative Officer *– J. Scott Barton*

READ a **third** time and finally passed this 5th day of September, 2017.

Mayor *– George Bohne*

Chief Administrative Officer *– J. Scott Barton*

RECEIVED
SEP 12 2017
BB/KS/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Commercial - 'C-1'

TO: General Residential - 'R-1'

PORTION OF LOT 12 & 13, BLOCK 14, PLAN 2039I
WITHIN NE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JUNE 29, 2017

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

June 29, 2017 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 12 & 13, Block 14, Plan 2039I.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN of RAYMOND

TOWN OF RAYMOND

BYLAW NO. 1038-17

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond wishes to redesignate the following lands described as:

That portion of Lot 12, Block 1, Plan 1710885, formerly described as Lot 11, Block 1, Plan 1710884, abutting Parcel A, Plan 6804DP

from Industrial – I-1 to Urban Reserve - UR-1, as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the purpose of the proposed amendment is to harmonize the land use designation for the entire parcel.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Lot 12, Block 1, Plan 1710885, formerly described as Lot 11, Block 1, Plan 1710884, abutting Parcel A, Plan 6804DP as shown on the attached Schedule 'A', be designated Urban Reserve - UR-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this redesignation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of July, 2017.

***Mayor** – George Bohne*

***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 5th day of September, 2017.

***Mayor** – George Bohne*

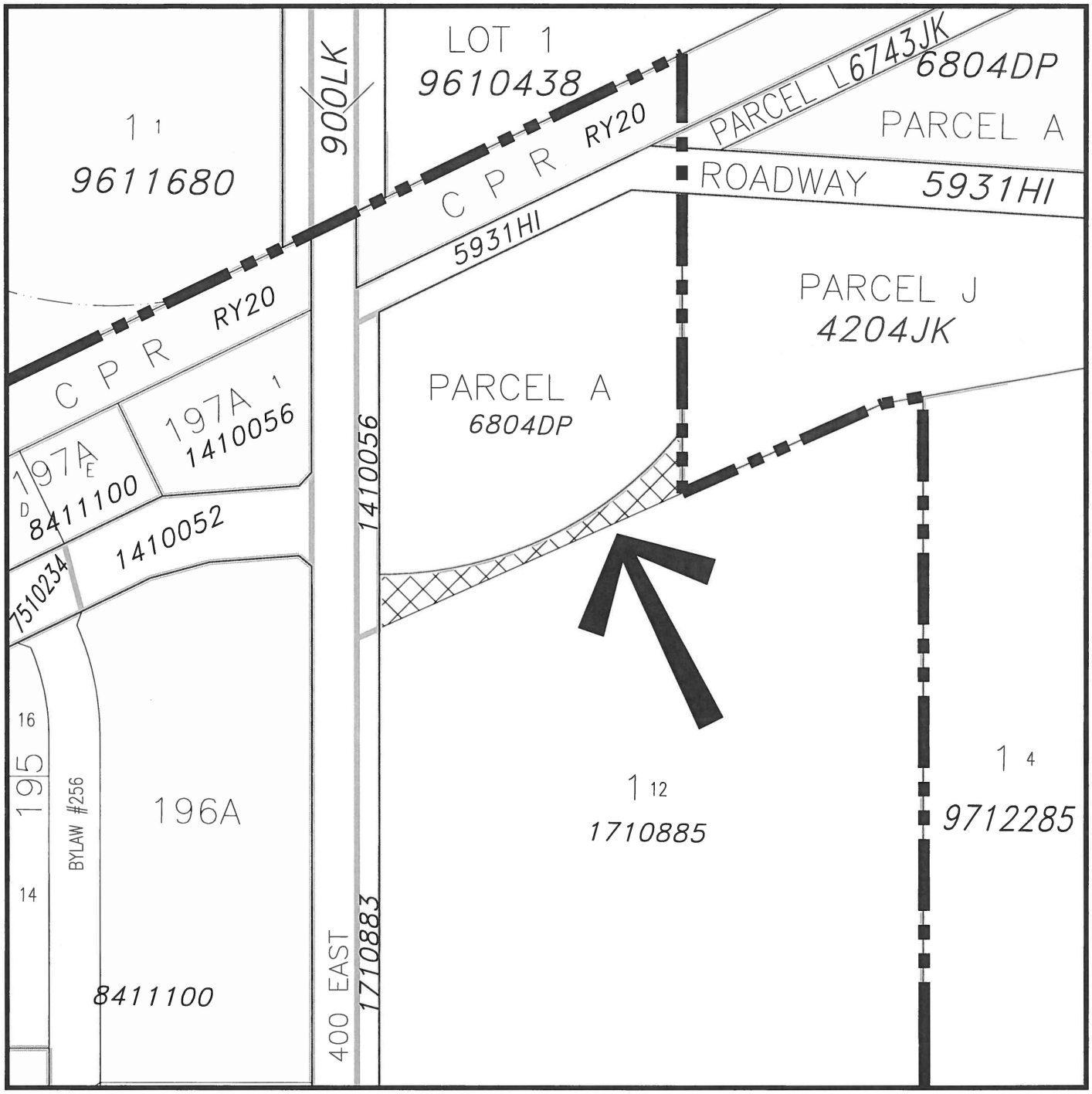
***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 5th day of September, 2017.

***Mayor** – George Bohne*

***Chief Administrative Officer** – J. Scott Barton*

RECEIVED
SEP 12 2017
BB/KS/LBT



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Industrial - 'I-1'

TO: Urban Reserve - 'UR-1'

PORTION OF LOT 12, BLOCK 1, PLAN 1710885
WITHIN NW 1/4 SEC 16, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 26, 2017

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

May 26, 2017 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 12, Block 1, Plan 1710885.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1042-17

BEING a bylaw of the Town of Raymond in the Province of Alberta to revise Bylaw No. 1029-16.

WHEREAS Section 63(1) and Section 63(2)(h) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw(s) to correct clerical, grammatical and typographical errors; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a clerical error has been identified in Bylaw No. 1029-16 being a bylaw to amend Bylaw 987-11, being the municipal Land Use Bylaw; and

WHEREAS the Council of the Town of Raymond deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaw in principle or substance;

NOW THEREFORE, 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 the Town of Raymond in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as "Portion of Canal R/W, Plan IRR40 West of Area E" in the preamble and section 2 of Bylaw 1029-16 and described as "Portion of Canal R/W, Plan IRR40 in Schedule 'A' of Bylaw 1029-16 are corrected to read "Portion of Canal R/W, Plan IRR50".
2. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 5th day of September, 2017.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 5th day of September, 2017.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 5th day of September, 2017.

Mayor – George Bohne

Chief Administrative Officer – J. Scott Barton

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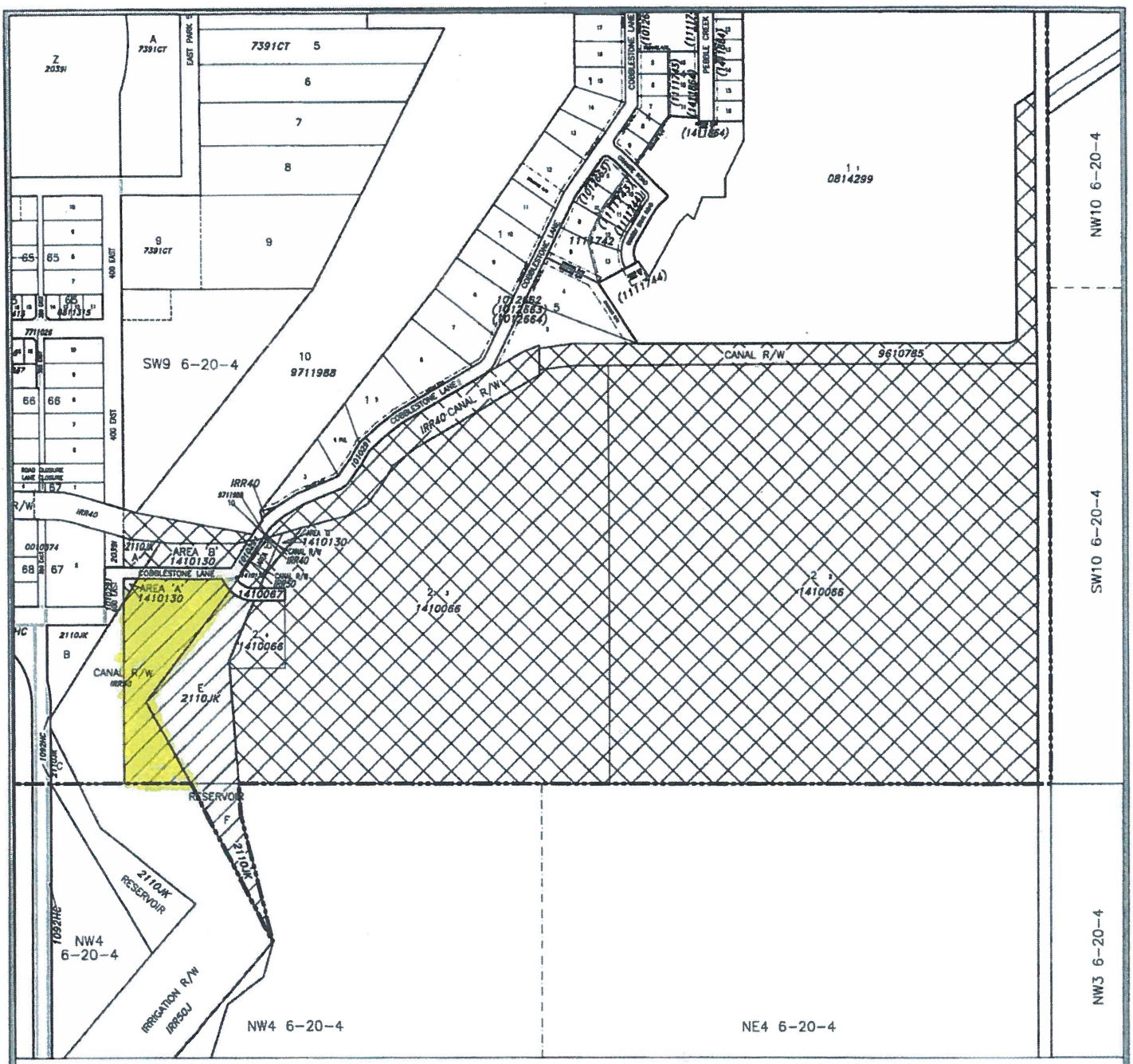
SEP 12 2017
BB/KS/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1042-17

Date: September 6, 2017

LOTS 2-4, BLOCK 2, PLAN 1410066, BLOCK A, PLAN 2110JK, PORTION OF CANAL R/W, PLAN IRR50, AREAS A, B, C & D, PLAN 1410130, PORTIONS OF CANAL R/W, PLAN IRR40 AND CANAL R/W, PLAN 9610785

FROM: Urban Fringe - 'UF' (County of Warner No. 5 Bylaw 866-08)

TO: Urban Reserve - 'UR-1'

PORTION OF CANAL R/W, PLAN IRR40 & BLOCKS E & F, PLAN 2110JK

FROM: Urban Fringe - 'UF' (County of Warner No. 5 Bylaw 866-08)

TO: Parks & Open Space - 'POS-1'

WITHIN S ½ AND NE ¼ SEC 9, TWP 6, RGE 20, W 4 M AND NW ¼ SEC 4, TWP 6, RGE 20 W 4 M

MUNICIPALITY: TOWN OF RAYMOND

DATE: SEPTEMBER 2, 2016

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

September 09, 2016 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond After 2016 Annexation.dwg

TOWN OF RAYMOND

BYLAW NO. 1043-17

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands within the StoneGate Meadows Area Structure Plan Bylaw No. 1002-13 described as:

A portion of Lot 1, Block 1, Plan 0814299

from Urban Reserve – UR-1 to General Residential - R-1, as shown on the map in Schedule 'A'.

AND WHEREAS the purpose of the proposed amendment is to accommodate residential development consistent with the southern portion of Phase 4/5 of the StoneGate Meadows Area Structure Plan Bylaw No. 1002-13.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a portion of Lot 1, Block 1, Plan 0814299 as shown on the attached Schedule 'A' be designated General Residential - R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 5th day of September, 2017.

Mayor – Jim Depew

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 3rd day of October, 2017.

Mayor – Jim Depew

Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 3rd day of October, 2017.

Mayor – Jim Depew

Chief Administrative Officer – J. Scott Barton

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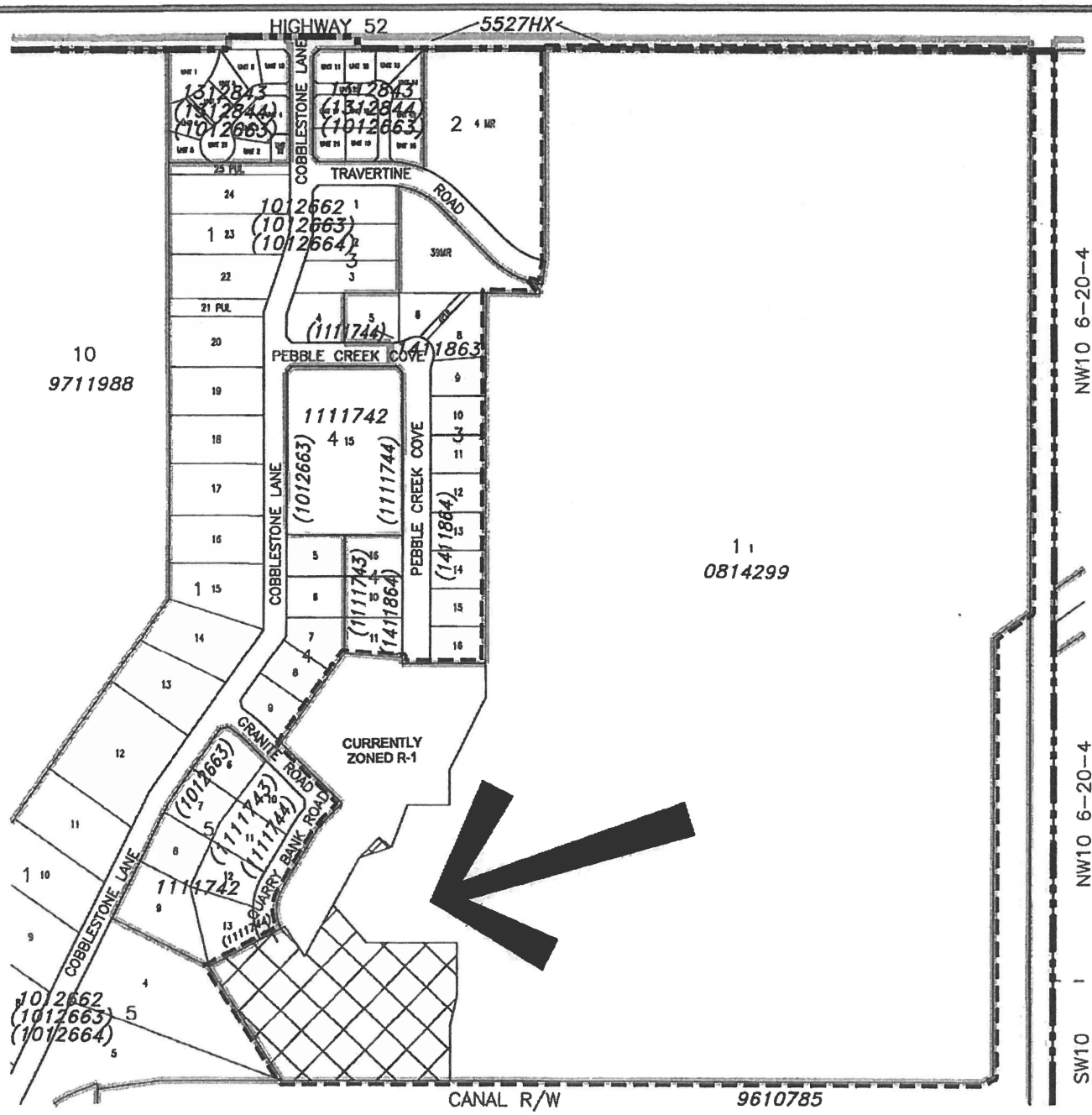
FEB 28 2018
BB/KS/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'
TO: General Residential - 'R-1'

PORTION OF LOT 1, BLOCK 1, PLAN 0814299
WITHIN E 1/2 SEC 9, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: AUGUST 24, 2017

Bylaw #: 1043-17
Date: Oct. 3/17

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

August 31, 2017 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 1, Block 1, Plan 0814299.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1045-17

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands within the Bridge Crossing Area Structure Plan Bylaw No. 1017-15 described as:

Portions of Lots 1, 11 and 13, Block 50, Plan 1610561

from Urban Reserve – UR-1 and Direct Control – DC-1 to General Residential - R-1, as shown on the map in Schedule 'A'; and

Lot 12PUL, Block 50, Plan 1610561

from General Residential – R-1 and Direct Control – DC-1 to Parks and Open Space – POS-1, as shown in the map in Schedule 'A'.

AND WHEREAS the purpose of the proposed amendment is to accommodate subdivision and development consistent with the Bridge Crossing Area Structure Plan Bylaw No. 1017-15.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as portions of Lots 1, 11, and 13, Block 50, Plan 1610561 as shown on the attached Schedule 'A' be designated General Residential - R-1.
2. That the land described as Lot 12PUL, Block 50, Plan 1610561 as shown on the attached Schedule 'A' be designated Parks and Open Space – POS-1.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 24th day of October, 2017.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

READ a **second** time this 7th day of November, 2017.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

READ a **third** time and finally passed this 7th day of November, 2017.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

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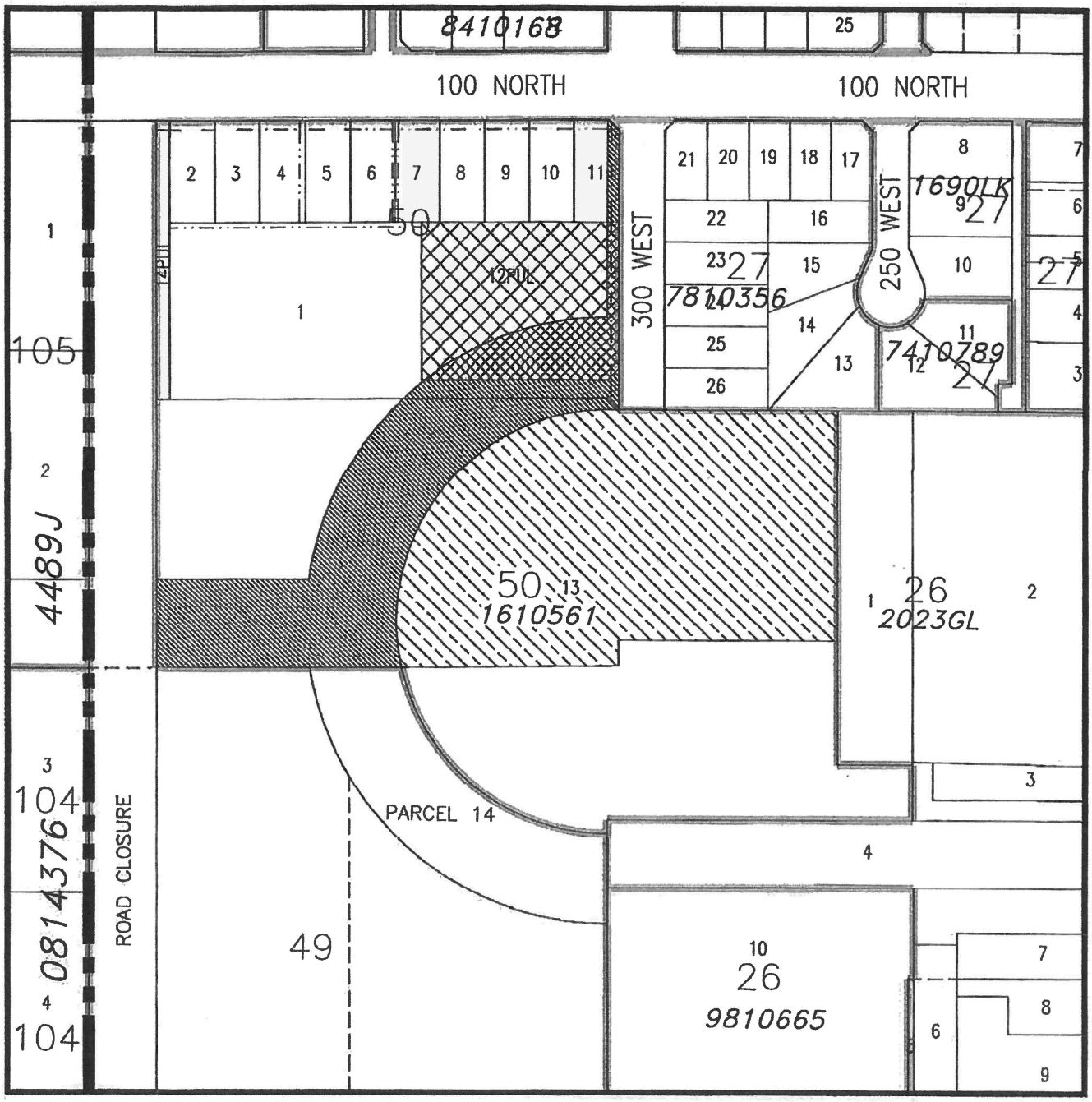


LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: DIRECT CONTROL - 'DC-1'
FROM: URBAN RESERVE - 'UR-1'
TO: GENERAL RESIDENTIAL - 'R-1'

PORTIONS OF LOTS 1, 11 & 13, BLOCK 50, PLAN 1610561

FROM: DIRECT CONTROL - 'DC-1'
FROM: GENERAL RESIDENTIAL - 'R-1'
TO: PARKS & OPEN SPACE - 'POS-1'

LOT 12PUL, BLOCK 50, PLAN 1610561

WITHIN NE 1/4 SEC 7 & NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: SEPTEMBER 13, 2017

Bylaw #:1045-17
Date: Nov.7/17

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

September 22, 2017
N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond - Plan 1610561, Block 50, Lots 1, 11, 12PUL & 13.dwg

TOWN OF RAYMOND

BYLAW NO. 155-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond deems it necessary to amend Land Use Bylaw No. 987-11 to provide compliance with the recent amendments to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 relating to Part 17 and to enhance and clarify administrative procedures and requirements.

AND WHEREAS the purpose of proposed Bylaw No. 155-18 is to clarify the role of the approval authorites, update administrative processes and timelines for determining complete applications and issuing notification for development and subdivision, update appeal timelines, clarify development agreement standards, and update and enhance other administrative requirements for clarity and ease of use.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That Part 1: Administrative section of Land Use Bylaw No. 987-11, is amended as indicated in the attached Schedules A (text shown in highlighted strikethrough is deleted; text shown in highlighted underlined italics is added) and B (including amendments made at 2nd reading);
2. That the Table of Contents of Land Use Bylaw No. 987-11 is updated accordingly.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 5th day of June, 2018.

***Mayor** – Jim Depew* | ***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 17th day of July, 2018.

***Mayor** – Jim Depew* | ***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 17th day of July, 2018.

***Mayor** – Jim Depew* | ***Chief Administrative Officer** – J. Scott Barton*

RECEIVED
SEP 18 2018
BB / BJ

Schedule A

Text shown in highlighted strikethrough is deleted.
Text shown in highlighted underlined italics is added.

PART 1: ADMINISTRATIVE

ENACTMENT

1. TITLE

This bylaw may be cited as the "Town of Raymond Land Use Bylaw."

2. PURPOSE

In compliance with section 640 of the Municipal Government Act *(Act)*, this bylaw regulates and controls the use and development of land and buildings within the Town of Raymond to achieve orderly, efficient, and economic development of the land.

More specifically, the purpose of this bylaw is to establish the standards and processes which regulate the use and development of all land and buildings within the Town of Raymond. This bylaw, among other things, divides the municipality into districts; prescribes and regulates the use(s) for each district; establishes the administrative procedures for decision-making; prescribes development standards and subdivision design criteria; and implements the Town of Raymond Municipal Development Plan and other statutory plans of the municipality, as may be developed.

3. EFFECTIVE DATE

This bylaw shall come into effect upon third and final reading thereof.

4. REPEAL OF FORMER BYLAW

Town of Raymond Land Use Bylaw No. 887-02 and amendments thereto are hereby repealed.

5. SEVERABILITY

If any provision of this bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions.

6. COMPLIANCE WITH THE LAND USE BYLAW

(1) No development, other than those designated in Part 1, section ~~26~~ *27* of this bylaw (Development Not Requiring a Development Permit), shall be undertaken within the Town unless a development application has been approved and a development permit has been issued.

(2) Notwithstanding subsection (1), while a development permit may not be required pursuant to Part 1, section ~~26~~ *27*, development shall comply with all regulations of this bylaw.

(3) A person who develops land or a building in the municipality shall comply with the applicable standards and requirements of development specified in this bylaw, in addition to complying with the use or uses prescribed in the applicable land use district and any conditions attached to a development permit if one is required.



7. COMPLIANCE WITH OTHER LEGISLATION

Compliance with the requirements of this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.

8. RULES OF INTERPRETATION

(1) Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. The *Interpretation Act, Chapter I-8, RSA 2000 as amended,* shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.

(2) The written regulations of this bylaw take precedence over any graphic or diagram if there is a perceived conflict.

(3) The Land Use Districts Map takes precedence over any graphic or diagram in the district regulations if there is a perceived conflict.

9. MEASURMENTS AND STANDARDS

~~All units of measure contained within this bylaw are metric (SI) standards.~~ *For the purpose of applying the standards of the bylaw, the metric standards as specified in this bylaw are applicable.* Imperial measurements and conversions are provided for information only.

10. DEFINITIONS

Refer to Part 5.

11. FORMS, NOTICES AND FEES

(1) For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution or bylaw as may be applicable, the preparation and use of such fee schedules, forms or notices as in its discretion it may deem necessary. Any such fee schedules, forms or notices are deemed to have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued.

(2) Application forms, fees and notices are included in Appendix C.

(3) Refund of application fees requires approval of the Municipal Planning Commission.

(4) In any case, where the required fee is not listed in the fee schedule, such fee shall be determined by the Development Officer and shall be consistent with those fees listed in the schedule for similar developments.

(5) If development is commenced without applying for a development permit an additional fee, in the amount prescribed under the current fee schedule, shall be payable upon application for the development permit.

12. APPENDICES

Appendices A, B and C attached hereto are for information purposes only and may be amended from time to time *independent of this bylaw* as they do not form part of the Town of Raymond Land Use Bylaw.

APPROVING AUTHORITIES

13. DEVELOPMENT AUTHORITY

(1) The Development Authority is established by separate bylaw pursuant to the Act and for the purposes of the Town of Raymond Land Use Bylaw, is the Designated Officer, acting in the capacity of Development Officer, and the Municipal Planning Commission.

~~(2) Council shall be the Development Authority within within any Direct Control District, unless specifically delegated by bylaw to the Municipal Planning Commission or the Designated Officer acting in the capacity of Development Officer, or another designate(s).~~

(2) ~~(3)~~ In accordance with section 210 of the Act and for the purpose of this bylaw the Designated Officer shall be the Development Officer.

(3) ~~(4)~~ In the absence of the Development Officer, the following are authorized to act in the capacity of Development Officer:

(a) Municipal Planning Commission;

(b) Chief Administrative Officer; or

(c) a designate(s) in accordance with the Act.

(4) ~~(5)~~ The Development Officer is an authorized person in accordance with section 624 of the Act.

(5) ~~(6)~~ The Development Authority shall perform such powers and duties as are specified:

(a) in the Town of Raymond Municipal Planning Commission Bylaw;

(b) in this bylaw;

(c) in the Municipal Government Act;

(d) where applicable, by resolution of Council.

14. *SUBDVISION AUTHORITY – POWERS AND DUTIES*

(1) The Subdivision Authority is authorized to make decisions on applications for subdivision pursuant to the Subdivision Authority Bylaw, and shall perform such powers and duties as are specified:

(a) in the Town of Raymond Municipal Planning Commission Bylaw;

(b) in this bylaw;

(c) in the Municipal Government Act;

(d) where applicable, by resolution of Council.

(2) The Subdivision Authority may delegate, through any of the methods described in subsection (1), to an individual, municipal staff, or a regional service commission, any of its functions and duties in the processing of subdivision applications. In respect of this:

(a) The delegation of duties by the Subdivision Authority may include the authorized entity being responsible for determining the completeness of a submitted subdivision application.

(b) The Subdivision Authority delegate is authorized to carry out the application process with subdivision applicants as described in the Subdivision Application Rules and



Procedures section of this bylaw, including the task of sending all required notifications to applicants as stipulated.

15. ~~14~~. DEVELOPMENT OFFICER – POWERS AND DUTIES

(1) The office of the Development Officer is hereby established and such office shall be filled by one or more persons as appointed by resolution of Council.

(2) The Development Officer:

(a) shall receive and process all applications for development permits, *and determine whether a development permit application is complete in accordance with Part 1, section 29 (Determination of Complete Development Application);*

(b) shall maintain for the inspection of the public during office hours, a copy of this bylaw and all amendments thereto and ensure that copies of the same are available for public purchase;

(c) shall ~~also~~ establish and maintain a register in which shall be recorded the application made for a development permit and the decision made on the application, and contain any such other information as the Municipal Planning Commission considers necessary;

(d) except as provided in subsection (2)(g), shall consider and decide on applications for a development permit for:

(i) permitted uses that comply with this land use bylaw;

(ii) discretionary uses identified under "Discretionary Uses – Development Officer" in the applicable land use district;

(iii) permitted uses that request one limited variance of a measurable standard not to exceed10%;

(iv) discretionary uses identified under "Discretionary Uses – Development Officer" that request one limited variance of a measurable standard not to exceed 10%;

(v) permitted uses on existing registered lots where the Municipal Planning Commission granted a variance(s) to the minimum lot width, length and/or area requirements as part of a subdivision approval;

(vi) temporary uses in accordance with Part 1, section ~~33~~ *34*;

(vii) landscaping;

(viii) residential hard surfaces in excess of 25% lot coverage *in the yard in which proposed;*

(ix) fences, walls or other types of enclosures; and

(x) demolition;

(e) shall refer to the Municipal Planning Commission, with recommendations, all development permit applications for which decision making authority has not been assigned to the Development Officer;

(f) may refer any development application to the Municipal Planning Commission for a decision and may refer any other planning or development matter to the Municipal Planning Commission for its review, comment or advice;

(g) shall refer all development applications in a Direct Control District to Council for a decision, unless Council has specifically delegated approval authority to the Development Officer or the Municipal Planning Commission;

(h) shall notify adjacent landowners and any persons who are likely to be affected by a proposed development in accordance with Part 1, section ~~35~~ *36* of this bylaw;

(i) shall receive, review, and refer any applications to amend this bylaw to Council;

(j) shall issue the written notice of decision and/or development permit on all development permit applications and any other notices, decisions or orders in accordance with this bylaw;

(k) may receive and consider and decide on requests for time extensions for Development Permits which the Development Officer has approved;

(l) *may receive and consider and decide on requests for time extensions for Development Permits which the Municipal Planning Commission has approved for extension requests not to exceed 6 months; and* shall refer to the Municipal Planning Commission those requests *for time extensions in excess of 6 months for Development Permits* which the Municipal Planning Commission has approved;

(m) shall provide a regular report to the Municipal Planning Commission summarizing the applications made for a development permit and the decision made on the applications, and any other information as the Municipal Planning Commission considers necessary;

(n) and shall perform any other powers and duties as are specified in this bylaw, the Municipal Planning Commission Bylaw, the Act or by resolution of Council.

16. ~~15.~~ MUNICIPAL PLANNING COMMISSION – POWERS & DUTIES

(1) The Municipal Planning Commission may exercise only such powers and duties as are specified in the Act, the Municipal Planning Commission Bylaw, this bylaw, or by resolution of Council.

(2) The Municipal Planning Commission shall be responsible for:

(a) considering and deciding upon development permit applications referred to it by the Development Officer;

(b) providing recommendations on planning and development matters referred to it by the Development Officer or Council;

(c) considering and deciding upon requests for time extensions on development permit applications referred to it by the Development Officer;

(d) considering and deciding upon applications for subdivision approval;

(e) any other powers and duties as are specified in this bylaw, the Municipal Planning Commission Bylaw, the Act or by resolution of Council.

17. ~~16.~~ COUNCIL

Council shall be responsible for considering development permit applications within any Direct Control District, except where the decision making authority has been delegated to the Municipal Planning Commission or the Development Officer.

18. ~~17.~~ SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)

The SDAB is established by separate bylaw pursuant to the Act, and may exercise such powers and duties as are specified in this bylaw, the Act and the Subdivision and Development Appeal Board Bylaw.



DEVELOPMENT *AND SUBDIVISION* IN GENERAL

19. ~~18.~~ LAND USE DISTRICTS

(1) The Town of Raymond is divided into those land use districts as specified in Part 4 and shown on the Land Use Districts Map.

(2) The one or more uses of land or buildings that are:

(a) permitted uses in each district, with or without conditions; and/or

(b) discretionary uses in each district, with or without conditions;

are described in Part 4.

(3) A land use that is not listed as a permitted or discretionary use but which is reasonably similar in character and purpose to a permitted or discretionary use in that district may be deemed a similar use by the Development Authority in accordance with Part 1, section ~~32~~ *33* (Similar Use).

(4) A land use not listed as a permitted or discretionary use or not deemed a similar use, in a district is a prohibited use and shall be refused.

20. ~~19.~~ SUITABILITY OF SITES

(1) Notwithstanding that a use of land may be permitted or discretionary or considered similar in nature to a permitted or discretionary use in a land use district, the Subdivision Authority or Development Authority, as applicable, may refuse to approve a subdivision or issue a development permit if the Authority is made aware of or if in their opinion, the site of the proposed building or use is not safe or suitable based on the following:

(a) does not have safe legal and physical access to a ~~maintained~~ *developed municipal* road in accordance with the land use bylaw, other municipal requirements or those of Alberta Transportation if within 300 m (984 ft) of a provincial highway or 800 m (2,625 ft) from the centre point of an intersection of a controlled highway and a public road;

(b) has a high water table or soil conditions which make the site unsuitable for foundations and/or sewage disposal systems in accordance with the provincial regulations;

(c) is situated on an unstable slope;

(d) consists of unconsolidated material unsuitable for building;

(e) does not comply with the requirements of the ~~Provincial Land Use Policies~~ *Regional Plan*, Subdivision and Development Regulation or any other applicable Statutory Plans *or approved Conceptual Design Scheme*;

(f) is situated over an active or abandoned coal mine or oil or gas well or pipeline;

(g) is unsafe due to contamination by previous land uses;

(h) does not meet the minimum setback requirements from a sour gas well or bulk ammonia storage facility;

(i) does not have adequate water and sewer provisions;

(j) does not meet the lot size and/or setback requirements or any other applicable standards or requirements of the Town of Raymond Land Use Bylaw;

(k) is subject to any easement, caveat, restrictive covenant or other registered encumbrance which makes it impossible to build on the site;

(l) is subject to flooding, subsidence or erosion;

(m) would prevent or interfere with the natural and economic extension of a nearby developed area;

(n) is located within the future road right-of-way or road alignment identified in an approved Conceptual Design Scheme, an adopted Area Structure Plan, Town of Raymond Transportation Master Plan, or other adopted Statutory Plan;

(o) is incompatible with surrounding land uses.

(2) Nothing in this section shall prevent the *Subdivision Authority from approving a subdivision or the* Development Authority~~, as applicable,~~ from issuing a development permit if the ~~Development~~ Authority is satisfied that there is no risk to persons or property or that these concerns will be met by appropriate engineering measures or other mitigating measures and approvals from provincial and/or federal agencies have been obtained, as applicable.

21. ~~20.~~ NUMBER OF DWELLING UNITS ON A PARCEL

No more than one dwelling unit shall be constructed or located or caused to be constructed or located on a parcel except as provided for in the land use district for which the application is made (e.g. accessory dwelling, duplex dwellings, multi-unit dwellings, dwelling groups, manufactured home park, as permitted in the applicable land use district).

22. ~~21.~~ NON-CONFORMING BUILDINGS AND USES

A non-conforming building or use may only be continued in accordance with the conditions detailed in the Act. Refer to Appendix B.

23. ~~22.~~ DEVELOPMENT ON NON-CONFORMING SIZED LOTS

(1) Development on an existing registered non-conforming sized lot that does not meet the minimum requirements for lot length, width or area specified in the applicable land use district in Part 4 may be permitted at the discretion of the Municipal Planning Commission.

(2) The Development Officer is authorized to permit development on existing registered non-conforming sized lots for permitted uses *and discretionary uses for which the Development Officer has been authorized to decide upon* where the Municipal Planning Commission issued a variance(s) to the minimum requirements for lot length, width and/or area as part of a subdivision approval.

24. ~~23.~~ NON-CONFORMING VARIANCES

The Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to section 643(5)(c) of the Act. Refer to Appendix B.

25. ~~24.~~ DEVELOPMENT AGREEMENTS

~~The Development Officer or the Municipal Planning Commission may require with respect to development that as a condition of issuing a development permit, the applicant enter into a development agreement in accordance with the Act.~~

(1) The Development Officer or the Municipal Planning Commission may require, with respect to a development, that as a condition of issuing a development permit, the

applicant enter into an agreement with the municipality, pursuant to the section 650(1) of the Act, to do any or all of the following:

(a) to construct or pay for the construction of a road required to give access to the development;

(b) to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect the pedestrian walkway system that services or is proposed to serve adjacent development;

(c) to install or pay for the installation of a public utility that is necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development;

(d) to construct or pay for the construction of off-street or other parking facilities, and/or loading and unloading facilities;

(e) to pay an off-site levy or redevelopment levy imposed by bylaw;

(f) to give security to ensure that the terms of the agreement under this section are carried out.

(2) The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for a subdivision, the applicant enter into an agreement with the municipality pursuant to section 655(1) of the Act.

(3) An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with section 651 of the Act.

(4) The municipality may register a caveat under the Land Titles Act with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision.

(5) If a municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

DEVELOPMENT PERMIT RULES AND PROCEDURES

26. ~~25.~~ DEVELOPMENT PERMIT – WHEN REQUIRED

(1) Except as ~~otherwise~~ provided ~~for~~ in Part 1, section ~~26~~ 27 (Development Not Requiring a Development Permit), no development shall be commenced unless a development permit application has been approved, a development permit issued, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this bylaw.

(2) In addition to meeting the requirements of this bylaw, it is the responsibility of the applicant to ascertain, obtain and comply with all other approvals and licenses that may be required by other federal, provincial or municipal regulatory departments or agencies.

27. ~~26.~~ DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

(1) This subsection does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* and any other *municipal*, ~~P~~provincial or F*f*ederal statute.

(2) This subsection does not negate the requirement of obtaining a business license where required.

(3) The following developments shall not require a development permit:

(a) any use or development exempted under section 618(1) of the Act *(e.g., a highway or road, a well or battery, a pipeline or installation or structure incidental to the operation of a pipeline);*

(b) any use or development exempted by the Lieutenant Governor in Council pursuant to section 618(4) of the Act;

(c) telecommunication antenna systems that are regulated by Industry Canada subject to Part 3, section 7, required Telecommunication Antenna Siting Protocols;

(d) the completion of a building which was lawfully under construction at the date this bylaw came into effect provided that the building is completed in accordance with the terms and conditions of any development permit granted;

(e) the completion of a building that did not require a development permit under the previous land use bylaw and which was lawfully under construction provided the building is completed within 12 months from the date this bylaw came into effect~~.~~;

(4) The following developments shall not require a development permit, but must otherwise comply with all other provisions of this bylaw:

(a) the maintenance or repair of any building provided that the work does not include structural alterations or additions *(note, conversion of a structure to a carport requires a development permit);*

(b) the temporary placement or construction of works, plants or machinery (not including shipping containers) needed to construct a development for which a development permit has been issued for the period of those operations;

(c) the maintenance or repair of public works, services and utilities on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities;

(d) the first accessory structure placed on a lot which is 11 m^2 (120 ft^2) or less in area;

(e) the erection, maintenance or alteration of a fence, gate, wall, hedge or other means of enclosure ~~that does not exceed 0.9 m (3 ft) in height in any front yard or secondary front yard and 2 m (6.6 ft) in height in any rear or side yard; in the Industrial district, the erection, maintenance or alteration of a fence, gate, wall hedge, or other means of enclose that does not exceed 2.4 m (8 ft) in height in any side or rear yard;~~ as follows:

(i) in the General Residential – R-1, General Commercial – C-1 and Neighbourhood Commercial – NC-1 land use districts that does not exceed:

a. 0.9 m (3 ft) in height above the ground in any front yard and secondary front yard; and

b. 2 m (6.6 ft) in height above the ground in all other yards.

(ii) in the Industrial – I-1 land use district that does not exceed:

a. 0.9 m (3 ft) in height above the ground in any front yard and secondary front yard; and

b. 2.4 m (8 ft) in height above the ground in all other yards.

(iii) In the Urban Reserve – UR-1 land use district that does not exceed:

a. 0.9 m (3 ft) in height above the ground in any front yard and secondary front yard with the exception of barbed wire fencing for agricultural purposes that does not exceed 1.2 m (4 ft) in height above the ground; and

b. 2 m (6.6 ft) in height above the ground in all other yards, with the exception of barbed wire fencing for agricultural purposes which is not permitted to exceed 1.2 m (4 ft) in height above the ground.

(f) *minor* landscaping that was not required as part of the original development permit;

(g) exempted signs in Part 3, section 9(2) (Signs);

(h) uncovered decks or patios less than 0.61 m (2 ft) above grade;

(i) any satellite dish for personal use less than 1 m (3.3 ft) in diameter, excepting free-standing satellite dishes located in the front yard and secondary front yard;

(j) temporary outdoor swimming pools and above ground hot tubs designed to be easily removed or disassembled at the end of the season of usage *that are not attached to a deck;*

(k) day homes (accredited day homes require a business license);

(l) in the General Residential – R-1 land use district, any residential (single-detached, duplex or semi-detached use) hard surfaced or gravel driveways, parking pads not supporting a garage or carport, walkways, and/or paving stones or similar ground cover to a maximum of 25% of the lot surface area that was not required as part of the original development permit;

(m) excavation, grading, stripping, or stockpile provided it is part of a development for which a development permit has been issued or is addressed in a signed Development Agreement with the Town of Raymond;

(n) the placement of one shipping container for a maximum of 30 days, where the shipping container is required for emergency purposes related to fire damage, flood damage or a natural disaster that caused damage to the structure(s) of the lot;

(o) satellite dishes less than 1 m (3 ft) in diameter;

(p) interior renovations to a building that do not:

(i) create another dwelling unit(s);

(ii) involve structural alterations;

(iii) increase parking requirements; or

(iv) result in the change in use or intensity of use of land or a building(s).

(5) If there is a question as to whether a development permit is required for a particular use, the matter shall be referred to the Municipal Planning Commission for a determination.

28. ~~27.~~ DEVELOPMENT PERMIT APPLICATION

(1) Except as provided in Part 1, section ~~26~~ 27 (Development Not Requiring a Development Permit) no person shall commence a development unless ~~he/she has been issued~~ a development permit in respect of the proposed development *has been issued*.

(2) An application for a development permit shall be made to the Development Officer by submitting:

(a) a completed development permit application, signed by the registered owner or authorized by the owner pursuant to subsection (3);

(b) the prescribed fee, ~~as set by resolution of Council~~ *in accordance with the Town's fee schedule;*

(c) a description of the existing and proposed use of the land, building(s) and/or structures and whether it is a new development, an alteration/addition, relocation or change of use and whether the use is temporary in nature;

(d) a site plan acceptable to the Development Officer indicating:

(i) the location of all existing and proposed buildings and structures and registered easements or rights-of-way, dimensioned to property lines and drawn to a satisfactory scale;

(ii) existing and proposed parking and loading areas, driveways, abutting streets, avenues and lanes, and surface drainage patterns;

(iii) where applicable, the location of existing wells, septic tanks, disposal fields, and existing and proposed culverts and crossings;

(e) a professionally prepared drainage plan for development on a vacant lot;

(f) any additional information as may be stipulated in the use-specific standards;

(g) *a snow removal/storage plan for development proposed on a vacant lot;*

(h) *for lots where architectural control guidelines are in place, documentation that the proposal meets the applicable architectural control guidelines;*

(i) ~~(g)~~ any such other information as may be required by the Development Officer or Municipal Planning Commission to evaluate an application including but not limited to: conceptual design schemes, landscaping plans, building plans, *storm water management plans/*drainage plans, servicing and infrastructure plans, soil analysis, geotechnical reports and/or other reports regarding site suitability~~;~~, Real Property Report~~;~~ or a surveyors sketch*, elevations, traffic studies, and environmental impact assessment*.

(3) An application for a development permit must be made by the registered owner of the land on which the development is proposed. An application may be made by a person who is not the registered owner of the land only with written consent of the owner. The

Development Officer may request a current title documenting ownership and copies of any registered encumbrance, lien or interest registered on title.

29. ~~28. INCOMPLETE APPLICATIONS~~ ***DETERMINATION OF COMPLETE DEVELOPMENT APPLICATION***

~~The Development Officer or the Municipal Planning Commission may refuse to accept a development permit application where the information required by Part 1, section 27(2) (Development Permit Application) is incomplete or where, in its opinion, the quality of the material supplied is inadequate to properly evaluate the application.~~

(1) The Development Officer shall, within 20 days after receipt of an application for a development permit submitted under Part 1, section 28(2) (Development Permit Application), determine whether the application is complete.

(2) An application is complete, if in the opinion of the Development Officer, the application contains the documents and other information necessary to review the application and is of an acceptable quality.

(3) The time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the Development Officer.

(4) If the Development Officer does not make a determination referred to in subsection (1) within the time required under subsection (1) or (3), the application is deemed to be complete.

(5) If the Development Officer determines that the application is complete, the Development Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

(6) If the Development Officer determines the application is incomplete, the Development Officer shall issue to the applicant a written notice indicating the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required in Part 1, section 28(2). A submittal deadline for the outstanding documents and information shall be set out in the notice for the application to be considered complete. A later date may be agreed on between the applicant and the Development Officer in writing to extend the submittal deadline.

(7) If the Development Officer determines that the documents and information submitted under subsection (6) are complete, the Development Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

(8) If the required documents and information under subsection (6) have not been submitted to the Development Officer within the timeframe prescribed in the notice issued under subsection (6), the Development Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused, the reason(s) for refusal, and the required information on filing an appeal.

(9) Despite issuance of a Notice of Completeness under subsection (5) or (7), the Development Officer or Municipal Planning Commission, as applicable, in the course of reviewing the application may request additional information or documentation from the applicant that the Development Officer or Municipal Planning Commission considers necessary to review the application.

30. ~~29.~~ **PERMITTED USE APPLICATIONS**

(1) Upon receipt of a completed application for a development permit for a permitted use that conforms with this bylaw, the Development Officer:

(a) shall approve a development permit with or without conditions; or

(b) may refer the application to the Municipal Planning Commission for a decision.

(2) Upon receipt of a complete~~d~~ application for a permitted use that requests a limited variance not to exceed 10% of one measurable standard of this bylaw, the Development Officer:

(a) may, at the Development Officer's discretion, notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section 36 (Notification of Adjacent Landowners and Persons Likely Affected); and

(b) ~~(a) may~~ grant the limited variance not to exceed 10% of one measurable standard of this bylaw and approve ~~the~~ *a* development permit with or without conditions if in the opinion of the Development Officer, the variance would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; or

(c) ~~(b) may~~ refer the development application involving a request for a limited variance not to exceed 10% of one measurable standard of this bylaw to the Municipal Planning Commission for a decision; *or*

(d) ~~(c) is not required to notify adjacent landowners or persons likely to be affected prior to issuance of a decision on a development permit granting a limited variance under this section.~~ *refuse to approve the development permit, stating reasons.*

(3) Upon receipt of a complete~~d~~ application for a permitted use that requests more than one limited variance, a variance(s) exceeding 10% of any measurable standard of this bylaw, or a variance of any other bylaw provision, the Development Officer shall refer the application to the Municipal Planning Commission for a decision pursuant to Part 1, section ~~34~~ *35* (Applications Requesting Variance of Bylaw Provisions).

(4) The Development Officer or the Municipal Planning Commission may place any *or all* of the following conditions on a development permit for a permitted use:

(a) requirement for applicant to enter into a development agreement *pursuant to Part 1, section 25 (Development Agreements);*

(b) payment of any applicable off-site levy or redevelopment levy;

(c) geotechnical investigation to ensure that the site is suitable in terms of topography, soil characteristics, flooding subsidence, erosion and ~~sanitary sewage~~ servicing;

(d) alteration of a structure or building size or location to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;

(e) any measures to ensure compliance with the requirements *and provisions* of this land use bylaw or any other statutory plan adopted by the Town of Raymond;

(f) easements and/or encroachment agreements;

(g) provision of public utilities~~, other than telecommunications systems or works,~~ *lot servicing such as but not limited to electricity, gas, water, sewer and storm water,* and vehicular and pedestrian access;

(h) repairs or reinstatement of original condition of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site, to the satisfaction of the Development Officer or the Municipal Planning Commission;

(i) to give security to ensure the terms of the permit approval under this section are carried out;

(j) time periods stipulating completion of development;

(k) requirement for a lot and/or construction stakeout conducted by an approved surveyor or agent;

(l) any measures to ensure compliance with applicable federal, provincial and/or other municipal legislation and approvals*, such as the Safety Codes Act, and the requirements to submit documentation demonstrating compliance;*

(m) *landscaping plan;*

(n) *drainage plan;*

(o) *final site grading;*

(p) *snow storage/removal plan;*

(q) *access requirements;*

(r) *a surveyor's sketch, Real Property Report, or plan from an engineer illustrating improvements;*

(s) *phasing of development;*

(t) *time periods specifying the time during which a development permit is valid;*

(u) *preparation of an environmental impact assessment;*

(v) *the filing of pertinent professional reports and plans prior to commencement of construction;*

(w) *posting of the municipal address.*

31. ~~30.~~ DISCRETIONARY USE APPLICATIONS

(1) Upon receipt of a complete~~d~~ application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon (listed as Discretionary Uses – Development Officer in Part 4), and which complies with this bylaw, the Development Officer ~~may~~:

(a) *may, at the Development Officer's discretion*, notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section ~~35~~ *36* (Notification of Adjacent Landowners and Persons Likely Affected); and

(b) approve a development permit with or without conditions; or

(c) refuse to approve ~~the~~ a development permit, stating reasons; or

(d) refer the application to the Municipal Planning Commission for a decision.

(2) Upon receipt of a complete~~d~~ application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon (listed as Discretionary Uses – Development Officer in Part 4), that requests a limited variance not to exceed 10% of one measurable standard of this bylaw, the Development Officer:

(a) *may, at the Development Officer's discretion, notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section 36 (Notification of Adjacent Landowners and Persons Likely Affected); and*

(b) ~~(a) may~~ grant the limited variance not to exceed 10% of one measurable standard of this bylaw and approve ~~the~~ a development permit with or without conditions if in the opinion of the Development Officer, the variance would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; or

(c) ~~(b) may~~ refer the development application involving a request for a limited variance not to exceed 10% of one measurable standard of this bylaw to the Municipal Planning Commission for a decision; *or*

(d) ~~(c) is not required to notify adjacent landowners or persons likely to be affected prior to issuance of a decision on a development permit granting a limited variance under this section.~~ *refuse to approve a development permit, stating reasons.*

(3) Upon receipt of a complete~~d~~ application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon that requests more than one limited variance, a variance(s) exceeding 10% of any measurable standard of this bylaw, or a variance of any other bylaw provision, the Development Officer shall refer the application to the Municipal Planning Commission for a decision pursuant to Part 1, section ~~34~~ *35* (Applications Requesting Variance of Bylaw Provisions).

(4) Upon receipt of a complete~~d~~ application for a development permit for a discretionary use for which the Municipal Planning Commission is authorized to decide upon (listed as Discretionary Uses – Municipal Planning Commission in Part 4), the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section ~~35~~ *36* (Notification of Adjacent Landowners and Persons Likely Affected).

(5) After consideration of any response to the notifications of adjacent landowners and other persons likely to be affected, including the County of Warner, government departments and referral agencies as applicable, compatibility and suitability of the proposed use, and any other matters, the Municipal Planning Commission may:

(a) approve a development permit with or without conditions; or

(b) refuse to approve ~~the~~ *a* development permit, stating reasons.

(6) The Development Officer or the Municipal Planning Commission, as applicable, may place any of the conditions stipulated in Part 1, section ~~29~~ *30*(4) (Permitted Use Applications) on a development permit for a discretionary use in any land use district, in addition to any other conditions necessary to ensure the quality, suitability and compatibility of a development with other existing and approved uses in the area *or any other conditions necessary to fulfil a planning related objective.*

32. ~~31.~~ DIRECT CONTROL DISTRICTS

(1) Upon receipt of a complete~~d~~ application for a development permit in a Direct Control District, the Development Officer shall:

(a) refer the application to Council for a decision, except where the decision making authority has been delegated to the Municipal Planning Commission or the Development Officer; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section ~~35~~*36* (Notification of Adjacent Landowners and Persons Likely Affected).

(2) After considering any response to notifications issued under Part 1, section ~~35~~*36*, *and any other matters deemed necessary,* Council or the delegated decision making authority may:

(a) approve a development permit with or without conditions; or

(b) refuse to approve ~~the~~ *a* development permit, stating reasons.



(3) In accordance with section 641(4)(a) of the Act, there is no appeal to the Subdivision and Development Appeal Board for a decision on an application for a development permit in a Direct Control District.

33. ~~32.~~ SIMILAR USE

(1) Upon receipt of ~~an~~ *a complete* application for a development permit for a use that is not specifically listed in any land use district, but which may be similar in character and purpose to *an*other ~~uses of land and structures~~ *use that is listed as a permitted or discretionary use* in the land use district in which such use is proposed, the Development Officer may classify the use as either similar to a permitted use or similar to a discretionary use.

(2) Where a use has been classified similar to a permitted use, the Development Officer may process the application accordingly as a permitted use or refer the application to the Municipal Planning Commission for a decision. The notice of the decision shall be subject to Part 1, section ~~36(2).~~ *37.*

(3) Where a use has been classified similar to a discretionary use for which the Development Officer is authorized to issue a decision (Discretionary Uses – Development Officer in Part 4), the Development Officer may process the application accordingly as a Discretionary Use – Development Officer or refer the application to the Municipal Planning Commission for a decision.

(4) Where a use has been classified similar to a discretionary use for which the Municipal Planning Commission is authorized to issue a decision (Discretionary uses – Municipal Planning Commission in Part 4), the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section ~~35~~ *36* (Notification of Adjacent Landowners and Persons Likely Affected).

(5) Upon referral of an application by the Development Officer for a use that may be similar in character and purpose to a permitted or discretionary use, the Municipal Planning Commission:

(a) shall rule whether or not the proposed use is similar to a use in the land use district in which it is proposed;

(b) if the proposed use is deemed similar to a use in the land use district in which it is proposed, the application shall be reviewed as a discretionary use application;

(c) if the proposed use is not deemed similar to a use in the land use district in which it is proposed, the development permit shall be refused.

34. ~~33.~~ TEMPORARY USE

(1) Where in the opinion of the Development Authority, a proposed use is of a temporary nature, it may approve a temporary development permit in accordance with the following:

(a) the Development Officer may approve a temporary development permit valid for a period of up to one year for a permitted or discretionary use, provided the use is listed as a permitted use, discretionary use or use deemed similar to a permitted or discretionary use in the applicable land use district;

(b) the Municipal Planning Commission may approve a temporary development permit valid for a period of up to three years for a use, provided the use is listed as a permitted use, discretionary use or deemed similar to a permitted or discretionary use in the applicable land use district.

(2) Temporary use applications shall be subject to the following conditions:

(a) the applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period;

(b) the Development Officer or the Municipal Planning Commission may require the applicant to submit an automatically renewable irrevocable letter of credit or other acceptable form of security guaranteeing the cessation or removal of the temporary use; and

(c) any other conditions as deemed necessary.

(3) A use deemed temporary in nature shall be processed in accordance with the corresponding sections ~~29~~ ~~32~~ *30-33*, Part 1 of this bylaw. Notification of adjacent landowners and other persons likely to be affected, including the County of Warner, government departments and referral agencies shall be in accordance with Part 1, section ~~35~~ *36* of this bylaw.

35. ~~34.~~ APPLICATIONS REQUESTING VARIANCE OF BYLAW PROVISIONS

(1) Upon receipt of ~~an~~ *complete* application for a development permit that does not comply with this bylaw but in respect of which the Municipal Planning Commission is requested to exercise discretion under subsection (3), the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected, ~~including the County of Warner, government departments and any other referral agency~~ in accordance with Part 1, section ~~35~~ *36*.

(2) The Development Officer is authorized to exercise discretion under subsection (3) for a permitted use and/or a discretionary use – development officer where a limited variance to one applicable measurable standard not to exceed 10% is requested, in accordance with Part 1, sections ~~29~~ *30*(2) and ~~30~~ *31*(2).

(3) The Municipal Planning Commission is authorized to decide upon an application for a development permit notwithstanding that the proposed development does not comply with this bylaw, if in the opinion of the Municipal Planning Commission, the proposed development would not:

(a) unduly interfere with the amenities of the neighbourhood; or

(b) materially interfere with or affect the use, enjoyment or value of neighbouring properties;

and the proposed development conforms with the use prescribed for that land or building under Part 4 (Land Use Districts).

(4) In addition to the conditions authorized in Part 1, sections 30(4) and 31(6), as applicable, the Municipal Planning Commission may require as a condition of issuing a development permit for a use that does not comply with the requirements of this bylaw, conditions to conform to a higher standard than stipulated in the applicable standards, if in the opinion of the Municipal Planning Commission, conformance to a higher standard will off-set any impact of granting the variance(s).

36. ~~35.~~ NOTIFICATION OF ADJACENT LANDOWNERS AND PERSONS LIKELY AFFECTED

(1) Where notification of adjacent landowners and other persons likely to be affected is required *or undertaken* under Part 1, sections ~~30~~ *31* to ~~34~~ *35*, the Development Officer shall, at least seven days before the meeting of the Municipal Planning Commission or the decision of the Development Officer:



(a) mail (postal service or electronic mail) or hand deliver written notice of the application to:

(i) adjacent landowners and other persons likely to be affected by the issuance of a development permit;

(ii) the County of Warner if in the opinion of the Development Officer or the Municipal Planning Commission, the proposed development could have an impact upon land uses in the County or is adjacent to the County boundary *or is required in accordance with an adopted Intermunicipal Development Plan;* and

(iii) any other persons, government departments or referral agency that is deemed to be affected; or

(b) publish a notice of the application in a newspaper circulating in the municipality where the application is located; or

(c) post a notice of the application in a conspicuous place on the property; or

(d) any combination of the above.

(2) In all cases, notification shall:

(a) describe the nature and location of the proposed use or development;

(b) state the ~~place and time where the Municipal Planning Commission will meet to consider the application~~ *date when the Development Authority will consider the application;*

(c) state the process for receipt of written or oral submission on the application.

37. ~~36.~~ NOTICE OF DECISION

~~(1) Upon issuance of a decision on a development application for a permitted use that complies with the land use bylaw, the Development Officer shall:~~

~~(a) mail (postal service) a written notice of decision to the applicant; and~~

~~(b) post a copy of the decision in a prominent place in the Town Office for at least 14 days, or publish a notice of the decision in a newspaper circulated within the municipality.~~

~~(2) Upon issuance of a decision on all other development permit applications, the Development Officer shall:~~

~~(a) mail (postal service) a written notice of decision to the applicant; and~~

~~(b) mail (postal service) a copy of the decision to those originally notified of the development permit application and any other person, government department or agency that may, in the opinion of the Development Officer, likely be affected; or~~

~~(c) publish a notice of the decision in a newspaper circulated within the municipality.~~

(1) A decision of the Development Authority on an application for a development permit must be issued:

(a) in writing to the applicant in accordance with subsection (2); and

(b) a copy of the decision posted in a prominent place in the town office for at least 21 days or posted in a newspaper circulated within the municipality or published on the official municipal website; and/or

(c) a copy of the decision sent by mail (postal service or electronic mail) to those originally notified of the development permit application and any other person,

government department or agency that may, in the opinion of the Development Officer, likely be affected.

(2) The Development Officer will give or send by mail (postal service or electronic mail) a copy of the decision, which specifies the date on which the decision was made, to the applicant on the same day the decision is made.

(3) For the purpose of subsection (2), the "date on which the decision was made" means:

(a) the date the Development Officer signed the notice of decision or development permit, or

(b) the date the decision is posted in the newspaper,

whichever occurs later.

38. ~~37.~~ COMMENCEMENT OF DEVELOPMENT

(1) Despite the issuance of a development permit, no development is authorized to commence *within 21 days after the date on which the decision was made under Part 1, section 37(2)* ~~until the appeal period has expired in compliance with the following~~:

~~(a) where the notice of decision is posted in the Town Office, development shall not commence until 14 days after the notice was posted;~~

~~(b) where the notice of decision is mailed to adjacent landowners and other persons likely to be affected, development shall not commence until at least 19 days from the date the decision was mailed;~~

~~(c) where the notice of decision is published in the newspaper, development shall not commence until at least 14 days from the date of publication.~~

(2) If an appeal is made, no development is authorized pending the outcome of the appeal.

(3) Any development occurring p~~rior to the dates determined under Part 1, section 37(1) and (2)~~ *within 21 days after the date on which the decision was made under Part 1, section 37(2)* is at the risk of the applicant.

39. ~~38.~~ DEVELOPMENT PERMIT VALIDITY

(1) Unless a development permit is suspended or cancelled, the development must be commenced and carried out with reasonable diligence in the opinion of the Development Officer or the Municipal Planning Commission within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

(2) Unless specified otherwise in a condition of the development permit, the development must be completed within 24 months from the date of issuance of the development permit otherwise the permit is no longer valid.

(3) An application to extend the validity of a development permit may be made at any time prior to the expiration of the approved permit in accordance with ~~Part 1, section 38~~ *subsection* (4), except for a permit for a temporary use which shall not be extended.

(4) Upon receipt of a request to extend the validity of a development permit, the validity of a development permit may be extended for up to a period of one year by:

(a) the Development Officer or the Municipal Planning Commission if the permit was issued by the Development Officer;

(b) the Municipal Planning Commission if the permit was issued by the Municipal Planning Commission or approved on appeal by the Subdivision and Development Appeal Board.

(5) When any use has been discontinued for a period of 14 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued. This section does not apply to non-conforming uses which are regulated under section 643 of the Act and Part 1, section ~~21~~ 22 of this bylaw.

40. ~~39.~~ TRANSFERABILITY OF DEVELOPMENT PERMIT

A valid development permit is transferable where the use remains unchanged and the development is affected only by a change of ownership, tenancy, or occupancy. This provision does not apply to a home occupation permit, which is non-transferable.

41. ~~40.~~ OCCUPANCY PERMITS

The Development Officer or the Municipal Planning Commission, or in a Direct Control District the Council, may require that the holder of a development permit obtain an occupancy permit before a building or use that was the subject of a development permit is occupied and/or the approved use initiated.

42. ~~41.~~ FAILURE TO MAKE A DECISION – DEEMED REFUSAL

In accordance with section 684 of the Municipal Government Act, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Officer or the Municipal Planning Commission, as the case may be, is not made within 40 days of receipt of the complete~~d~~ application unless the applicant has entered into ~~an~~ *written* agreement with the Development Officer or the Municipal Planning Commission to extend the 40-day decision period.

43. ~~42.~~ REAPPLICATION FOR A DEVELOPMENT PERMIT

(1) If an application for a development permit is refused by the Development Officer, the Municipal Planning Commission or, on appeal the Subdivision and Development Appeal Board, the submission of another application for a development permit on the same parcel of land for the same or for a similar use of the land may not be accepted by the Development Officer for at least six months after the date of refusal.

(2) If an application was refused solely because it did not comply with the standards of this bylaw *or was refused as an incomplete application under Part 1, section 29(8)*, the Development Officer may accept another application on the same parcel of land for the same or similar use before the time period referred to in subsection (1) has lapsed, provided the application has been modified to comply with this bylaw.

44. ~~43.~~ SUSPENSION OR CANCELLATION OF A PERMIT

(1) If, after a development permit has been issued, the Development Officer or the Municipal Planning Commission determines that:

(a) the application contained a misrepresentation;

(b) facts were not disclosed which should have been at the time of consideration of the application for the development permit;

(c) the development permit was issued in error; or

(d) the applicant withdrew the application by way of written notice;

the Development Officer or the Municipal Planning Commission may suspend or cancel the development permit by notice in writing to the holder of it stating the reasons for any suspension or cancellation.

(2) Upon receipt of the written notification of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates.

(3) A person whose development permit is suspended or cancelled under this section may appeal within 14 days of the date the notice of cancellation or suspension is received to the Subdivision and Development Appeal Board.

(4) If a development permit is suspended or cancelled, the Subdivision and Development Appeal Board shall review the application if an appeal is filed by the applicant and either:

(a) reinstate the development permit; or

(b) cancel the development permit if the Development Officer or the Municipal Planning Commission would not have issued the development permit if the facts subsequently disclosed had been known during the consideration of the application; or

(c) reinstate the development permit and may impose such other conditions as are considered necessary to ensure that this bylaw or any statutory plan is complied with.

45. ~~44.~~ DEVELOPMENT APPEALS

(1) Any person applying for a development permit or any other person affected by an order, decision or development permit made or issued by the Development Officer or the Municipal Planning Commission may appeal such an order or decision to the Subdivision and Development Appeal Board in accordance with the procedures described in the Act. Refer to Appendix B.

(2) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fee~~s~~.

ENFORCEMENT

46. ~~45.~~ NOTICE OF VIOLATION

(1) Where the Development Officer or Municipal Planning Commission finds that a development or use of land or buildings is not in accordance with the Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this bylaw, the Development Officer, *designate, or the municipal bylaw officer* may issue a notice of violation to the registered owner or the person in possession of the land or buildings or to the person responsible for the contravention.

(2) Such notice shall state the following:

(a) nature of the violation;

(b) corrective measures required to comply; and

(c) time period within which such corrective measures must be performed.

47. ~~46.~~ STOP ORDERS

(1) As set forth in the Act, the Development Authority is authorized to issue an Order under section 645 of the Act if a development, land use or use of a building is not in accordance with the Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this bylaw. Refer to Appendix B.

(2) A person who receives notice pursuant to subsection (1) may appeal the order to the Subdivision and Development Appeal Board in accordance with the Act. Refer to Appendix B.

(a) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fee.

48. ~~47.~~ ENFORCEMENT OF STOP ORDERS

(1) Pursuant to section 646 of the Act, if a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, ~~the~~ a designated officer may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.

(2) The Town may register a caveat under the *Land Titles Act* in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of an order.

(3) If a caveat is registered under subsection (2), the Town must discharge the caveat when the order has been complied with.

(4) If compliance with a stop order is not voluntarily effected, the Town may undertake legal action, including but not limited to, seeking injunctive relief from the Alberta Court of Queen's Bench pursuant to section 554 of the Act. In accordance with section 553 of the Act, the expenses and costs of carrying out an order under section 646 of the Act may be added to the tax roll of the parcel of land.

49. ~~48.~~ PENALTIES AND RIGHT OF ENTRY

(1) Any person who contravenes any provision of this bylaw is guilty of an offence in accordance with Part 13, Division 5, Offences and Penalties of the Municipal Government Act and is liable to a fine of not more than $10,000 or to imprisonment for not more than one year or to both fine and imprisonment.

(2) In accordance with section 542 of the Act, a designated officer may, after giving reasonable notice to and obtaining consent from the owner or occupier of land upon which this bylaw or Act authorizes anything to be inspected, remedied or enforced or done by a municipality:

(a) enter on that land at a reasonable time and carry out inspection, enforcement, or action authorized or required by the enactment or bylaw;

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action; and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

(3) If a person refuses to grant consent or refuses to produce anything to assist in the inspection, remedy, enforcement or action referred to in section 542 of the Act, the municipality under the authority of section 543 of the Act may obtain a court order.

AMENDMENTS

50. ~~49.~~ AMENDMENTS TO THE LAND USE BYLAW

(1) Any person or the Town may initiate amendments to the Town of Raymond Land Use Bylaw by making an application to the Development Officer.

(2) All applications for amendment shall be submitted using the applicable form in Appendix C, and be accompanied by *the applicable fee, and* any additional information, as deemed necessary by the Development Officer to process the application.

(3) The Development Officer may refuse to accept an application if, in his/her opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

(4) The Development Officer shall forward the application to Council for consideration if he/she is satisfied sufficient information has been provided with the application.

(5) Public hearing and notification requirements shall be in accordance with section 692 of the Act. ~~In addition:~~ *Additional notification may be undertaken at the discretion of the municipality.*

~~(a) if the proposed redesignation has the potential to result in the creation of five or more lots, the Development Officer shall also notify by mail (postal service) all registered land owners within a 200 m (656 ft) radius of the public hearing;~~

~~(b) if an industrial or commercial land use district redesignation is proposed, the Development Officer may, dependent on the scale of the proposal and at his/her discretion, expand the notification area beyond adjacent landowners and notify by mail (postal service) all those registered land owners within the expanded notification area of the public hearing.~~

(6) Where an application for an amendment to the Town of Raymond Land Use Bylaw has been ~~refused~~ *defeated* by Council, another application that is the same or similar in nature shall not be accepted until at least six months after the date of refusal.

51. ~~50.~~ LAND USE REDESIGNATION APPLICATION REQUIREMENTS

(1) A request for redesignation from one land use district to another shall be accompanied by:

(a) a completed application form and the applicable fee;

(b) a copy of the Certificate of Title for the lands, dated not more than 60 days prior to the date on which the application was made;

(c) a narrative describing the:

(i) proposed designation and future uses(s);

(ii) consistency with the applicable statutory plans;

(iii) compatibility of the proposal with surrounding uses and zoning;

(iv) development potential/suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, floodplain, steep slopes, etc.);

(v) availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development;



(vi) any potential impacts on public roads; and

(vii) any other information deemed necessary by the Development Officer or Council to properly evaluate the proposal.

(d) conceptual subdivision design, if applicable;

(e) a geotechnical report prepared by an engineer registered with The Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA), addressing the following but not limited to:

(i) slope stability,

(ii) groundwater,

(iii) sewage,

(iv) shallow water table, and

(v) flood plain analysis,

if deemed necessary by the Development Officer, or Council;

(f) an evaluation of surface drainage which may include adjacent properties if deemed necessary by the Development Officer, or Council; and

(g) any other information deemed necessary by the Development Officer~~,~~ or Council to properly evaluate the application.

(2) An Area Structure Plan or Conceptual Design Scheme shall be required in conjunction with a redesignation application when:

(a) redesignating land from Urban Reserve to another district;

(b) redesignating annexed land to a district other than Urban Reserve, except where an approved Area Structure Plan or Conceptual Design Scheme defines land use designation(s) for the proposed development area, or unless determined otherwise by Council.

(3) An Area Structure Plan or Conceptual Design Scheme may be required in conjunction with a redesignation application involving:

(a) industrial development;

(b) large-scale commercial development;

(c) manufactured home park;

(d) multi-lot residential development ~~resulting in the creation of more than five lots or which has the potential to trigger capacity upgrades or expansion of infrastructure; or~~

(e) as required by Council; *or*

(f) as specified in an adopted statutory plan.

52. ~~51.~~ REDESIGNATION CRITERIA

(1) When redesignating land from one land use district to another, ~~Council~~ considerations ~~shall~~ *may* include ~~the following~~:

(a) compliance with applicable standards and provisions of the Town of Raymond Land Use Bylaw;

(b) consistency with the Municipal Development Plan and any other adopted statutory plans;

(c) compatibility with adjacent uses;

(d) development potential/suitability of the site;

(e) availability of facilities and services (sewage disposal, domestic water, gas, electricity, police and fire protection, schools, etc.) to serve the subject property and any potential impacts to levels of service to existing and future developments;

(f) cumulative impact to the town;

(g) potential impacts on public roads;

(h) setback distances contained in the Subdivision and Development Regulation;

(i) supply of suitably designated land;

(j) public comment and any applicable review agency comments; and

(k) any other matters deemed pertinent.

SUBDIVISION *RULES AND PROCEDURES*

53. *SUBDIVISION APPLICATION*

(1) *An applicant applying for subdivision shall provide the required fees, materials and information as requested by the Subdivision Authority or its designate. A complete application for subdivision shall consist of:*

(a) *an application, in the manner and form prescribed, clearly and legibly completed with all the required information and signatures provided as requested on the form;*

(b) *the applicable fees paid;*

(c) *a copy of the current Certificate of Title for the land that is the subject of the application;*

(d) *a tentative subdivision plan professionally prepared or an accurate and legible sketch drawn to scale that shows the location, dimensions and boundaries of the proposed subdivision and all other requirements prescribed in the subdivision application package. For a subdivision application where any buildings or structures are present on the land that is the subject of the subdivision, a sketch prepared by a professional surveyor or a Real Property Report is required; and*

(e) *any such other information as may be required at the discretion of the Subdivision Authority or its designate in order to accurately evaluate the application and determine compliance with this bylaw and any other municipal bylaws and plans, the Act, the Subdivision and Development Regulation, or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, slope stability analysis, drainage and storm water plans, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of an area structure plan or conceptual design scheme.*

54. *DETERMINATION OF COMPLETE SUBDIVISION APPLICATION*

(1) *In accordance with the Act, the Subdivision Authority or its designate, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be incomplete what information is required to be submitted within a specified time period, by sending notification in the following manner:*

(a) *For an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter.*

(b) *For an application determined to be incomplete, written notification shall be given to the applicant which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority or its designate.*

(c) *In respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding information and documents are that must be submitted by a date specified in the notice for the application to be deemed complete.*

(2) *Notwithstanding subsection (1), the applicant and Subdivision Authority or its designate may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the Act to extend the 20-day time period to determine whether the subdivision application and support information submitted is complete.*

(3) *If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (1)(c) or a later date agreed on in writing between the applicant and the Subdivision Authority or its designate, the application is deemed to be refused. The Subdivision Authority or its designate will notify the applicant in writing that the application has been refused and state the reason for the refusal and include the required information on filing an appeal and to which appeal board the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the Act. The notification may be sent by regular mail to the applicant, or sent by electronic means, or both.*

(4) *A determination made by the Subdivision Authority or its designate that an application is complete for processing does not preclude the ability for the Subdivision Authority or its designate to request other information or studies or documentation to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as a condition of subdivision approval.*

55. ~~52.~~ SUBDIVISION CRITERIA

(1) Minimum dimensional standards for lots and all other criterion in this bylaw shall be as specified in the applicable land use district in Part 4. General development standards and use specific standards are as specified in Parts 2 and 3.

(2) Subdivision of land within the Urban Reserve – UR-1 district shall not be permitted except as provided in accordance with an adopted Area Structure Plan or approved Conceptual Design Scheme.

(3) Subdivision of land within the Manufactured Home Park – R-2 district shall not be permitted except in accordance with an approved Manufactured Home Park Conceptual Design or adopted Area Structure Plan.

(4) Subdivision of land within the General Residential – R1 district for a semi-detached dwelling will typically not be permitted unless a duplex has been constructed on the parcel that is subject of the subdivision.

(5) ~~(4)~~ For any subdivision within a block identified as having infill potential, as determined by the Municipal Planning Commission and consistent with the Municipal Development Plan policies, the following *additional requirements* shall apply:

(a) All new lots must have frontage on a ~~registered~~ *public* roadway. Frontage on a laneway alone will not be permitted.

(b) A 4.6 m (15 ft) wide right-of-way running the entire length of the subject lot(s) shall be dedicated at the time of subdivision for future road widening for any lots adjacent to a lane.

(c) Subdivision of the rear portion of a lot within an infill block will only be permitted provided:

(i) an infill development plan illustrating the proposed road network, utility plan, and lot configurations has been approved unless determined otherwise by the Municipal Planning Commission;

(ii) adequate right-of-way has been obtained within the entire block or as approved in an infill development plan; and

(iii) a local improvement district is designated to provide for the necessary infrastructure to serve the development, unless a developer chooses to enter into a development agreement for all necessary improvements within the block.

SCHEDULE B
AMENDMENTS TO BYLAW 1055-18

1. **That Part 1 Administrative, section 37(2) and (3) are amended to read as follows:**

   (2) The Development Officer will give or send by mail (postal service or electronic mail) a copy of the decision, which specifies the date on which the written decision was given, to the applicant on the same day the written decision is given.

   (3) For the purpose of subsection (2), the "date on which the written decision was given" means:

   (a) the date the Development Officer signed the notice of decision or development permit, or

   (b) the date the decision is posted in the newspaper, published on the official municipal website, or posted in a prominent place in the town office,

   whichever occurs later.

2. **That Part 1 Administrative, section 38(1) and (3) are amended to read as follows:**

   (1) Despite the issuance of a development permit, no development is authorized to commence within 21 days after the date on which the written decision was given under Part 1, section 37(2)

   (3) Any development occurring within 21 days after the date on which the written decision was given under Part 1, section 37(2) is at the risk of the applicant.

3. **That Part 1 Administrative, section 45(2) is amended to read as follows:**

   (2) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal with reasons to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fee within 21 days after the date on which the written decision was given under Part 1, section 37(2).

TOWN OF RAYMOND

BYLAW NO. 1056-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

> **The West 195 feet of Lot 5 excepting thereout the West 98 feet of the North 66 feet thereof, Block 33, Plan 2039I**

from "General Residential – R-1" to "General Commerical – C-1", as shown on the map in Schedule 'A' attached hereto to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a the West 195 feet of Lot 5 excepting thereout the West 98 feet of the North 66 feet thereof, Block 33, Plan 2039I as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 5th day of June, 2018.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

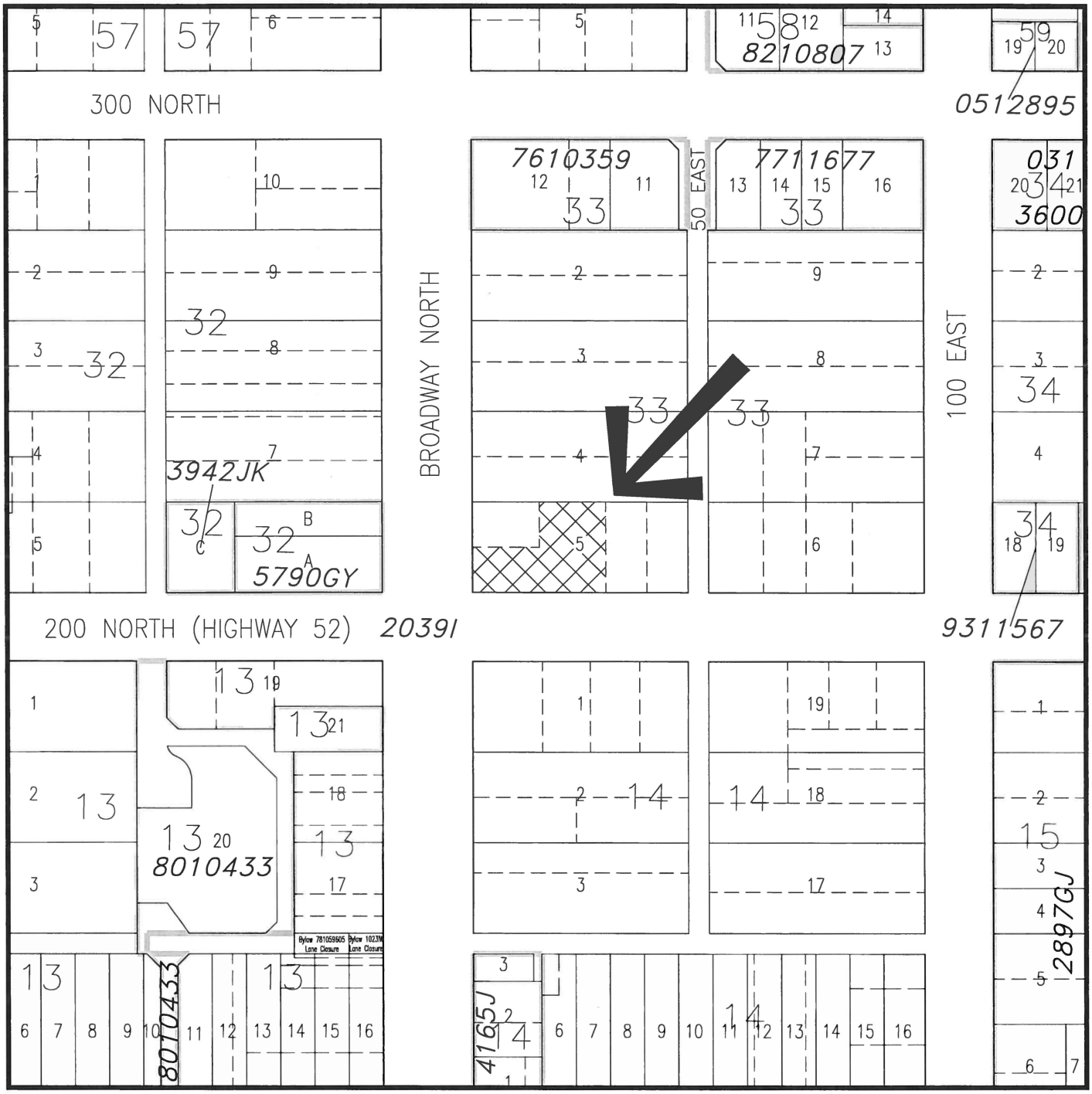
READ a **second** time this 3rd day of July, 2018.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

READ a **third** time and finally passed this 3rd day of July, 2018.

Mayor – Jim Depew | *Chief Administrative Officer – J. Scott Barton*

RECEIVED
JUL 9 - 2018
BB/KS/BT



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'
TO: General Commercial - 'C-1'

PORTION OF LOT 5, BLOCK 33, PLAN 2039I
WITHIN SE 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JUNE 4, 2018

Bylaw #: _____
Date: _____

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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June 04, 2018 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lot 5, Block 33, Plan 2039I.dwg

TOWN OF RAYMOND

BYLAW NO. 1057-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

That portion of lane that lies between Lots 5 and 6, Block 43, Plan 2039I

to "General Residential – R-1", as shown on the map in Schedule 'A' attached hereto to accommodate future residential development.

AND WHEREAS the described land is an undeveloped lane that is proposed to be closed and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of lane that lies between Lots 5 and 6, Block 43, Plan 2039I as shown on the attached Schedule 'A' be designated General Residential– R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 19th day of June, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 4th day of September, 2018.

***Mayor** – Jim Depew*

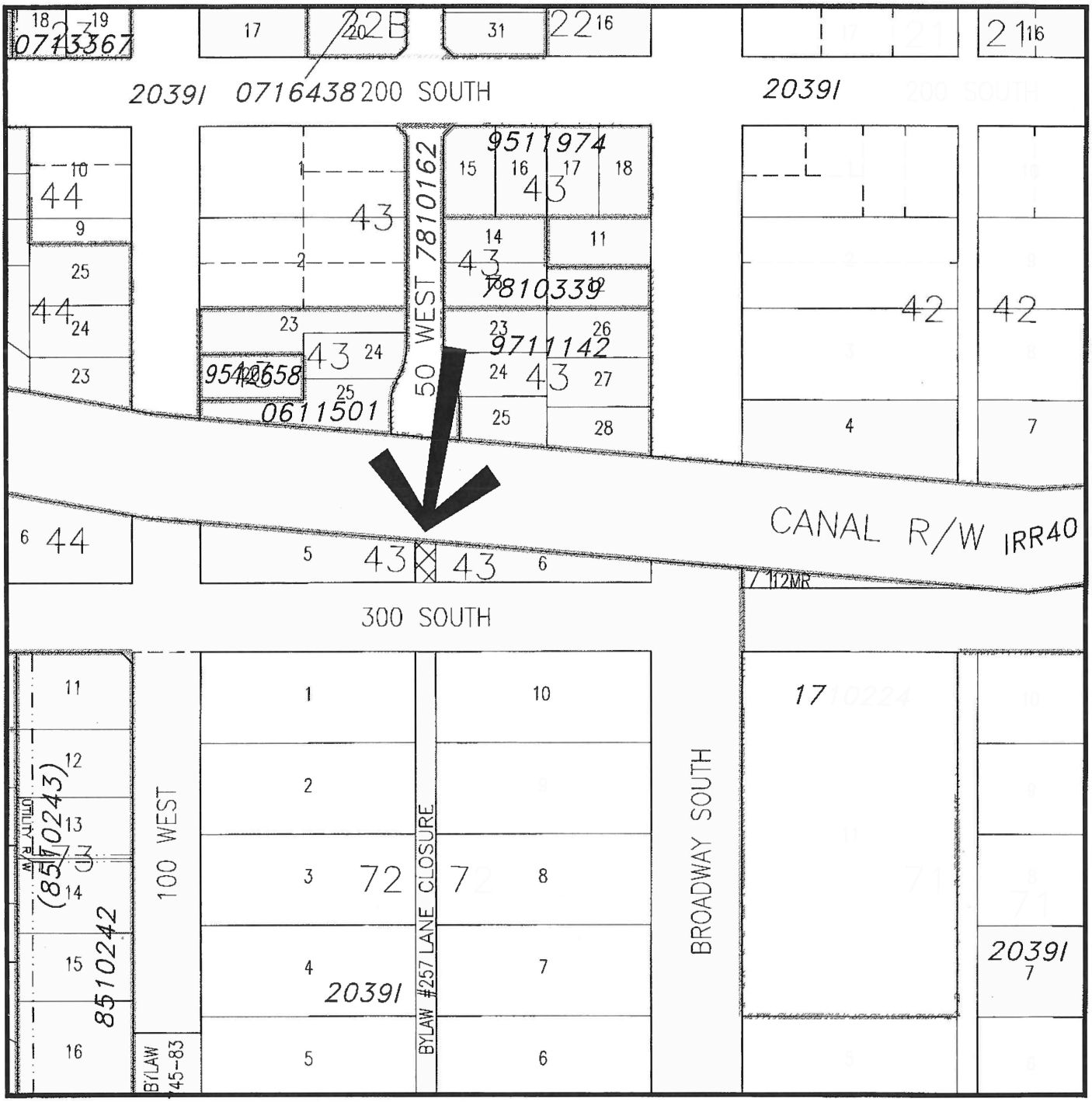
***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 4th day of September, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

RECEIVED
SEP 10 2018
BB/KS/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM:No Zoning

TO: General Residential - 'R-1'

PROPOSED ROAD CLOSURE, BLOCK 43, PLAN 2039I
WITHIN SW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
FROM: JUNE 5, 2018

Bylaw #: 1057-18
Date:

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMI

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June 07, 2018 N:\Warner County\Raymond\Raymond LUD & Land Use Redesignati
Raymond Closed Lane, Block 43, Plan 2039I.dwg

Town of Raymond
Welcome Home

September 10, 2016

Bonnie Brunner
Oldman River Regional Services commission
3105-16th Ave. North
Lethbridge, Alberta
T1H 538

RE: Bylaw #1058-18 Redesignation of Land

Bonnie,

At the Town of Raymond Council Meeting held on September 4, 2018, the above bylaw #1058-18, Redesignation of land, was defeated.

Best Regards,

Pamela Searcy
Development Officer

15 BROADWAY SOUTH, P.O. BOX 629,
RAYMOND, AB, T0K 2S0

P (403) 752.3322 F (403)752.4379
www.raymond.ca

TOWN OF RAYMOND

BYLAW NO. 1058-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

> **That portion of Canal Right of Way, Plan IRR40 that lies north of Lot 6, Block 43, Plan 2039I and north of the lane between Lots 5 and 6, Block 43, Plan 2039I, totaling 0.12 ha±**

from "Parks and Open Space – POS-1" to "General Residential – R-1", as shown on the map in Schedule 'A' attached hereto to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Canal Right of Way, Plan IRR40 that lies north of Lot 6, Block 43, Plan 2039I and north of the lane between Lots 5 and 6, Block 43, Plan 2039I, totaling 0.12 ha±, as shown on the attached Schedule 'A' be designated General Residential– R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this _____ day of _____, 2018.

_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this ___ day of _____, 2018.

_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this ___ day of _____, 2018.

_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*

TOWN OF RAYMOND

BYLAW NO. 1060-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond proposes to redesignate the following lands described as:

That portion of Lot 2 which lies to the South of the North 125 feet thereof
Block 4
Plan 5822EJ

from "General Residential – R-1" to "Direct Control – DC-1", as shown on the map in Schedule 'A' attached hereto to accommodate a parking lot.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Lot 2 which lies to the South of the North 125 feet thereof, Block 4, Plan 5822EJ as shown on the attached Schedule 'A' be designated Direct Control – DC-1.
2. That the Direct Control District regulations for the designated land are as follows:

I. USES

Parking lot

II. DEVELOPMENT STANDARDS

As required by Council with regard to Part 2 General Development Standards of the Town of Raymond Land Use Bylaw.

III. MINIMUM LOT SIZE

Existing title

IV. MINIMUM SETBACK REQUIREMENTS

As required by Council

V. ALL OTHER STANDARDS

As required by Council

VI. APPROVAL PROCEDURE

a. For the purposes of this bylaw, the approval authority for development is the Council of the Town of Raymond.

b. The approval procedure shall be in accordance with Part 1 Direct Control Districts of the Town of Raymond Land Use Bylaw.

RECEIVED
AUG 2 8 2018
BB / KS / BJ

VII. APPEAL PROCEDURE

In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council of a development permit application within this Direct Control District.

3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 17th day of July, 2018.

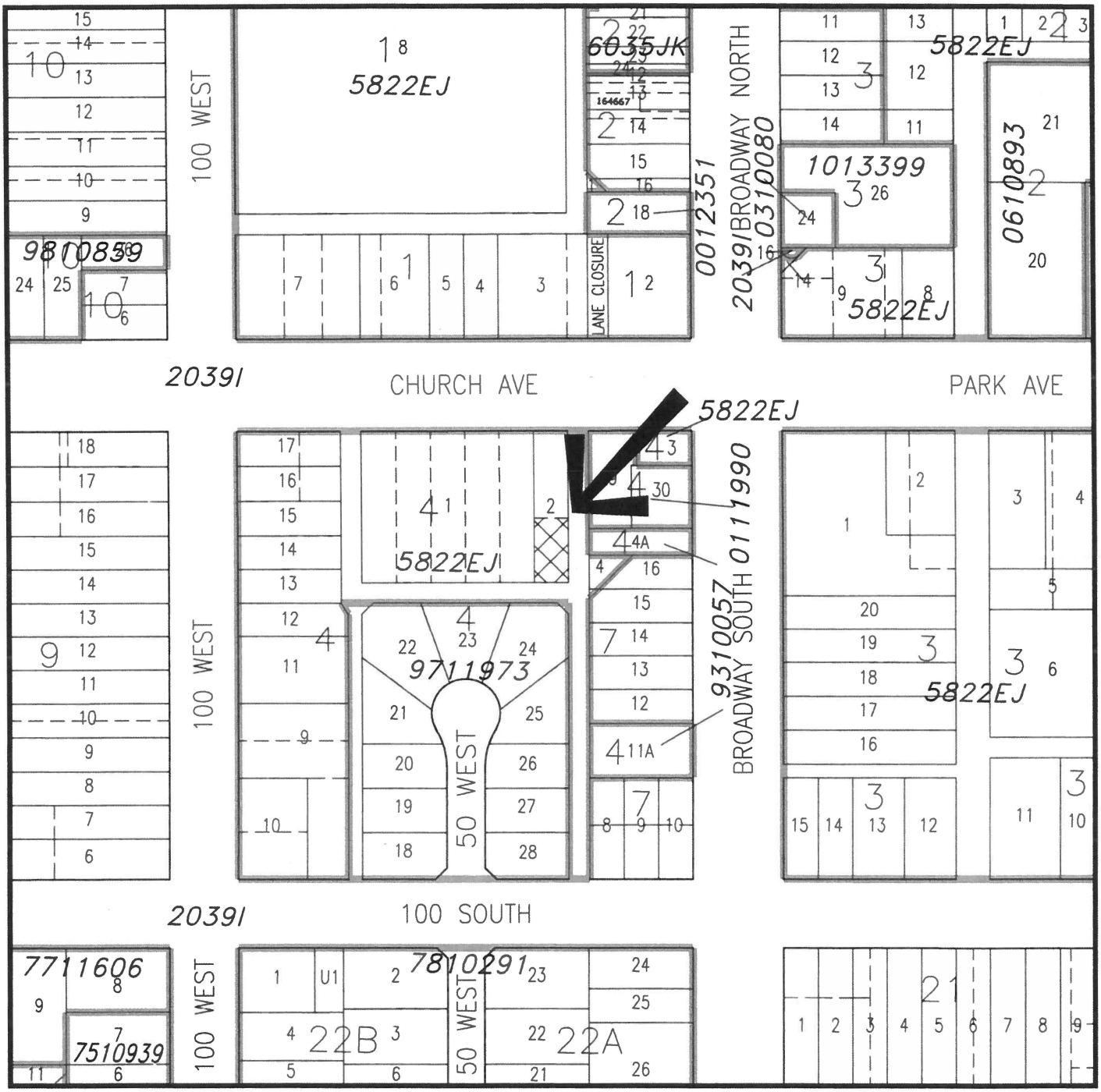
***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 21st day of August, 2018.

***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 21st day of August, 2018.

***Mayor** – Jim Depew* ***Chief Administrative Officer** – J. Scott Barton*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'

TO: Direct Control - 'DC-1'

PORTION OF LOT 2, BLOCK 4, PLAN 5822EJ WITHIN
NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JULY 11, 2018

Bylaw #: 1060-18
Date: Aug. 21, 2018

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 12, 2018 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lot 2 & Block 4, Plan 5822EJ.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1061-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

WHEREAS the Council of the Town of Raymond deems it necessary to amend Land Use Bylaw No. 987-11 to regulate retail cannabis sales and cannabis production facilities given the impending federal legislation legalizing retail sales of cannabis.

AND WHEREAS the purpose of proposed Bylaw No. 1061-18 is to include retail cannabis store and cannabis production facility as discretionary uses in the Industrial – I-1 land use district and include a set of accompanying use specific standards.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That section 2(4), Part 4 Land Use Districts, Industrial – I-1 is amended to include "Retail cannabis store" under the Discretionary uses - Municipal Planning Commission as follows:

   Industrial – I-1, section 2(4) Discretionary uses – Municipal Planning Commission – *add the use* "Retail cannabis store"

2. That Part 3 Use Specific Standards is amended to include standards applicable to a retail cannabis store, inserted as section 10, as follows:

   10. RETAIL CANNABIS STORE

   (1) A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 300 m (984 ft) of:

   (a) the boundary of a parcel of land on which a provincial health care facility is located, including any associated grounds,

   (b) the boundary of a parcel of land containing a school (public or private), including any associated school grounds, or

   (c) the boundary of a parcel of land that is designated as school reserve (SR) or municipal and school reserve (MSR) under the *Municipal Government Act.*

   (2) A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 300 m (984 ft) of another retail cannabis store (measured to the exterior wall).

   (3) All parking and loading area requirements shall be provided in accordance with section 14, Off-Street Parking and Loading Requirements and Design Standards, Part 2 General Development Standards. The "Retail store" category in Table 1 – Minimum Required Off-street Parking, section 14, Part 2, shall be used to calculate off-street parking space requirements for a retail cannabis store.

   (4) The hours of operation for a retail cannabis store shall be limited to 10 a.m. to 9 p.m. daily.

   (5) All retail cannabis stores shall be subject to the condition that the applicant is responsible for obtaining all applicable approvals from the Alberta Gaming and Liquor Commission with a copy of such approvals submitted to the Town prior to operation of a retail cannabis store.

   (6) The applicant proposing a retail cannabis store shall submit the following additional information with the development permit application:

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OCT 11 2018
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(i) documentation demonstrating how the cannabis retail store complies with the Conditions Governing Cannabis Store Premises under the *Alberta Gaming, Liquor and Cannabis Regulation;* and

(ii) proposed exterior business signage and information demonstrating compliance with the Alberta Gaming and Liquor Commission store names.

3. That section 2(4), Part 4 Land Use Districts, Industrial – I-1 is amended to include "Cannabis production facility" under the Discretionary uses - Municipal Planning Commission as follows:

Industrial – I-1, section 2(4) Discretionary uses – Municipal Planning Commission – *add the use* "Cannabis production facility"

4. That Part 3 Use Specific Standards is amended to include standards applicable to a cannabis production facility, inserted as section 11, as follows:

11. CANNABIS PRODUCTION FACILITY

(1) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.

(2) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation.

(3) A cannabis production facility shall not be approved within 300 m (984 ft) of a residential district, measured from the building containing the use to the nearest property line of a parcel designated residential, unless the Development Authority is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize nuisance, hazard or noxious effect on vicinity land uses.

(4) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.

(5) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.

(6) All parking and loading area requirements shall be provided in accordance with section 14, Off-Street Parking and Loading Requirements and Design Standards, Part 2 General Development Standards. The "Research and development facility" category in Table 1 – Minimum Required Off-street Parking, section 14, Part 2, shall be used to calculate off-street parking space requirements for a retail cannabis store.

(7) A public utility and waste management plan shall be submitted with the development permit application that describes:

(a) estimated volume of monthly water usage;

(b) incineration of waste products and airborne emissions, including smell;

(c) the quantity and characteristics of liquid and waste material discharged by the facility; and

(d) the method and location of collection and disposal of liquid and waste material.

5. That the terms "Cannabis production facility" and "Retail cannabis store" are added to Part 5 Definitions and defined as follows:

Cannabis production facility means a development where federally licensed cannabis is grown, processed, packaged, tested, researched, destroyed, stored, or loaded for shipping.

Retail cannabis store means a development involving the use of a building where cannabis and cannabis accessories, licensed by the Province of Alberta, are offered for sale to individuals who attend the premises for off-site consumption, and may include storage within the premises of cannabis and cannabis accessories sufficient only to service such a store.

6. That the term "Cannabis" and "Cannabis accessories" are added to Part 5 Definitions and defined as follows:

   Cannabis means cannabis as defined in the in the *Cannabis Act (*Canada*)* and its regulations, as amended from time to time.

   Cannabis accessory means cannabis accessory as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

7. That the term "Provincial health care facility" is added to Part 5 Definitions and defined as follows:

   Provincial health care facility means a hospital as defined in the *Hospitals Act.*

8. That the following definitions in Part 5 Definitions are amended as follows (add the text shown in *underlined italics;* delete the text shown in ~~strikethrough~~):

   Home occupation means the secondary use of a dwelling or accessory building by the occupant of the dwelling for an occupation, trade, profession or craft, which *in the opinion of the Development Authority,* does not change the residential character of the neighbourhood and is in accordance with the home occupation regulations of this bylaw. Home occupations are categorized into Home Occupation 1 and Home Occupation 2; refer to Part 4, section 22 of the General Residential – R-1 District for definitions. *This use does not include sale of cannabis and cannabis accessories, which is classified as a "Retail cannabis store".*

   Intensive horticultural operation means use of land or buildings for the high yield production and/or sale of specialty crops such as a greenhouse, nursery, hydroponic or market garden, mushroom or sod farm. *This use does not include production of cannabis.*

   Retail store means a development involving the retail sale, rental or lease of consumer goods, wares, merchandise, substances, articles or things from within a building and may include limited seasonal outdoor sales and storage on or about the store premises of limited quantities of goods sufficient only to service such a store. *This use does not include sale of cannabis and cannabis accessories, which is classified as a "Retail cannabis store".*

9. That the Table of Contents of Land Use Bylaw No. 987-11 is updated accordingly.
10. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout.
11. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 21st day of July, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 18th day of September, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 18th day of September, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

TOWN OF RAYMOND

BYLAW NO. 1062-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 4A, Block 4, Plan 9310057

from "General Residential – R-1" to "General Commerical – C-1", as shown on the map in Schedule 'A' attached hereto to accommodate commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 4A, Block 4, Plan 9310057 as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 17th day of July, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

READ a **second** time this 21st day of August, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

READ a **third** time and finally passed this 21st day of August, 2018.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – J. Scott Barton*

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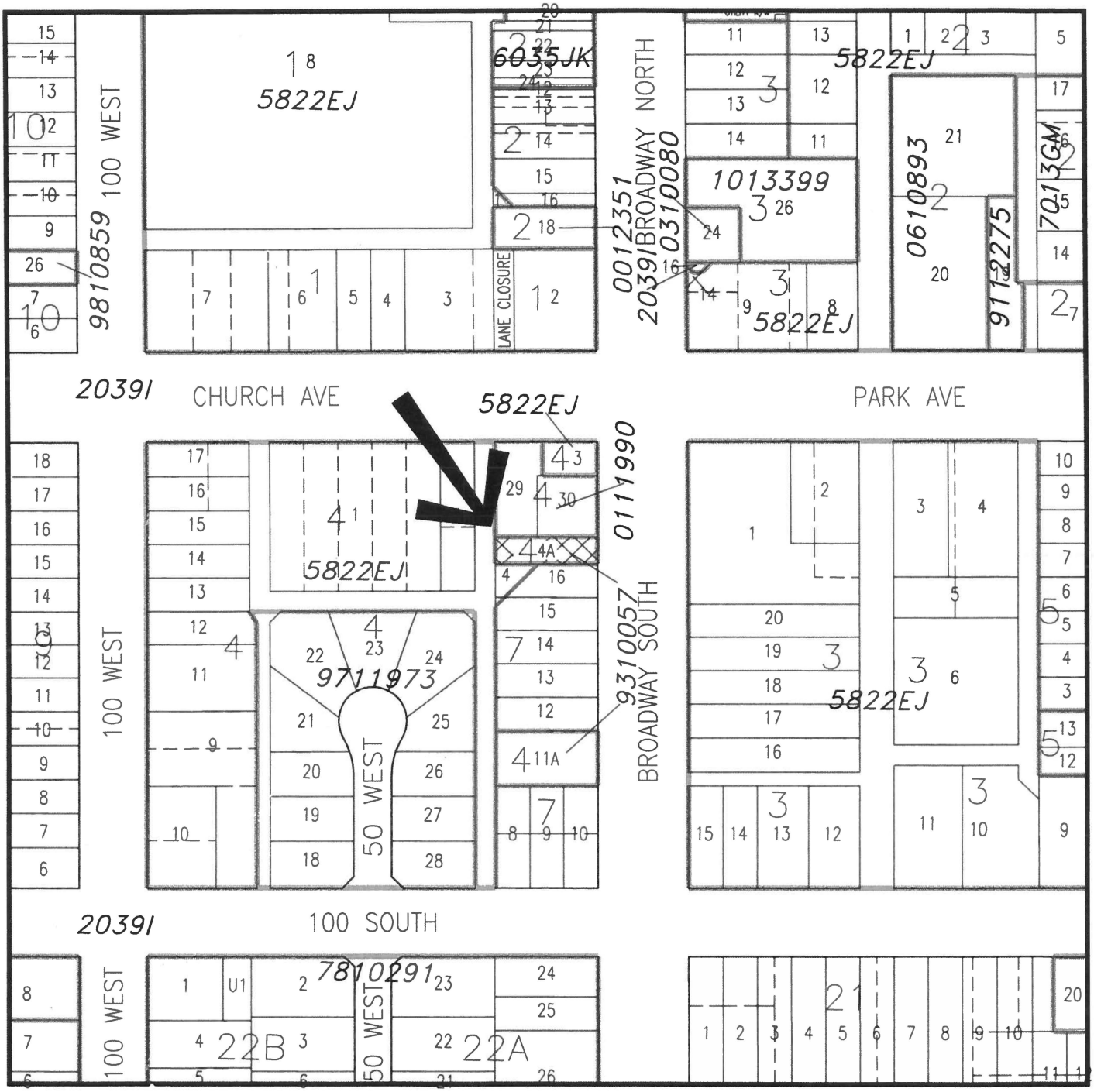

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'
TO: General Commercial - 'C-1'

LOT 4A, BLOCK 4, PLAN 9310057 WITHIN
NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JULY 11, 2018

Bylaw #: 1062-18
Date: Aug. 21, 2018

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 12, 2018 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 4A, Block 4, Plan 9310057.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1064-18

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands within the Bridge Crossing Area Structure Plan Bylaw No. 1017-15 described as:

Parcel 14, Plan 2039I and
Portion of Lot 13, Block 50, Plan 1610561

as shown on the map in Schedule 'A', from Urban Reserve – UR-1 to General Residential - R-1;

AND WHEREAS the purpose of the proposed amendment is to accommodate subdivision and development consistent with the Bridge Crossing Area Structure Plan Bylaw No. 1017-15.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Parcel 14, Plan 2039I and Portion of Lot 13, Block 50, Plan 1610561 as shown on the attached Schedule 'A', be designated General Residential - R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 18th day of September, 2018.

Mayor – Jim Depew

Chief Administrative Officer – J. Scott Barton

READ a **second** time this 6th day of November, 2018.

Mayor –Jim Depew

Chief Administrative Officer – J. Scott Barton

READ a **third** time and finally passed this 6th day of November, 2018..

Mayor – Jim Depew

Chief Administrative Officer – J. Scott Barton

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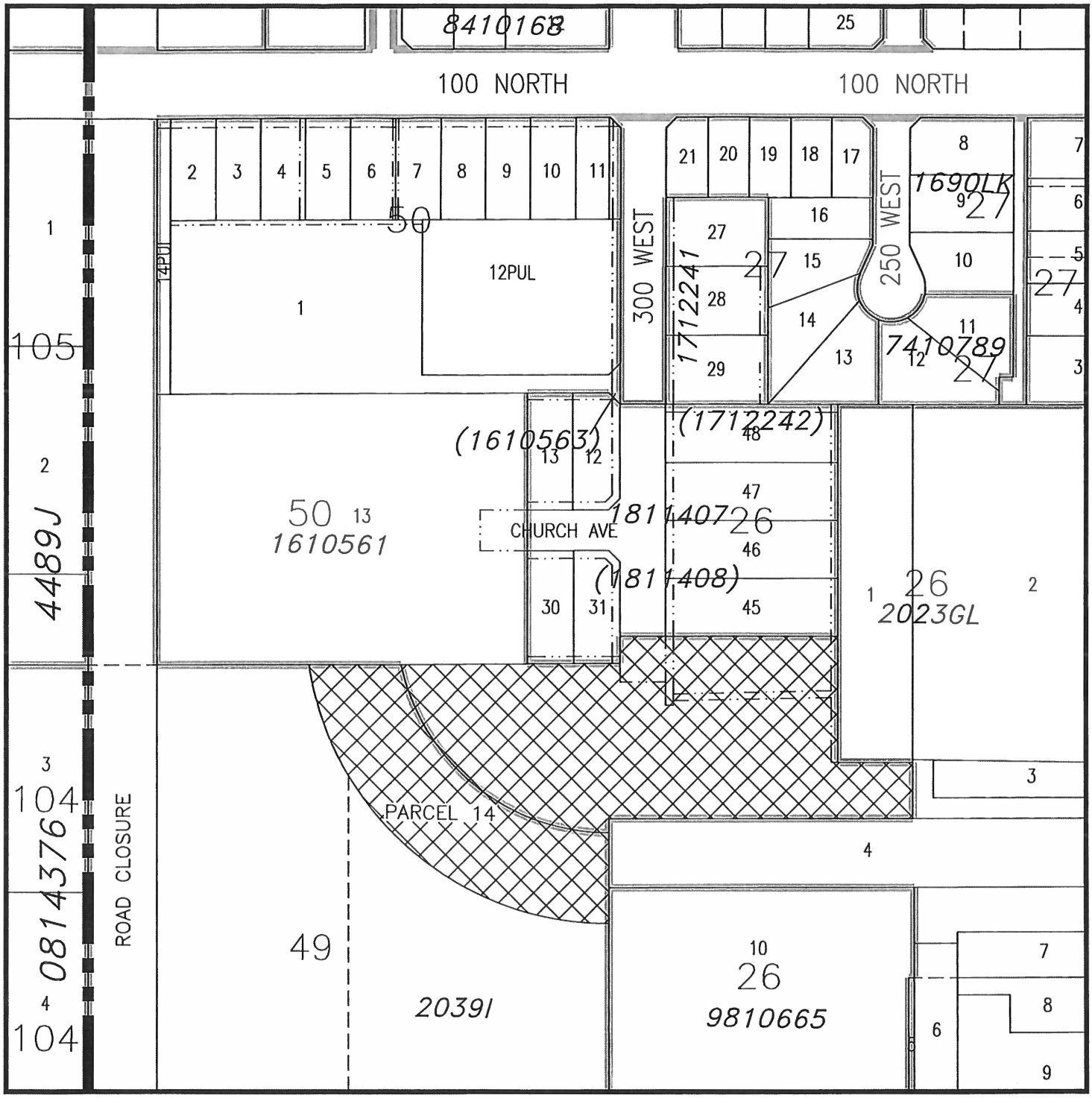

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'
TO: General Residential - 'R-1'

PARCEL 14, PLAN 2039I & PORTION OF
LOT 13, BLOCK 50, PLAN 1610561 WITHIN
NE 1/4 SEC 7 & NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: SEPTEMBER 13, 2018

Bylaw #: _____
Date: _____

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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September 13, 2018
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Raymond – Parcel 14, Plan 2039I & Portion of Lot 13, Block 50, Plan 1610561.dwg

TOWN OF RAYMOND

BYLAW NO. 1068-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The Easterly 75 Feet of the Westerly 150 feet of Lot 9
Block 2
Plan 5822EJ

from "Public and Institutional – PI-1" to "General Commerical – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the Easterly 75 Feet of the Westerly 150 feet of Lot 9, Block 2, Plan 5822EJ as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 5th day of February, 2019.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

READ a **second** time this 5th day of March, 2019.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

READ a **third** time and finally passed this 5th day of March, 2019.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

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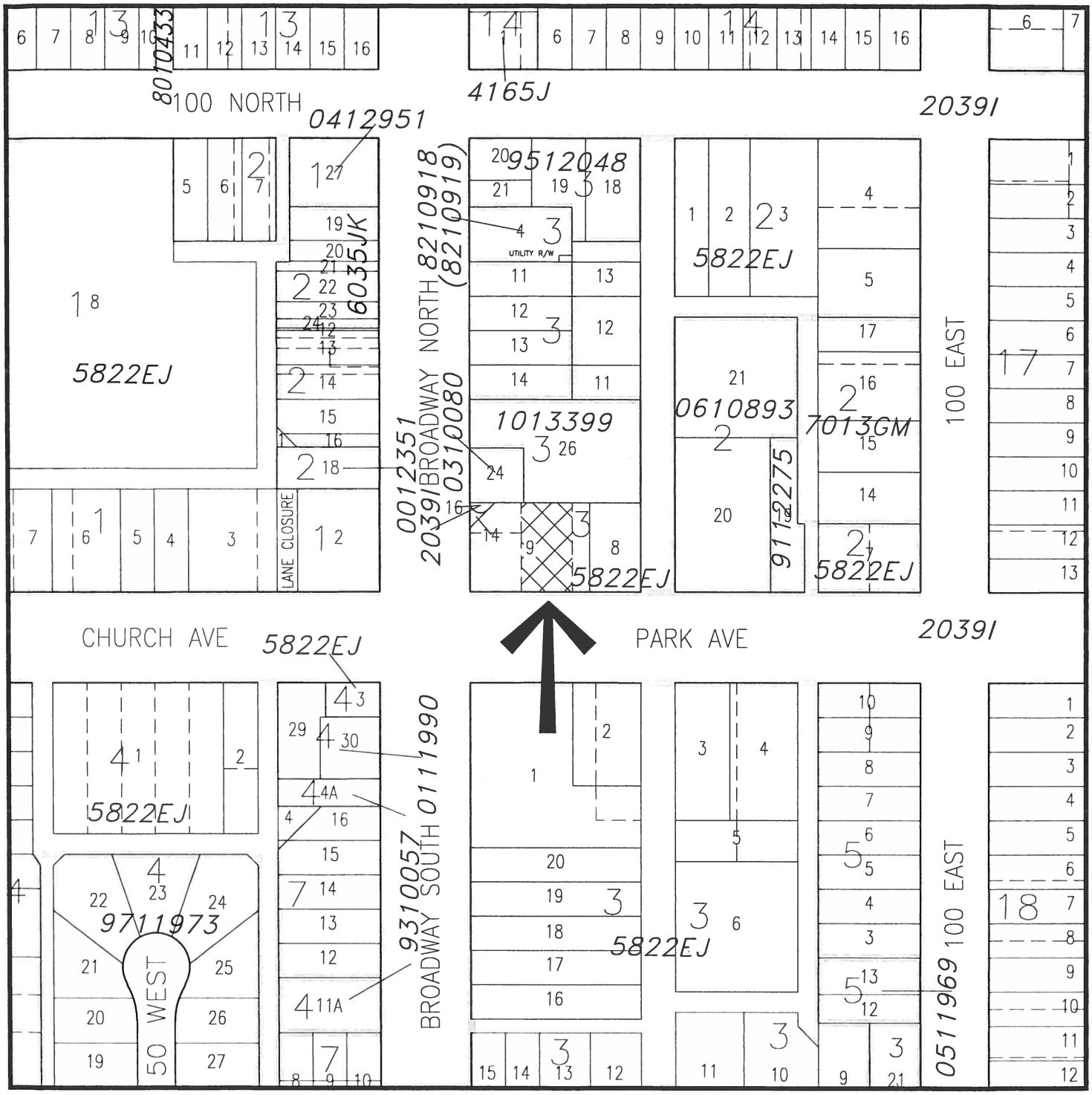

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public & Institutional - 'PI-1'

TO: General Commercial - 'C-1'

PORTION OF LOT 9, BLOCK 2, PLAN 5822EJ
WITHIN NE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JANUARY 28, 2019

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

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TOWN OF RAYMOND

BYLAW NO. 1074-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 5, Block 29, Plan 5600GI

from "Parks and Open Space – POS-1" to "General Commerical – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 5, Block 29, Plan 5600GI as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 23rd day of April, 2019.

Mayor – Jim Depew | *Chief Administrative Officer – Kurtis Pratt*

READ a **second** time this 18th day of June, 2019.

Mayor – Jim Depew | *Chief Administrative Officer – Kurtis Pratt*

READ a **third** time and finally passed this 18th day of June, 2019.

Mayor – Jim Depew | *Chief Administrative Officer – Kurtis Pratt*

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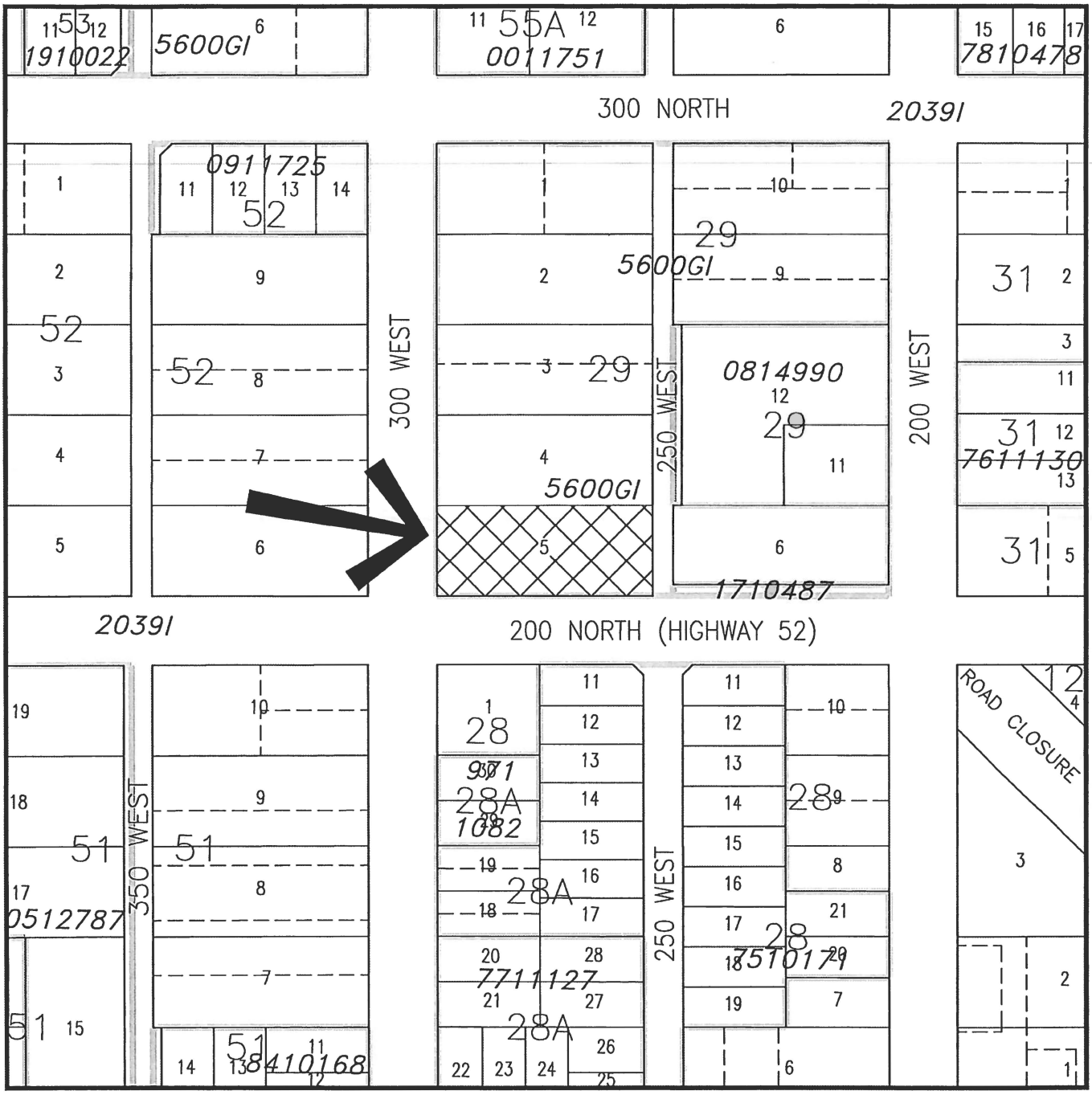

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Parks & Open Space - 'POS-1'
TO: General Commercial - 'C-1'

LOT 5, BLOCK 29, PLAN 5600GI WITHIN
SW 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 13, 2019

Bylaw #: 1074-19
Date: June 18, 2019

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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May 13, 2019 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 5, Block 29, Plan 5600GI.dwg

MAP PREPARED BY:
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3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Defeated
July 16, 2019

TOWN OF RAYMOND

BYLAW NO. 1075-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 6, Block 52, Plan 2039I

from "General Residential – R-1" to "General Commerical – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 6, Block 52, Plan 2039I as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this _____ day of _____, 2019.

_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – Kurtis Pratt*

READ a **second** time this ___ day of _____, 2019.

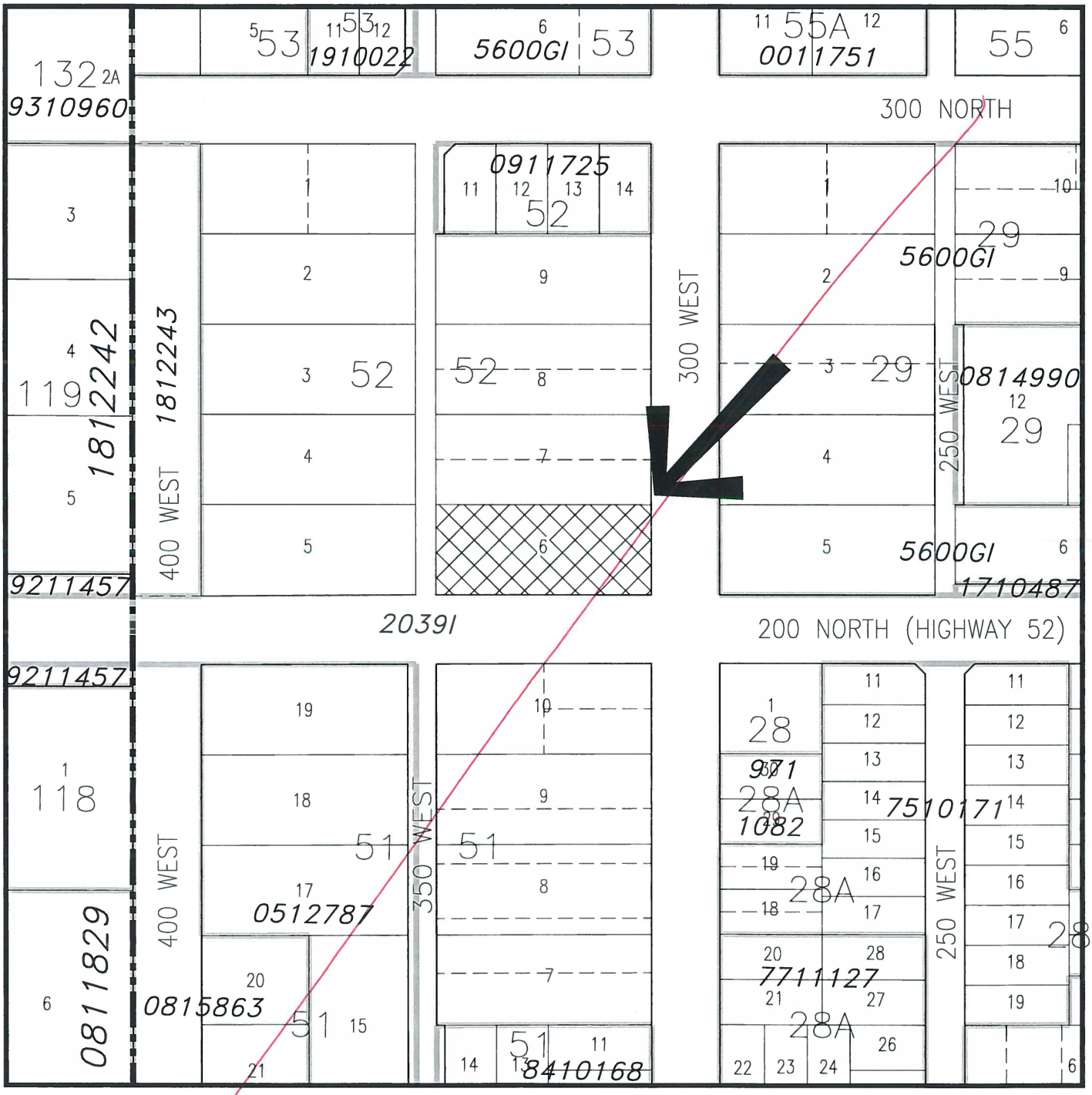
_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – Kurtis Pratt*

READ a **third** time and finally passed this ___ day of _____, 2019.

_____ _____

***Mayor** – Jim Depew* ***Chief Administrative Officer** – Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'
TO: General Commercial - 'C-1'

LOT 6, BLOCK 52, PLAN 2039I WITHIN
SW 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 13, 2019

Bylaw #: 1075-19
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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May 13, 2019 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 6, Block 52, Plan 2039I.dwg

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OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

RAYMOND

OFFICE OF COMMUNITY DEVELOPMENT

October 29, 2019

Bonnie Brunner
Oldman River Regional Services Commission
3105 – 16th Ave. North
Lethbridge, Alberta
T1H 5E8

RE: Bylaw 1075-19 Redesignation of Land (Lot 6, Block 52, Plan 2039I)

Dear Bonnie,

On July 16, 2019, at a regular meeting of the Raymond Town Council, Bylaw 1075-19, request to redesignate the above land, was defeated.

Please contact me should you have any questions or concerns

Many thanks,

Pamela Searcy

Pamela Searcy
Community Development Officer
pamsearcy@raymond.ca

TOWN OF RAYMOND

BYLAW NO. 1076-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

First: Plan 5822EJ
Block 3
That Portion of Lot 1 Bounded as Follows:
Commencing at the south east corner of Lot 2 in the said Block 3 thence westerly along the south boundary of the said lot 2 a distance of 66 feet thence southerly parallel with the east boundary of the said Lot 1 a distance of 50 feet thence easterly parallel with the south boundary of the said Lot 2 to intersection with the east boundary of the said Lot 1 thence northerly along the said east boundary to the point of commencement.

Secondly: Plan 5822EJ
Block 3
That portion of the said Lot 2 which lies to the east of the west 34 feet thereof

from "Public and Institutional – P1-1" to "General Commerical – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Plan 5822EJ, Block 3, That Portion of Lot 1 Bounded as Follows: Commencing at the south east corner of Lot 2 in the said Block 3 thence westerly along the south boundary of the said lot 2 a distance of 66 feet thence southerly parallel with the east boundary of the said Lot 1 a distance of 50 feet thence easterly parallel with the south boundary of the said Lot 2 to intersection with the east boundary of the said Lot 1 thence northerly along the said east boundary to the point of commencement. And,
   Secondly, Plan 5822EJ, Block 3, That portion of the said Lot 2 which lies to the east of the west 34 feet thereof as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 23rd day of April, 2019.

Mayor – Jim Depew

Chief Administrative Officer – Kurtis Pratt

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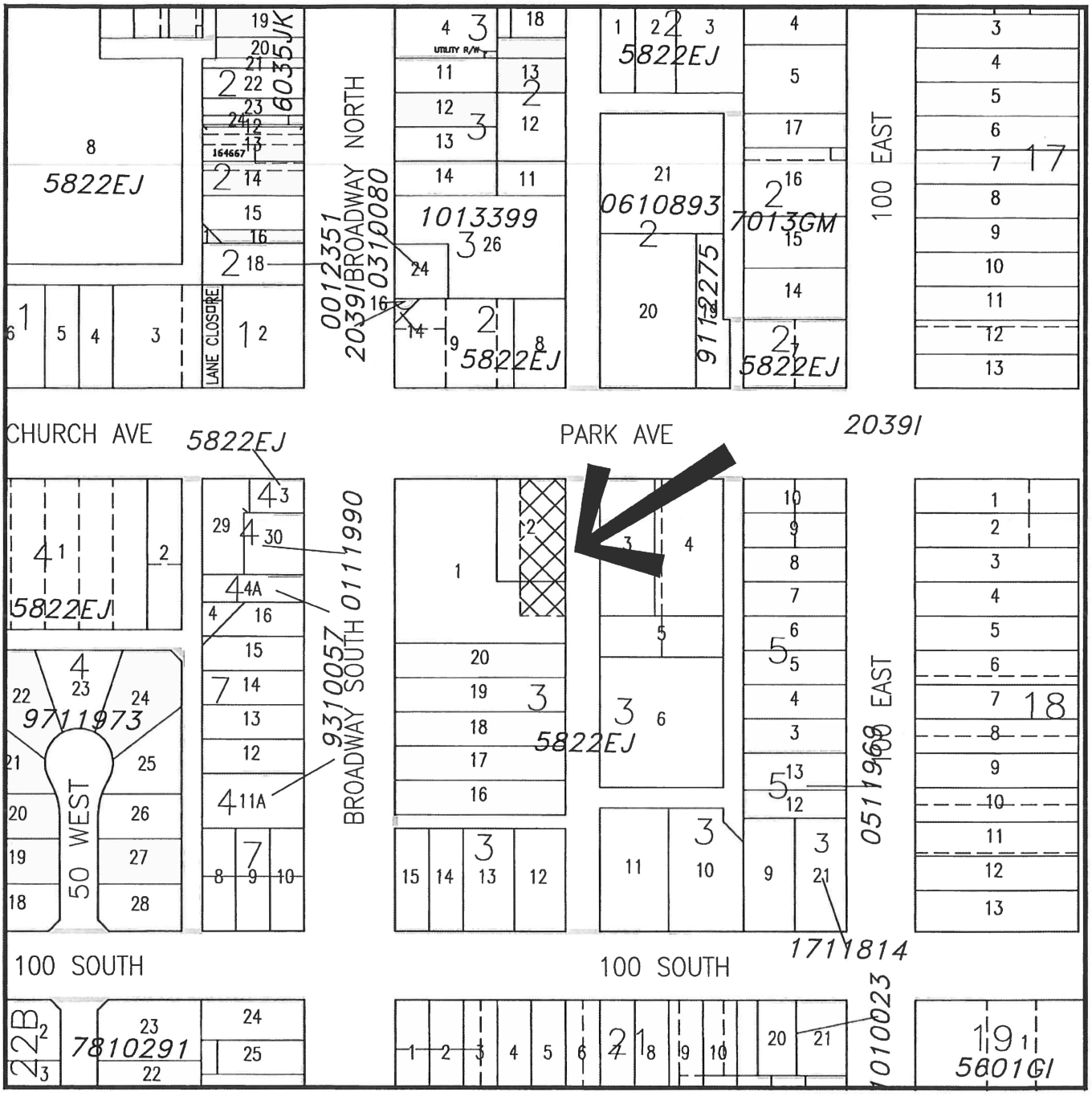
READ a **second** time this 18th day of June, 2019.

Mayor *– Jim Depew* ***Chief Administrative Officer*** *– Kurtis Pratt*

READ a **third** time and finally passed this 18th day of June, 2019.

Mayor *– Jim Depew* ***Chief Administrative Officer*** *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public & Institutional - 'PI-1'
TO: General Commercial - 'C-1'

PORTION OF LOTS 1 & 2, BLOCK 3, PLAN 5822EJ
WITHIN NE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 13, 2019

Bylaw #: 1076-19
Date: June 18, 2019

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

May 13, 2019 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lots 1 & 2, Block 3, Plan 5822EJ.dwg

TOWN OF RAYMOND

BYLAW NO. 1079-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

West Portion of Lot 6, Block 29, Plan 5600GI

from "Public and Institutional – P1-1" to "General Commerical – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the west portion of Lot 6, Block 29, Plan 5600GI as shown on the attached Schedule 'A' be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 23rd day of April, 2019.

Mayor *– Jim Depew* ***Chief Administrative Officer*** *– Kurtis Pratt*

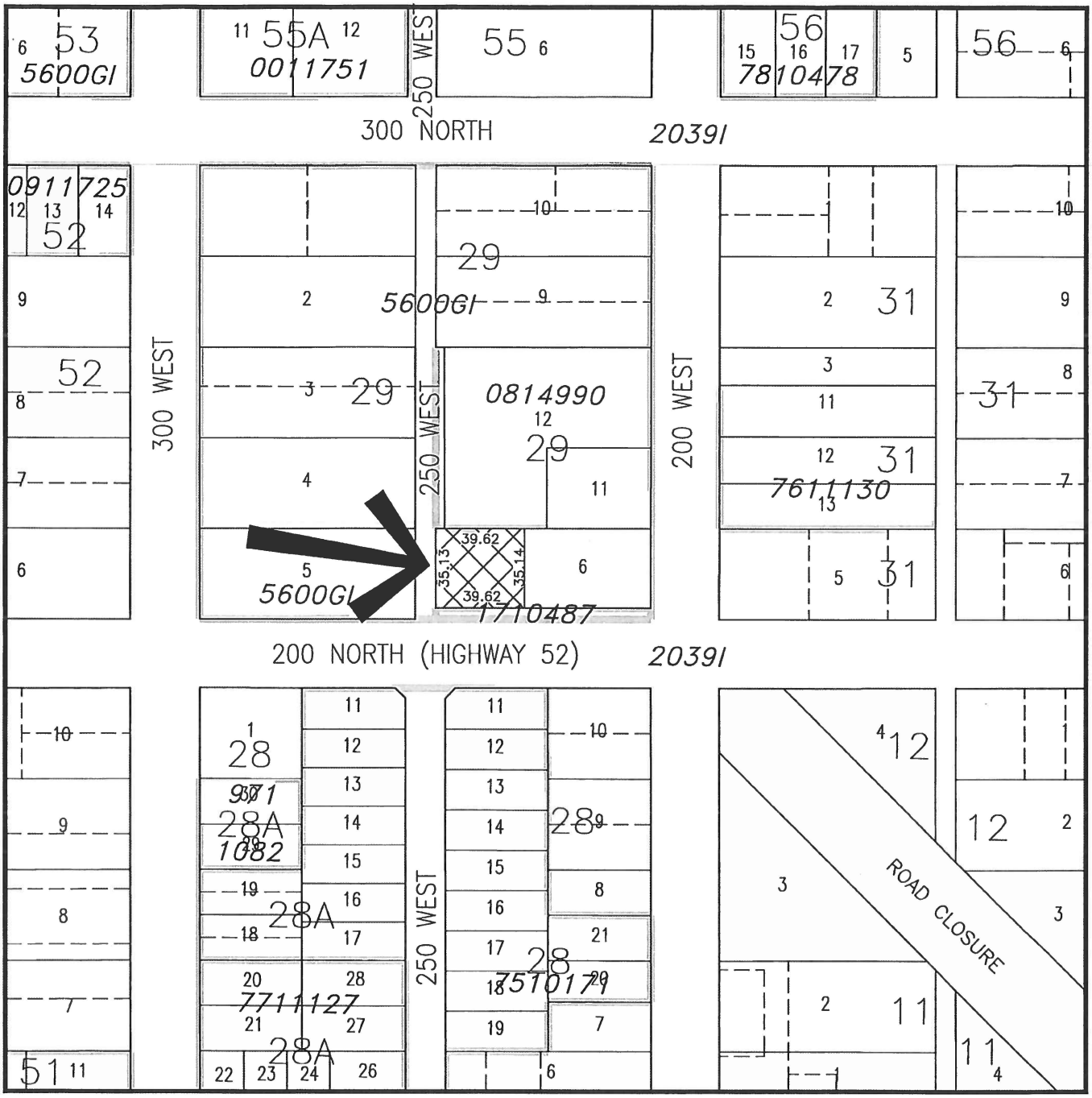
READ a **second** time this 18th day of June, 2019.

Mayor *– Jim Depew* ***Chief Administrative Officer*** *– Kurtis Pratt*

READ a **third** time and finally passed this 18th day of June, 2019.

Mayor *– Jim Depew* ***Chief Administrative Officer*** *– Kurtis Pratt*

RECEIVED
JUN 20 2019
BB / KS / BJ



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Public & Institutional - 'PI-1'

TO: General Commercial - 'C-1'

PORTION OF LOT 6, BLOCK 29, PLAN 5600GI
WITHIN SW 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 13, 2019

Bylaw #: 1079-19

Date: June 18, 2019

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

May 13, 2019 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lot 6, Block 29, Plan 5600GI.dwg

TOWN OF RAYMOND

BYLAW NO. 1084-19

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The West Portion of Lot 1, Block 3, Plan 0414536
totaling approximately 1.35 acres (0.55 hectares)

from "Urban Reserve – UR-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the west portion of Lot 1, Block 3, Plan 0414536 totalling approximately 1.35 acres (0.55 hectares) as shown on the attached Schedule 'A', be designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 17th day of December, 2019.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

READ a **second** time this 21st day of JANUARY, 2020.

***Mayor** – Jim Depew*

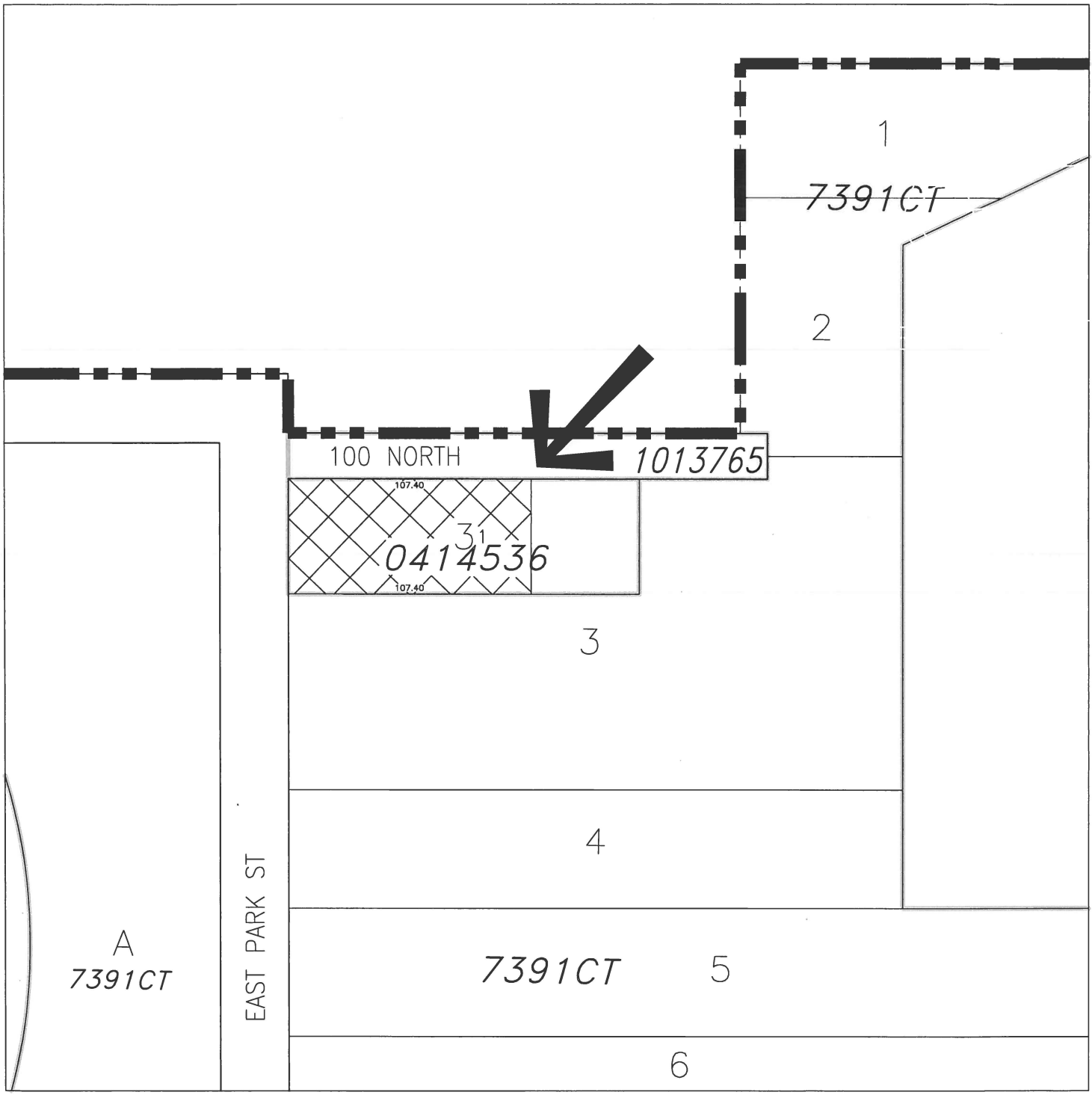
***Chief Administrative Officer** – Kurtis Pratt*

READ a **third** time and finally passed this 21ST day of JANUARY, 2020.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

RECEIVED
JUL 16 2020
BB/YM/RT



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'
TO: General Residential - 'R-1'

PORTION OF LOT 1, BLOCK 3, PLAN 0414536
WITHIN NW 1/4 SEC 9, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: NOVEMBER 29, 2019

Bylaw #: _____
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

December 03, 2019 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 1, Block 3, Plan 0414536.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1088-20

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The easterly 158± feet (48± m) of Lot 10, Block 26, Plan 9810665
totaling 1.18 acres (0.478 hectares)

from "Urban Reserve – UR-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the easterly 158± feet (48± m) of Lot 10, Block 26, Plan 9810665 totalling 1.18 acres (0.478 hectares) as shown on the attached Schedule 'A', be designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of February, 2020.

Mayor – Jim Depew

Chief Administrative Officer – Kurtis Pratt

READ a **second** time this 3rd day of MARCH, 2020.

Mayor – Jim Depew

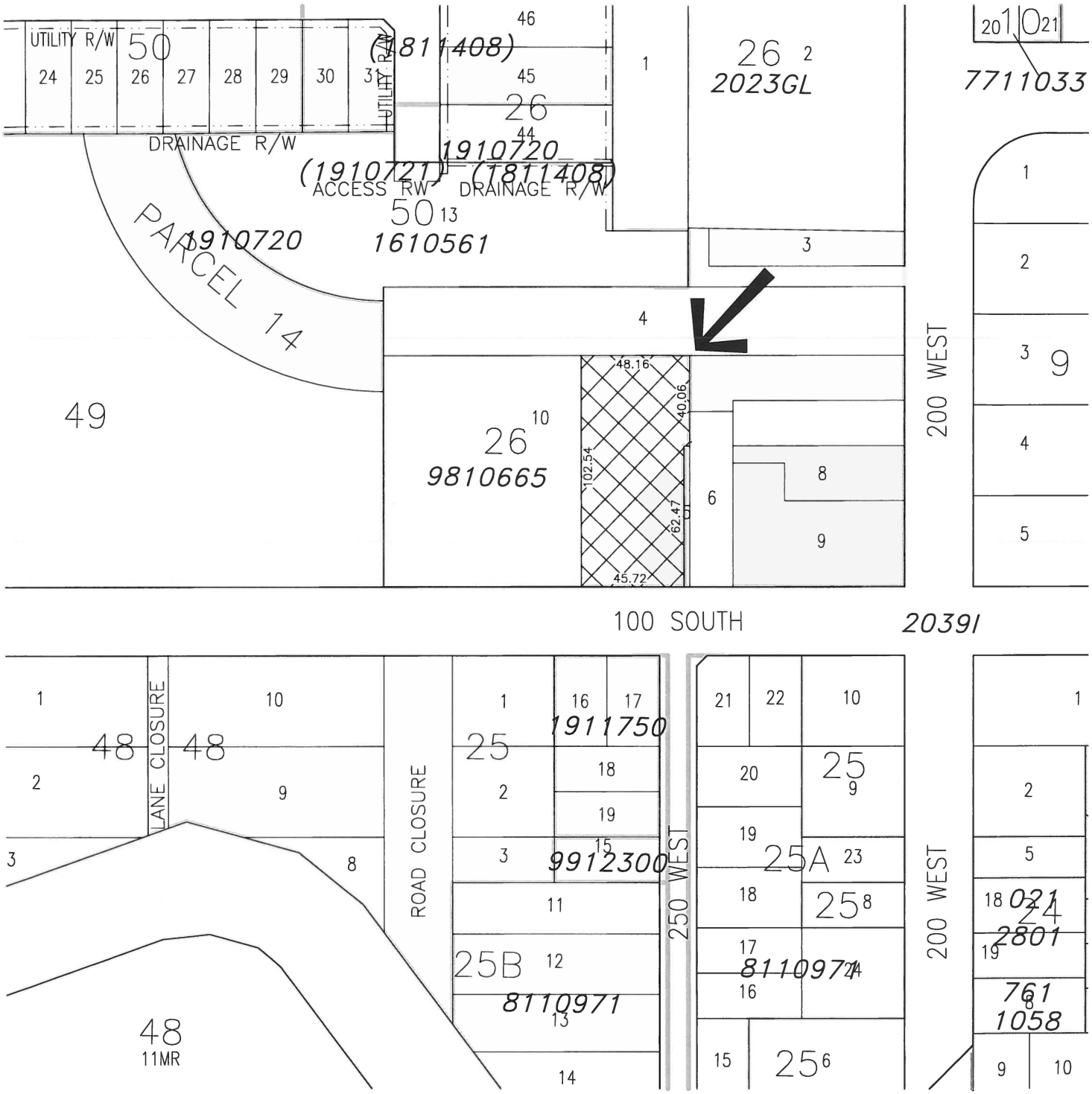
Chief Administrative Officer – Kurtis Pratt

READ a **third** time and finally passed this 3rd day of MARCH, 2020.

Mayor – Jim Depew

Chief Administrative Officer – Kurtis Pratt

RECEIVED
JUL 16 2020
BB/VM/LBJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'
TO: General Residential - 'R-1'

PORTION OF LOT 10, BLOCK 26, PLAN 9810665
WITHIN NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JANUARY 27, 2020

Bylaw #: _____
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

January 27, 2020 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 10, Block 26, Plan 9810665.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1095-21

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

Lot 33, Block 22A, Plan 8111944

from "General Residential – R-1" to "Direct Control – DC-1", as shown on the map in Schedule 'A', attached hereto.

AND WHEREAS THE PURPOSE of Bylaw No. 1095-21 is to redesignate the land described above to Direct Control and establish the uses and regulations for the district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, 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 duly assembled does hereby enact the following:

1. That the land described as Lot 33, Block 22A, Plan 8111944 as shown on the attached Schedule 'A' is designated Direct Control – DC-1.
2. That the Direct Control district regulations for the described land are as established in Schedule 'B', attached.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

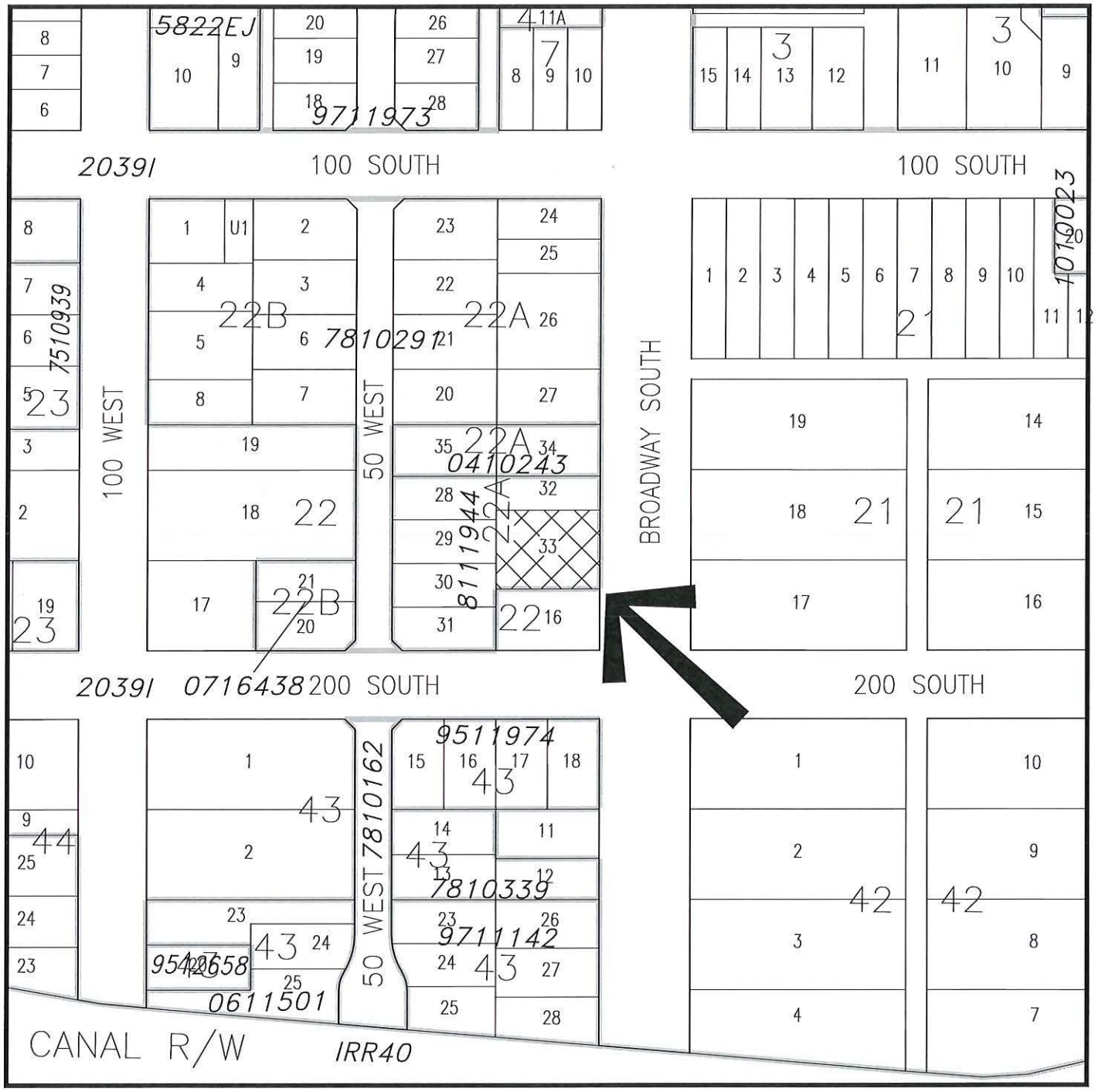
READ a **first** time this 2nd day of FEBRUARY, 2021.

READ a **second** time this 16TH day of MARCH, 2021.

READ a **third** time and finally passed this 16TH day of MARCH, 2021.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'

TO: Direct Control - 'DC-1'

LOT 33, BLOCK 22A, PLAN 8111944 WITHIN
W 1/2 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: DECEMBER 2, 2020

Bylaw #: 1095-21

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

December 22, 2020 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 33, Block 22A, Plan 8111944.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

SCHEDULE 'B'
BYLAW NO. 1095-21
DIRECT CONTROL DISTRICT REGULATIONS
LOT 33, BLOCK 22A, PLAN 8111944

1. INTENT

To provide for the site-specific operation of a restaurant, in addition to the residential use, at a scale sensitive to the residential context of the neighbourhood and the designation of the property as a Registered Historic Resource.

2. DEFINITIONS

For the purposes of the Direct Control district established under Bylaw No. 1095-21, the following uses are defined as such:

Accessory structure in conjunction with residential use means a building or structure that is incidental and subordinate to and customarily found in connection with a single-detached dwelling.

Accessory structure in conjunction with fine dining restaurant use means a building of structure that is incidental and subordinate to and customarily found in connection with a fine dining restaurant.

Fine dining restaurant means an establishment where food and beverages are prepared and served for consumption on the premises to customers seated in the indoor dining room, with a maximum capacity not to exceed 15 customers, and/or the designated outdoor patio dining area, with a maximum capacity not to exceed 6 customers, during prescribed hours of operation. Customer turnover rates are slow, typically one hour or longer. Catering and take-out service for off-premises consumption may be provided only as an incidental and ancillary use during prescribed hours of operation.

Shingle sign means a sign suspended from and located entirely under a covered porch, eave, awning, or entryway.

All other uses, words and expressions are as defined in Part 5: Definitions of the Land Use Bylaw.

3. USES

(1) **Permitted Uses**

Accessory structure in conjunction with residential use:
  49 m^2 (528 ft^2) or less
Dwelling:
  Single-detached site-built
Fine dining restaurant
Signs:
  Type 9: window sign
  Shingle sign

(2) **Discretionary Uses**

Accessory structure in conjunction with residential use:
  greater than 49 m^2 (528 ft^2)
Accessory structure in conjunction with fine dining restaurant
Shipping container, temporary
Solar collector
Signs:
  Type 4: monument sign

SCHEDULE 'B'
BYLAW NO. 1095-21
DIRECT CONTROL DISTRICT REGULATIONS
LOT 33, BLOCK 22A, PLAN 8111944

4. MINIMUM LOT SIZE

Existing title

5. MINIMUM SETBACK REQUIREMENTS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
Accessory structure in conjunction with residential use	Not permitted in front yard		1.5	5	1.5	5
Accessory structure in conjunction with fine dining restaurant	Not permitted in front yard		7.6	25	7.6	25
Dwelling, Single-detached site-built	7.6	25	1.5	5	7.6	25
Fine dining restaurant	Must be located within dwelling, except for designated outdoor patio dining area to be located in the rear yard and setback at least 7.6 m (25 ft) from the rear and side property lines.					
Shipping container, temporary	In accordance with Part 3: Use Specific Standards for Shipping Containers in the Land Use Bylaw					
Solar collector	In accordance with Part 3: Use Specific Standards for Solar Collectors in the Land Use Bylaw					

6. MAXIMUM LOT COVERAGE

Combined total of principal and all accessory structures: 45%

7. MAXIMUM BUILDING HEIGHT

Dwelling, single-detached site-built: 10.1 m (33 ft)

Accessory structure: 6.1 m (20 ft)

8. GENERAL DEVELOPMENT STANDARDS

The General Development Standards contained in Part 2 of the Land Use Bylaw shall apply, unless otherwise specified in the standards of this district.

9. LANDSCAPING, SCREENING, AND FENCING

As prescribed in the General Residential – R-1 land use district.

10. PARKING REQUIREMENTS

(1) A minimum of 2 off-street parking spaces shall be provided on-site for the single-detached dwelling.

(2) Off-street parking for non-resident staff of the fine dining restaurant shall be provided on-site.

(3) On-street customer parking for the fine dining restaurant shall be limited to the designated on-street parking area within the Broadway Street right-of-way labelled "Proposed Parking" on the attached Schedule 'C', Site Plan Showing Proposed Parking.

(4) Design and construction standards for the off-street parking spaces and designated on-street parking area within the Broadway Street right-of-way shall be as prescribed by the Town of Raymond and at the applicant's cost.

(5) The applicant shall be required for the costs associated with design and construction of the off-street parking spaces and designated on-street parking area and may be required to enter into a development agreement for construction of the off-street parking spaces and/or the designated parking area in accordance with the provisions of the Land Use Bylaw.

(6) Conditions for directional signage associated with off-street and on-street parking for the fine dining restaurant may be required.

11. BUILDING DESIGN AND APPEARANCE

(1) The existing dwelling shall retain a residential style and appearance.

(2) The exterior finish and style of any additions to the dwelling and any accessory structures associated with the fine dining restaurant shall be complementary to and compatible with the residential character of the neighbourhood and the architectural features of the existing dwelling.

12. SIGNAGE

(1) No more than 2 signs shall be permitted.

(2) Sign requirements for a Type 4: Monument Sign and Type 9: Window Sign shall be in accordance with Part 3: Use Specific Standards of the Land Use Bylaw for Signs in the General Residential – R-1 land use district.

(3) Sign requirements for a shingle sign are as follows:

(a) Quality, construction, and character of the sign shall be in keeping with the residential nature of the area and compatible with the dwelling.
(b) The sign shall be securely fastened to the wall of the dwelling or overhang of a porch, eave, or awning.
(c) The sign shall not exceed 0.38 m^2 (4 ft^2) in size.

(4) All other provisions for signs are as prescribed in Part 3: Use Specific Standards of the Land Use Bylaw.

13. SOUND

(1) Use of an outdoor broadcast or sound system to announce an event, reservation, activity, etc. is prohibited.

(2) Outdoor broadcast of music is permitted in accordance with the Town of Raymond Noise Bylaw. As a condition of development, additional limitations may be established for outdoor music associated with the dine dining restaurant use.

SCHEDULE 'B'
BYLAW NO. 1095-21
DIRECT CONTROL DISTRICT REGULATIONS
LOT 33, BLOCK 22A, PLAN 8111944

14. HOURS OF OPERATION

The hours of operation for the fine dining restaurant are as follows:

Monday:	9 a.m. to 9 p.m.
Tuesday:	9 a.m. to 9 p.m.
Wednesday:	9 a.m. to 9 p.m.
Thursday:	9 a.m. to 9 p.m.
Friday:	9 a.m. to 9 p.m.
Saturday:	9 a.m. to 9 p.m.
Sunday:	9 a.m. to 9 p.m.

15. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the approval authority for:

(a) **Permitted Uses** – is delegated to the Town of Raymond Development Officer. The Development Officer may refer the application to the Municipal Planning Commission in accordance with Permitted Use Applications procedures in the Administrative section of the Land Use Bylaw.

(b) **Discretionary Uses** – is delegated to the Town of Raymond Municipal Planning Commission.

16. VARIANCE OF BYLAW PROVISIONS

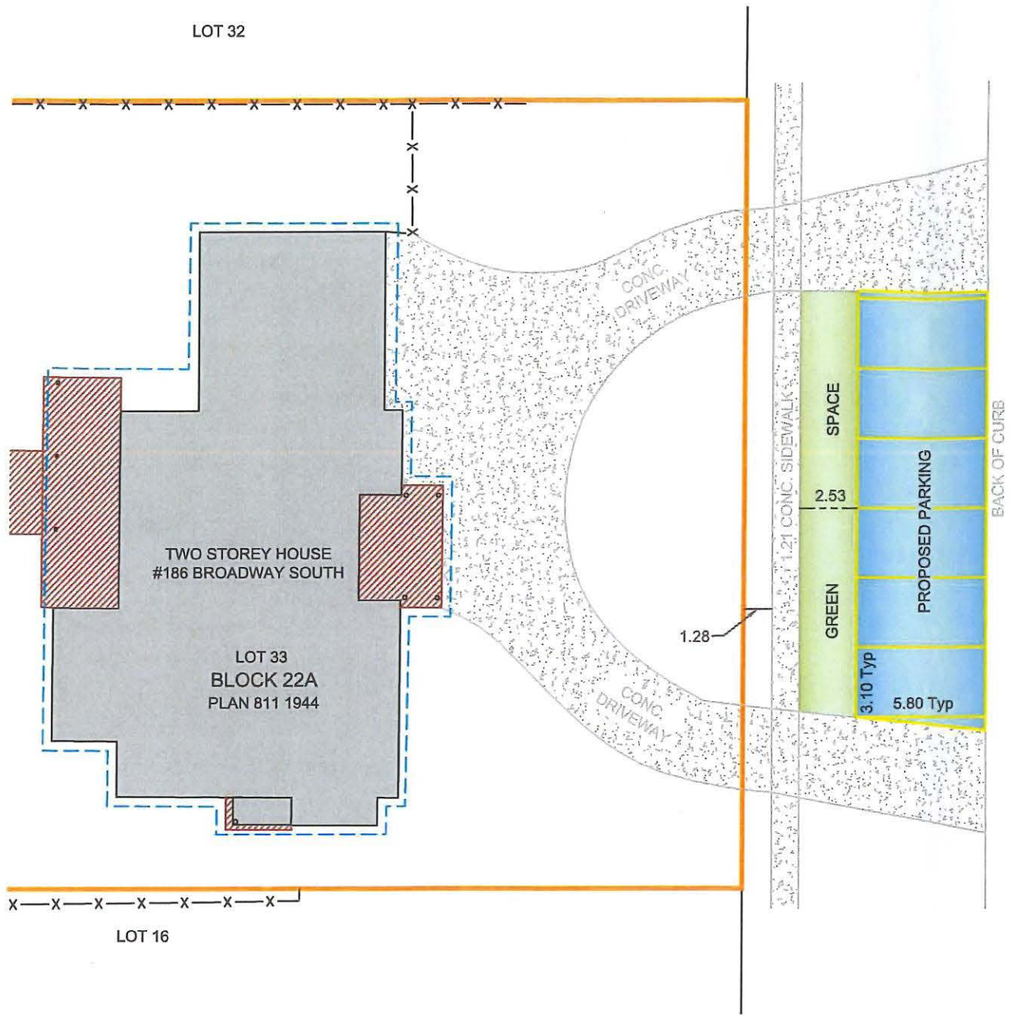
No variance to the standards established under this Direct Control district or the applicable Parts of the Land Use Bylaw are permitted without authorization of Council through a bylaw amendment.

17. OTHER PROCESSES, REQUIREMENTS AND PROVISIONS

All other processes, requirements, and provisions are as established in Parts 1-5 of the Land Use Bylaw, as applicable.

Schedule 'C'
Bylaw No. 1095-21

RECEIVED
NOV 30 2020



BROADWAY

N

SITE PLAN SHOWING PROPOSED PARKING

Description of Property

Legal Address: Lot 33, Block 22A, Plan 811 1944 C. of T. 161 179 750
Site Address: 186 - Broadway South, Raymond, Alberta
Plan prepared for: Kristy Olsen
Date of Survey: October 14, 2020

Notes
Distances are in metres and decimals thereof.
Title Boundary shown thus .....
Fence shown thus .....—x—x—
Conc. - Concrete
Typ - Typical

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P321
WILDE BROS. SURVEYS LTD.

SCALE 1:250
0 2.5 5 10 15 20 25 Metres

Wilde Bros Surveys Ltd.
WBES.CA - p:403.752.0180
43 N. Broadway, Box 150, Raymond, AB T0K 2S0

File: 20126Ols
20126Ols_Sketch.dwg
SCALE = 1:250
DATE: November 26, 2020

TOWN OF RAYMOND

BYLAW NO. 1097-21

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The Westerly 446 feet (135 metres) of Lot 4, Block 26, Plan 2023GL totaling approximately 1.02 acres (0.41 hectares)

from "Urban Reserve – UR-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future residential development as part of Phase 4 of Bridge Crossing subdivision.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the Westerly 446 feet (135 metres) of Lot 4, Block 26, Plan 2023GL totalling approximately 1.02 acres (0.41 hectares) as shown on the attached Schedule 'A', be designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

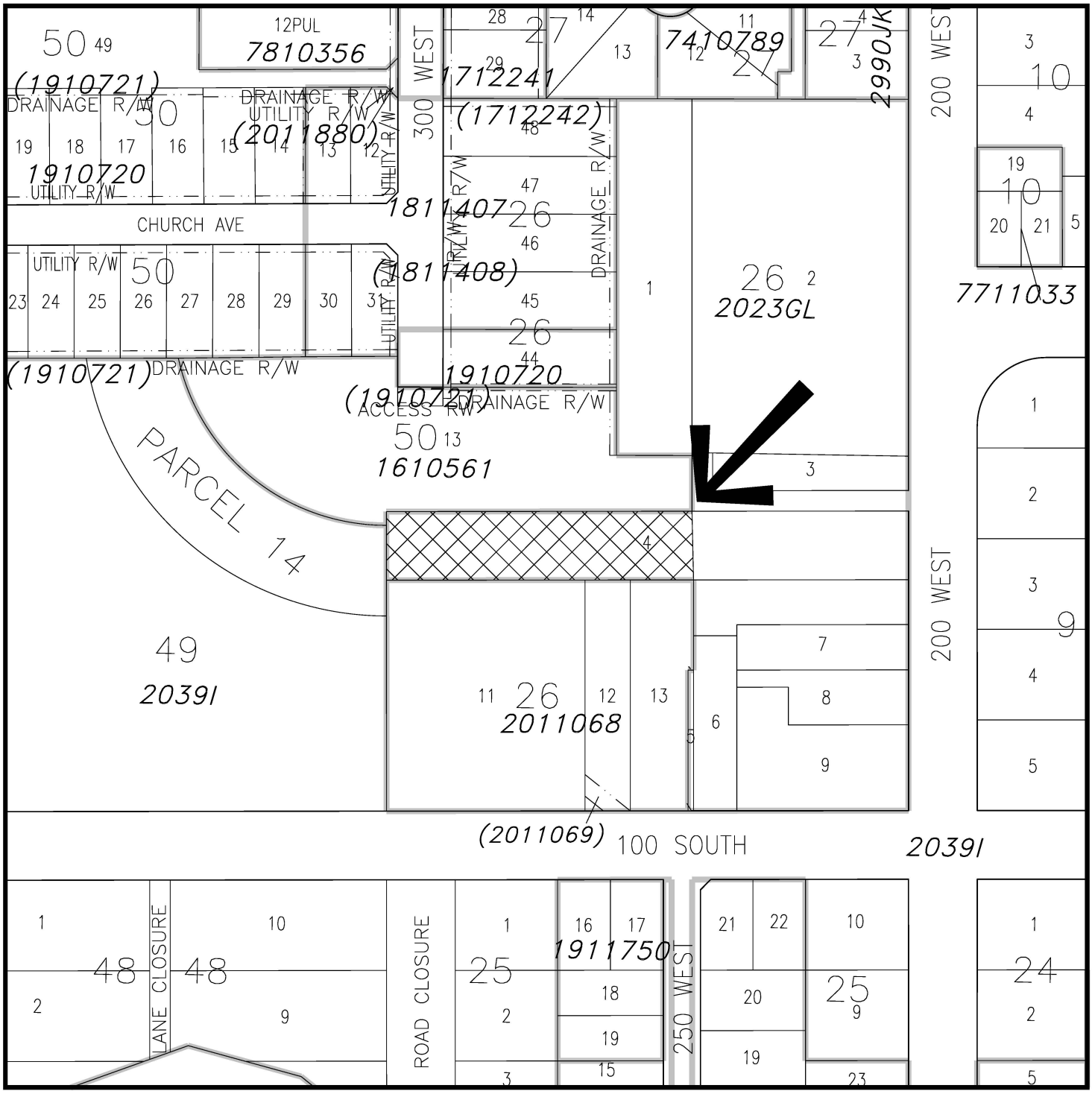
READ a **first** time this 6TH day of APRIL, 2021

READ a **second** time this 4TH day of MAY, 2021.

READ a **third** time and finally passed this 4TH day of MAY, 2021.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve - 'UR-1'

TO: General Residential - 'R-1'

PORTION OF LOT 4, BLOCK 26, PLAN 2023GL WITHIN
NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MARCH 18, 2021

Bylaw #: 1097-21

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 18, 2021 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Portion of Lot 4, Block 26, Plan2023GL.dwg

TOWN OF RAYMOND

BYLAW NO. 1098-21

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 6, Block 52, Plan 2039I

from "General Residential – R-1" to "General Commercial – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 6, Block 52, Plan 2039I as shown on the attached Schedule 'A', be designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

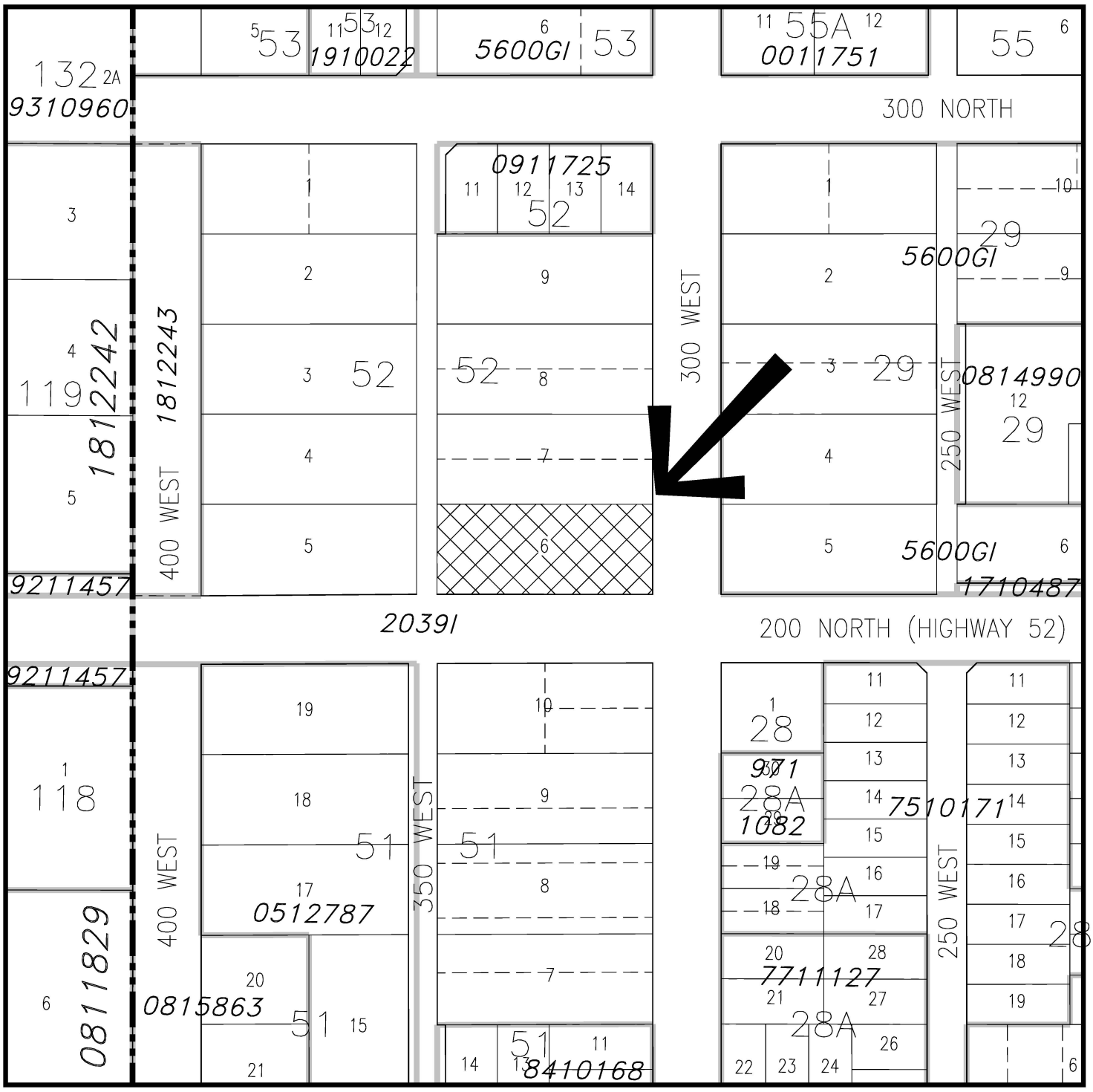
READ a **first** time this 6TH day of APRIL, 2021

READ a **second** time this 4TH day of MAY, 2021.

READ a **third** time and finally passed this 4TH day of MAY, 2021.

Mayor – Jim Depew

Chief Administrative Officer – Kurtis Pratt



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'

TO: General Commercial - 'C-1'

LOT 6, BLOCK 52, PLAN 2039I WITHIN
SW 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MARCH 18, 2021

Bylaw #: 1098-21

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

March 18, 2021 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 6, Block 52, Plan 2039I.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1107-21

A Bylaw of the Town of Raymond in the Province of Alberta for the purpose of closing to public travel a portion of public roadway to create title in the name of the municipality for subsequent disposal and sale of the land in accordance with Section 22 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the lands hereafter described, and as illustrated in attached Schedule 'A' are no longer required for public travel; and

WHEREAS application has been made to Council to have the portion of roadway closed, and

WHEREAS the Council of the Town of Raymond deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and thereafter creating title to same; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act; and

WHEREAS Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Raymond in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described roadway for disposal and sale, subject to rights of access granted by other legislation:

That portion of Granite Road, Plan 1910165, shown on the attached Schedule 'A' "Sketch Plan Showing Road Closure Area Within Plan 191 0165"

Received first reading this 2nd day of NOVEMBER ,2021

Chief Elected Official
<seal>

Chief Administrative Official

APPROVED this 24th day of November ,2022

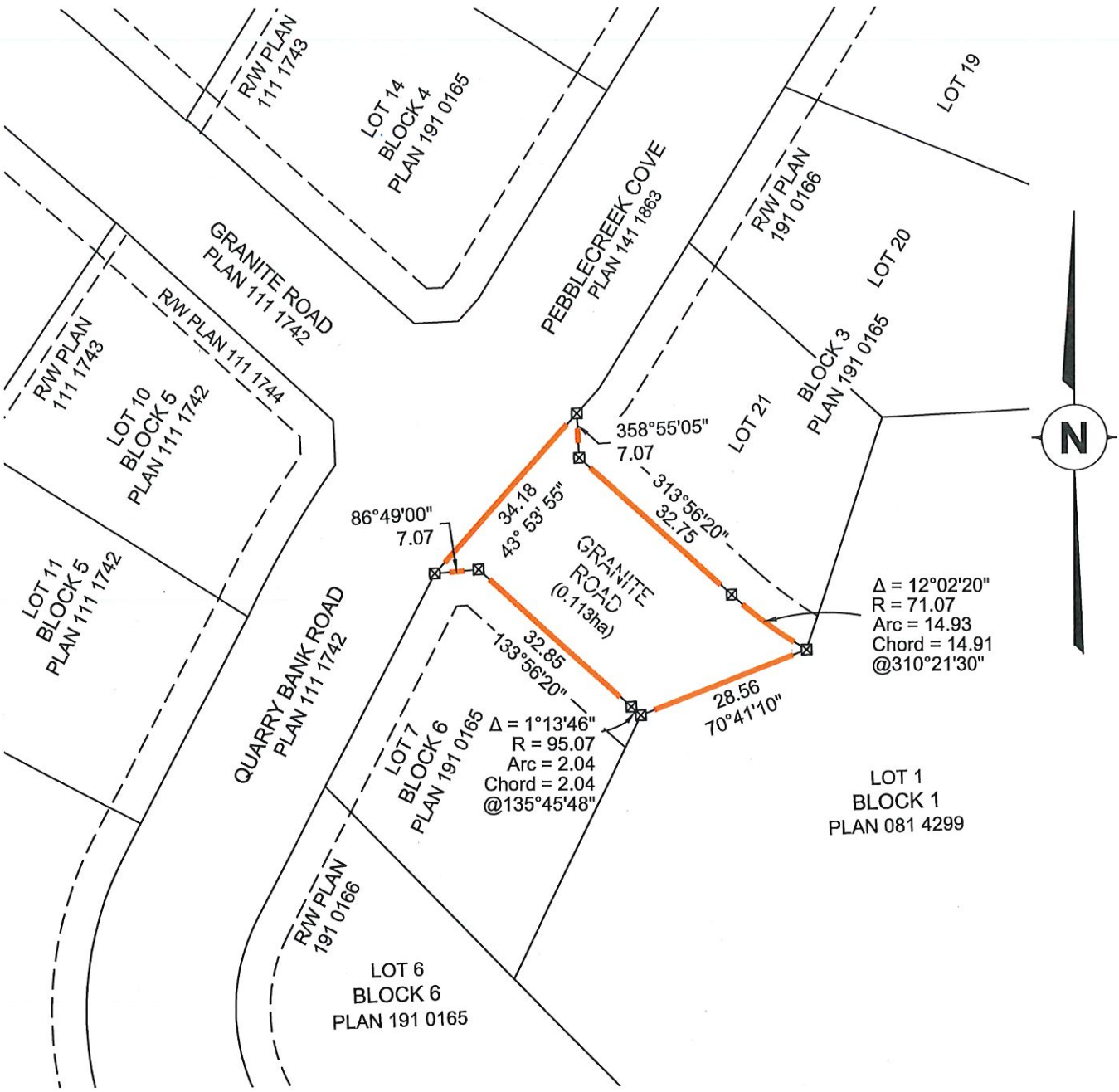
Minister of Transportation
and Economic Corridors <seal>

Received second reading this 20TH day of DECEMBER, 2022.

Received third reading this 20TH day of DECEMBER, 2022.

Chief Elected Official
<seal>

Chief Administrative Officer



SCHEDULE 'A'

LEGEND/NOTES

Calculated Positions shown thus: ⊠
Lands dealt with by this plan bounded thus: ——
Distances shown are in metres and decimals thereof.

SCALE 1:1000

0 10 20 40 60 80 100 Metres

Sketch Plan Showing

ROAD CLOSURE AREA

WITHIN

PLAN 191 0165
(NE SEC 9, TWP 6, RGE 20, W4M)
Town of Raymond - Alberta

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P321 WILDE BROS. SURVEYS LTD.

WILDE BROS Surveys
WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0

File: 21178KDJ Drawing Name: 21178KDJ_SKETCH.dwg Page 1 of 1

TOWN OF RAYMOND

BYLAW NO. 1108-21

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

That portion of Granite Road, Plan 1910165 which lies between Lot 7, Block 6 and Lot 21, Block 3 of Plan 1910165

to "General Residential – R-1", as shown on the attached Schedule 'A' to accommodate future residential development.

AND WHEREAS the described land is an undeveloped road that is proposed to be closed and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as that portion of Granite Road, Plan 1910165 which lies between Lot 7, Block 6 and Lot 21, Block 3 of Plan 1910165, as shown on the attached Schedule 'A', be designated General Residential– R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 be amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 2ND day of NOVEMBER, 2021.

READ a **second** time this 18TH day of JANUARY, 2022.

READ a **third** time and finally passed this 18TH day of JANUARY, 2022.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*

TOWN OF RAYMOND

BYLAW NO. 1109-21

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond deems it prudent to update certain Land Use Bylaw development standards, requirements and definitions and broaden allowances for development officer capacity to enhance efficiency.

AND WHEREAS THE PURPOSE of Bylaw No. 1109-21 is to amend the standards for driveways to allow wider driveways in the Residential land use district and clarify standard requirements for all other districts in the development standards in Part 2 of the Land Use Bylaw; amend the barrier-free parking requirements to comply with current Safety Codes requirements; increase the Development Officer's capacity to grant one limited variance of a measurable standard to a maximum of 20% for permitted uses and development officer discretionary uses, including corresponding amendments to the definitions' section for limited variance and measurable standard; adjust the square footage of an accessory structure not requiring a permit for consistency with the requirement for a building permit; remove the minimum setback from easements and replace with an informative; and amend the subdivision application requirement for a surveyor's sketch or real property report to include a variance capability to accommodate unique circumstances.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, 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 duly assembled does hereby enact the following:

1. That Part 2, section 14(7), Driveway Standards, subsections (a)-(f) are amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(7) Driveway Standards

~~(a) Only one driveway per lot is permitted for accessory, single-detached, semi-detached and duplex residential development. The maximum number of driveways permitted per lot for all other uses shall be as required by the Development Authority.~~

~~(b) Vehicular access for corner lots will be limited to locations along the minor street unless site specific considerations require otherwise.~~

~~(c) Driveway standards are as follows:~~

~~(i) Minimum width: 3.0 m (10 ft)~~

~~(ii) Maximum width: 7.3 m (24 ft)~~

~~(iii) Setback from lane: 3.0 m (10 ft)~~

~~(iv) Setback from intersection: 6.1 m (20 ft)~~

~~(d) Driveways and manoeuvring aisles serving as fire lanes shall be at least 6.1 m (20 ft) wide.~~

~~(e) The Development Authority may require that driveways be paved as a condition of approval.~~

~~(f) In the General Residential District, any residential (single-detached, duplex or semi-detached use) hard surfaced or gravel driveway, parking pad not supporting a garage or carport, walkway, and/or paving stones or similar impervious ground cover is limited to a maximum of 25% lot coverage unless approved otherwise by a development permit. For all other uses in the General Residential District and any use in all other districts, the lot coverage for driveways, parking pads/lots, walkways and other similar impervious surfaces is as required by the Development Authority.~~

(a) Driveway standards in the R-2, C-1, NC-1, I-1, POS-1, PI-1, and UR-1 districts shall be as follows:

(i) The maximum number of driveways shall be as regulated by the Development Authority.

(ii) Vehicular access for corner lots will generally be limited to locations along the minor street unless site specific conditions require otherwise.

(iii) Driveway standards are as follows:

Minimum driveway width:	3.0 m (10 ft)
Maximum driveway width:	7.3 m (24 ft)
Setback from lane:	3.0 m (10 ft)
Setback from intersection of public roadways:	6.1 m (20 ft)

(iv) Driveways and maneuvering aisles serving as fire lanes shall be at least 6.1 m (20 ft) wide.

(v) The Development Authority may require that driveways be paved as a condition of approval.

2. That Part 4, General Residential – R-1, section 15(7), Off-Street Parking and Driveway Requirements, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(7) Driveway standards for residential uses are as follows:

(a) Minimum driveway width: 3.0 m (10 ft)

(b) Maximum driveway width: ~~7.3 m (24 ft)~~

If lot width is 18.3 m (60 ft) or less: 7.3 m (24 ft)

If lot width is greater than 18.3 m (60 ft): 9.1 m (30 ft)

(c) Setback from lane: 3.0 m (10 ft)

(d) Setback from intersection of public roadways: 6.1 m (20 ft)

3. That Part 2, section 14(3), Barrier-free Parking, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(3) Barrier-free Parking

(a) The minimum number of barrier-free parking spaces to be provided for ~~the disabled~~ use by persons with disabilities shall be a portion of the total number of off-street parking spaces required, in accordance with Table 2, Barrier-Free Parking Spaces.

(b) Each barrier-free parking space for the disabled shall be:

(i) ~~at least 3.7 m (12 ft) wide;~~ designed as a 2.4 m (7.9 ft) wide parking stall adjacent to a 2.4 m (7.9 ft) wide access aisle where the access aisle is demarcated to indicate no parking;

(ii) have a firm, slip-resistant and level surface;

(iii) be clearly marked ~~as being for the use of persons with disabilities only.~~ and identified in accordance with the National Building Code – Alberta Edition;

(iv) be located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance; and

(v) be designed so that parked vehicles shall not obstruct access onto an elevated and level surface.

~~(c) Where there are two or more adjacent barrier-free parking stalls, a 1.5 m (5 ft) wide access aisle shall be provided between the stalls.~~

~~(d) Barrier-free parking stalls shall be clearly identifiable in accordance with Safety Codes.~~

~~(e)~~ (c) There must be a well-lit, distinguishable, barrier-free path of travel from the parking areas to the building entrance.

~~(f)~~ (d) It is recommended that an additional number of spaces be considered when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking, such as, but not limited to, arenas, grocery stores, medical services and restaurants.

Table 2 – Barrier-Free Parking Spaces	
Number of parking spaces required for a use	Number of barrier-free spaces required for use by persons with disabilities
~~0~~2-10	~~0*~~ 1
11-25	~~1~~ 2
26-50	~~2~~ 3
51-100	~~3~~ 4
for each additional increment of 100 or part thereof	one additional stall

~~* Development is encouraged to provide at least one barrier-free parking space for use by persons with disabilities.~~

4. That Part 1, section 15(2)(d)(iii) and (iv), Development Officer Powers and Duties, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(2) The Development Officer:

(d) except as provided in subsection 2(g), shall consider and decide on applications for a development permit for:

(iii) permitted uses that request one limited variance of a measurable standard not to exceed ~~10%~~ 20%;

(iv) discretionary uses under "Discretionary Uses – Development Officer" that request one limited variance of a measurable standard not to exceed ~~10%~~ 20%;

5. That Part 1, section 30(2) and (3), Permitted Use Applications, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(2) Upon receipt of a complete application for a permitted use that requests a limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw, the Development Officer:

(a) may, at the Development Officer's discretion, notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section 36 (Notification of Adjacent Landowners and Persons Likely Affected; and

(b) grant the limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw and approve a development permit with or without conditions if in the opinion of the Development Officer, the variance would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; or

(c) refer the development application involving a request for a limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw to the Municipal Planning Commission for a decision; or

(d) refuse to approve the development permit, stating reasons.

(3) Upon receipt of a complete application for a permitted use that requests more than one limited variance, a variance(s) exceeding ~~10%~~ 20% of any measurable standard of this bylaw, or a variance of any other bylaw provision, the Development Officer shall refer the application to the Municipal Planning Commission for a decision pursuant to Part 1, section 35 (Applications Requesting Variance of Bylaw Provisions).

6. That Part 1, section 31(2), Discretionary Use Applications, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(2) Upon receipt of a complete application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon (listed as Discretionary Uses – Development Officer in Part 4), that requests a limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw, the Development Officer:

(a) may, at the Development Officer's discretion, notify adjacent landowners and other persons likely to be affected in accordance with Part 1, section 36 (Notification of Adjacent Landowners and Persons Likely Affected; and

(b) grant the limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw and approve a development permit with or without conditions if in the opinion of the Development Officer, the variance would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; or

(c) refer the development application involving a request for a limited variance not to exceed ~~10%~~ 20% of one measurable standard of this bylaw to the Municipal Planning Commission for a decision; or

(d) refuse to approve the development permit, stating reasons.

7. That Part 1, section 35(2), Applications Requesting Variance of Bylaw Provisions, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(2) The Development Officer is authorized to exercise discretion under subsection (3) for a permitted use and/or discretionary us – development officer where a limited variance to one applicable measurable standard not to exceed ~~10%~~ 20% is requested, in accordance with Part 1, sections 30(2) and 31(2).

8. That the term "Variance, limited" in Part 5, Definitions is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

Variance, limited means a relaxation of one measurable standard of the bylaw not to exceed ~~10%~~ 20%.

9. That the term "Measurable standard" in Part 5, Definitions is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

Measurable standard means a minimum dimensional standard stipulated in Part 2, Part 3, or Part 4 of the land use bylaw, ~~limited to minimum lot size, minimum setbacks, maximum lot coverage, maximum building height and driveway width.~~

10. That Part 1, section 27(4)(d), Development Not Requiring a Development Permit, is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

(d) the first accessory structure placed on a lot which is ~~11 m² (120 ft²)~~ 10 m² (108 ft²) or less in area.

11. That Part 2, section 12, General Development Standards is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strikethrough~~):

12. EASEMENTS/UTILITY RIGHT-OF-WAY

~~All permanent structures shall be located a minimum of 3.0 m (10 ft) from a registered easement, or such greater distance as may be required by the Development Authority.~~

It is the responsibility of the applicant/landowner to determine the location of registered easements and utility rights-of-way on the property that is the subject of development and ensure that development does not encroach upon the easements/utility rights-of-way and complies with any setbacks and other requirements as may be prescribed in associated agreements registered on title.

12. That Part 1, section 53(1)(d), Subdivision Application, is amended as follows (text to be added is shown in underline):

(1) An applicant applying for subdivision shall provide the required fees, materials and information as requested by the Subdivision Authority or its designate. A complete application for subdivision shall consist of:

(d) a tentative subdivision plan professionally prepared or an accurate and legible sketch draw to scale that shows the location, dimensions and boundaries of the proposed subdivision an all other requirements prescribed in the subdivision application package. For a subdivision application where buildings or structures are present on the land that is the subject of the subdivision, a sketch prepared by a professional surveyor or a Real Property Report is required unless determined to be unnecessary by the Subdivision Authority or its designate.

13. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout.

14. This bylaw comes into effect upon third and final reading hereof.

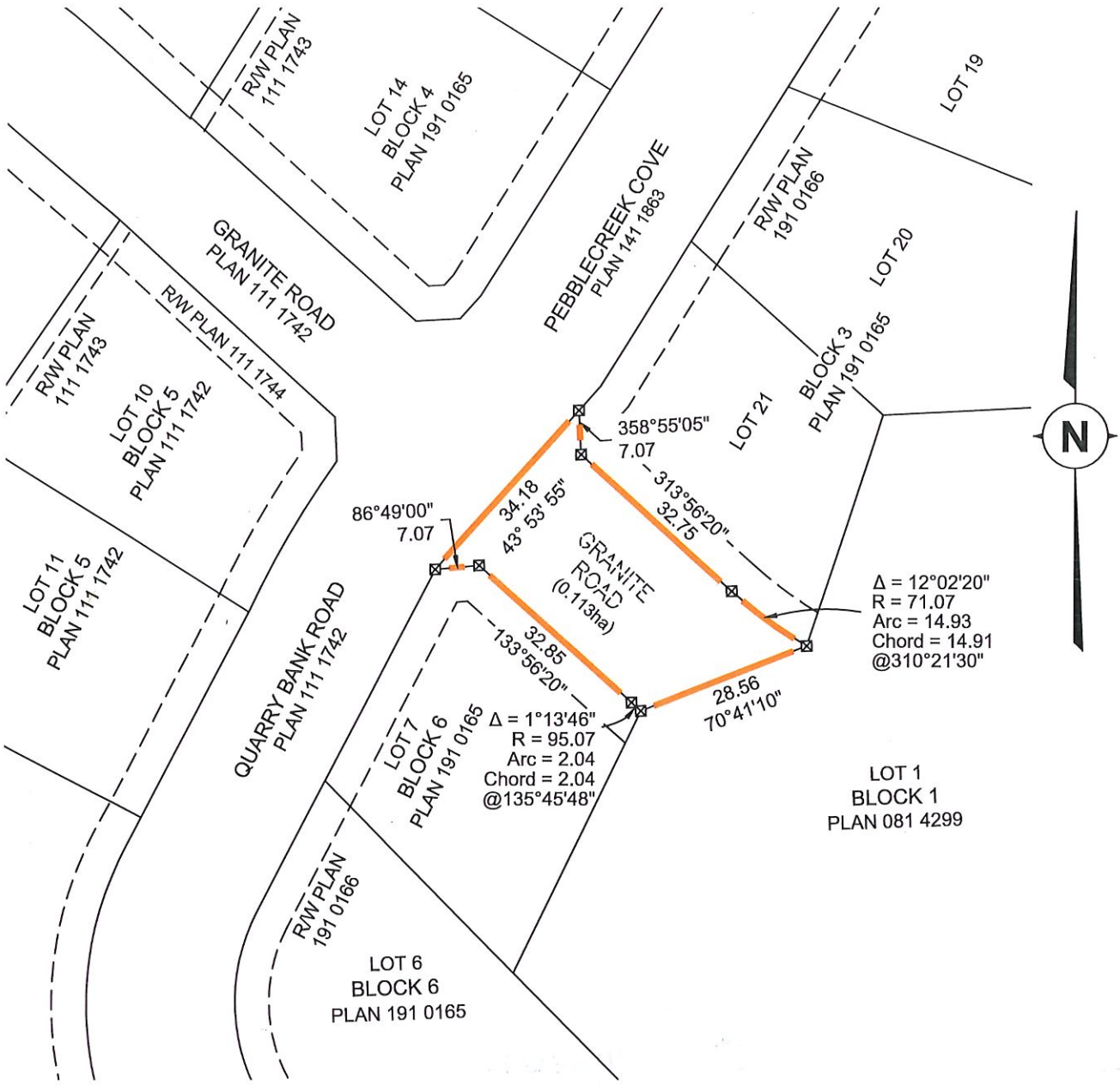
READ a **first** time this 26TH day of JULY, 2022.

READ a **second** time this 23RD day of AUGUST, 2022.

READ a **third** time and finally passed this 23RD day of AUGUST, 2022.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



SCHEDULE 'A'

LEGEND/NOTES

Calculated Positions shown thus: ⊠
Lands dealt with by this plan bounded thus:
Distances shown are in metres and decimals thereof.

SCALE 1:1000

0 10 20 40 60 80 100 Metres

Sketch Plan Showing

ROAD CLOSURE AREA

WITHIN

PLAN 191 0165
(NE SEC 9, TWP 6, RGE 20, W4M)
Town of Raymond - Alberta

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P321 WILDE BROS. SURVEYS LTD.

WILDE BROS Surveys
WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0

File: 21178KDJ Drawing Name: 21178KDJ_SKETCH.dwg Page 1 of 1

TOWN OF RAYMOND

BYLAW NO. 1113-22

A Bylaw of the Town of Raymond in the Province of Alberta for the purpose of closing to public travel a public roadway to create title in the name of the municipality for subsequent disposal of the land through consolidation with adjacent land in accordance with Section 22 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the lands hereafter described, and as illustrated in attached Schedule 'A', are no longer required for public travel; and

WHEREAS application has been made to Council to have the undeveloped roadway closed, and

WHEREAS the Council of the Town of Raymond deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and thereafter creating title to same; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act; and

WHEREAS Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Raymond in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described roadway for consolidation with adjacent land, subject to rights of access granted by other legislation:

100 West Country Estate Drive
As shown on Plan 101 0468

Received first reading this 15TH day of MARCH, 2022

Chief Elected Official
<seal>

Chief Administrative Official

APPROVED this 12 day of December, 2022

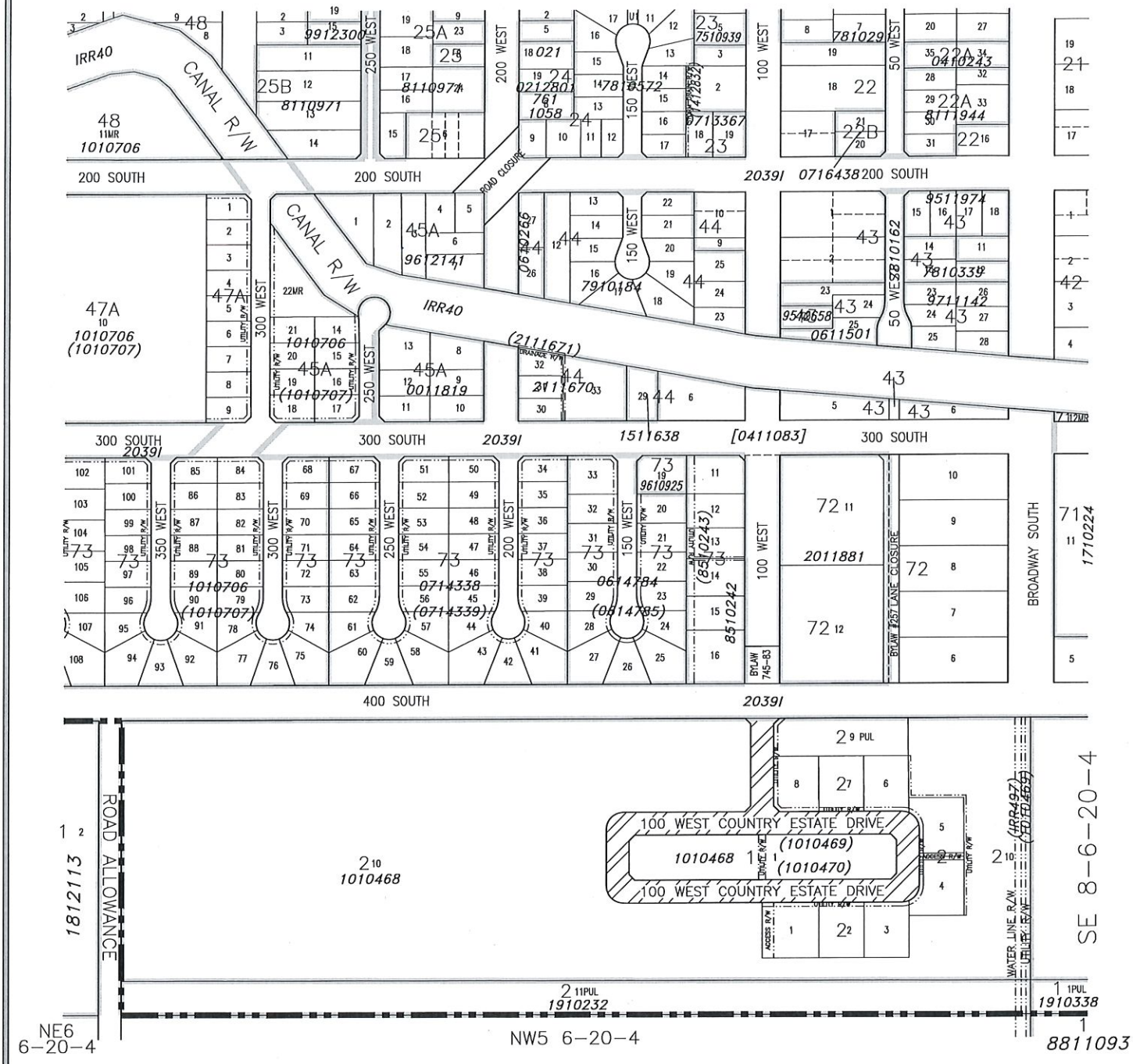
Minister of Transportation
and Economic Corridors <seal>

Received second reading this 3RD day of JANUARY, 2022.

Received third reading this 3RD day of JANUARY, 2022.

Chief Elected Official
<seal>

Chief Administrative Officer



ROAD CLOSURE BYLAW
SCHEDULE 'A'

PROPOSED ROAD CLOSURE
100 WEST COUNTRY ESTATE DRIVE
AS SHOWN ON PLAN 1010468

WITHIN SW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 25, 2022

Bylaw #: 1113-22
Date: JANUARY 3, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 25, 2022 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Road Closure Country Estate Drive, Plan 1010468.dwg

TOWN OF RAYMOND

BYLAW NO. 1114-22

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

100 West Country Estate Drive
As shown on Plan 101 0468

to "Urban Reserve – UR-1" as shown on the map in Schedule 'A', attached hereto, to accommodate consolidation with adjacent lands designated Urban Reserve.

AND WHEREAS the described land is an undeveloped road that is proposed to be closed and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as 100 West Country Estate Drive as shown on Plan 101 0468, as illustrated on the attached Schedule 'A', is designated Urban Reserve– UR-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15TH day of MARCH, 2022.

READ a **second** time this 19TH day of APRIL, 2022.

READ a **third** time and finally passed this 19TH day of APRIL, 2022.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: No Zoning

TO: Urban Reserve - 'UR-1'

100 WEST COUNTRY ESTATE DRIVE AS SHOWN ON PLAN 1010468 (TO BE CLOSED)
WITHIN SW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 25, 2022

Bylaw #: 1114-22

Date: APRIL 19, 2022

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 25, 2022 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond 100 Country Estates Drive, Plan 1010468.dwg

TOWN OF RAYMOND

BYLAW NO. 1115-22

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 1, Block 1, Plan 1010468
And
Lots 1-9PUL, Block 2, Plan 1010468

from "General Residential – R-1" to "Urban Reserve – UR-1" as shown on the map in Schedule 'A', attached hereto, to accommodate consolidation with adjacent lands designated UR-1.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the lands described as Lot 1, Block 1, Plan 1010468 and Lots 1-9PUL, Block 2, Plan 1010468, as illustrated on the attached Schedule 'A', are designated Urban Reserve – UR-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15TH day of MARCH, 2022

READ a **second** time this 19TH day of APRIL, 2022.

READ a **third** time and finally passed this 19TH day of APRIL, 2022.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'

TO: Urban Reserve - 'UR-1'

LOT 1, BLOCK 1 AND LOTS 1-9PUL, BLOCK 2, PLAN 1010468
WITHIN SW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 25, 2022

Bylaw #: 1115-22

Date: APRIL 19, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 01, 2022 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 1, Block 1 and Lots 1-9, Block 2, Plan 1010468.dwg

TOWN OF RAYMOND

BYLAW NO. 1116-22

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 11, Block 26, Plan 2011068
AND
Block 49, Excepting Thereout The West Two Hundred And Eighty Five Tenths (280.5) Feet, Plan 2039I
AND
The Southeast Portion of Block 49 (26m wide by 70m long) Containing 0.182 Ha, Plan 2039I

from "Urban Reserve – UR-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future residential subdivision and development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 11, Block 26, Plan 2011068 as shown on the attached Schedule 'A', is designated General Residential – R-1.
2. That the land described as Block 49, Excepting Thereout The West Two Hundred And Eighty Five Tenths (280.5) Feet, Plan 2039I as shown on the attached Schedule 'A', is designated General Residential – R-1.
3. That the land described as the Southeast Portion of Block 49 (26m wide by 70m long) Containing 0.182 Ha, Plan 2039I as shown on the attached Schedule 'A', is designated General Residential – R-1.
4. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
5. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
6. This bylaw comes into effect upon third and final reading hereof.

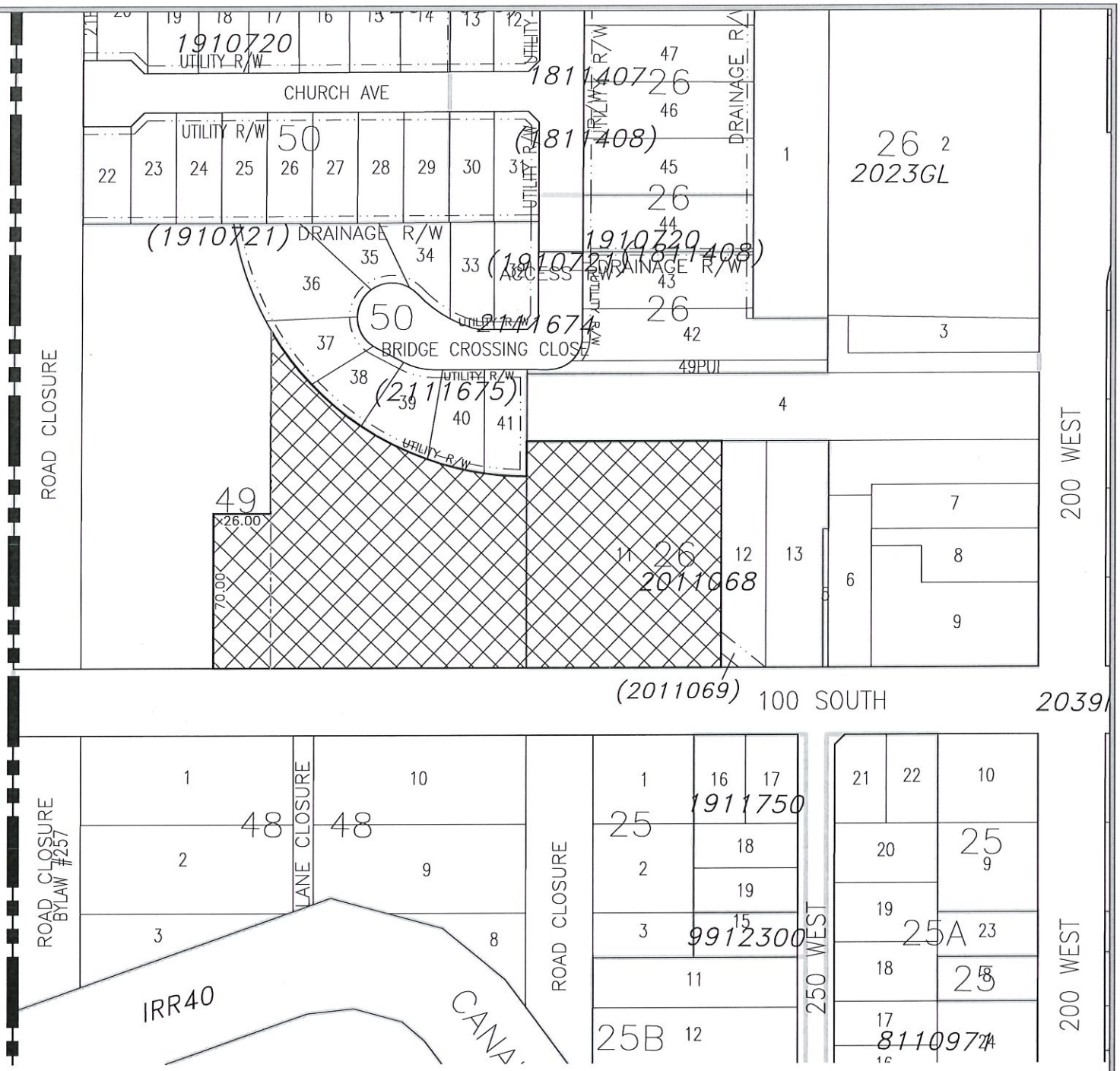
READ a **first** time this 5TH day of APRIL, 2022.

READ a **second** time this 3RD day of MAY, 2022.

READ a **third** time and finally passed this 3RD day of MAY, 2022

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: URBAN RESERVE UR-1
TO: GENERAL RESIDENTIAL R-1

LOT 11, BLOCK 26, PLAN 2011068 AND A PORTION OF BLOCK 49, PLAN 2039I
WITHIN NW 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MARCH 30, 2022

Bylaw #: 1116-22
Date: MAY 3RD, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 30, 2022 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 11, Blocks 26 & 49, Plans 2011068 & 2039I.dwg

TOWN OF RAYMOND

BYLAW NO. 1117-22

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands within the StoneGate Meadows Area Structure Plan Bylaw No. 1101-21 described as:

A portion of Lot 1 Block 1 Plan 0814299
Totalling approximately 12.05 ha (29.78 acres)

from "Urban Reserve – UR-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, and

A portion of Lot 1 Block 1 Plan 0814299
Totalling approximately 8.18 ha (20.22 acres)

from "Urban Reserve – UR-1" to "Parks and Open Space – POS-1", as shown on the map in Schedule 'A', attached hereto.

AND WHEREAS the purpose of the proposed amendment is to accommodate subdivision and development consistent with phases 4 and 5, including dedication of municipal reserve land, of the StoneGate Meadows Area Structure Plan Bylaw No. 1101-21.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a portion of Lot 1, Block 1, Plan 0814299 totalling approximately 12.05 ha (29.78 acres) as shown on the attached Schedule 'A', is designated General Residential – R-1.
2. That the land described as a portion of Lot 1, Block 1, Plan 0814299 totalling approximately 8.18 ha (20.22 acres) as shown on the attached Schedule 'A', is designated Parks and Open Space – POS-1.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

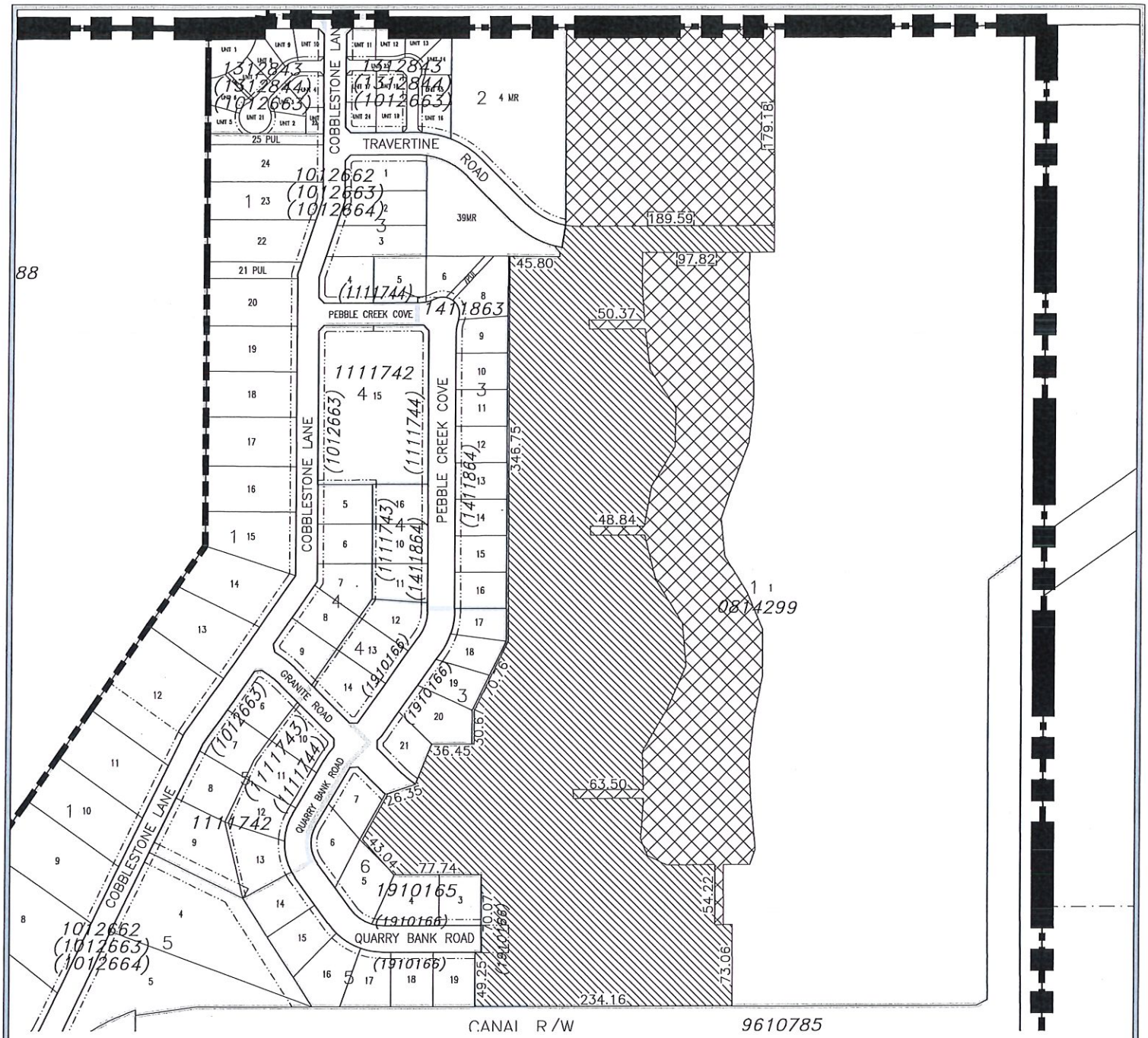
READ a **first** time this 2ND day of MAY, 2022.

READ a **second** time this 7TH day of JUNE, 2022.

READ a **third** time and finally passed this 7TH day of JUNE, 2022

Mayor – Jim Depew

Chief Administrative Officer – Kurtis Pratt



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1117-22
Date: _____

FROM: URBAN RESERVE UR-1
TO: PARKS & OPEN SPACE POS-1 (8.18±ha (20.22±ac))

FROM: URBAN RESERVE UR-1
TO: GENERAL RESIDENTIAL R-1 (12.05±ha (29.78±ac))

PORTIONS OF LOT 1, BLOCK 1, PLAN 0814299 WITHIN E.1/2 SEC 9, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: APRIL 28, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

May 03, 2022 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Stonegate ASP, Bylaw 117-22.dwg

TOWN OF RAYMOND

BYLAW NO. 1119-22

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Portions of Block Z, Plan 2039I
And
Portions of Block A, Plan 7391CT

from "Parks and Open Space – POS-1" to "Public and Institutional – PI-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future subdivision and public and institutional uses; AND

Lot 1, Block 3, Plan 8511019

from "Public and Institutional – PI-1" to "Parks and Open Space – POS-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future parks and open space uses.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Portions of Block Z, Plan 2039I and Portions of Block A, Plan 7391CT as shown on the attached Schedule 'A', is designated Public and Institutional – PI-1.
2. That the land described as Lot 1, Block 3, Plan 8511019 as shown on the attached Schedule 'A', is designated Parks and Open Space – POS-1.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

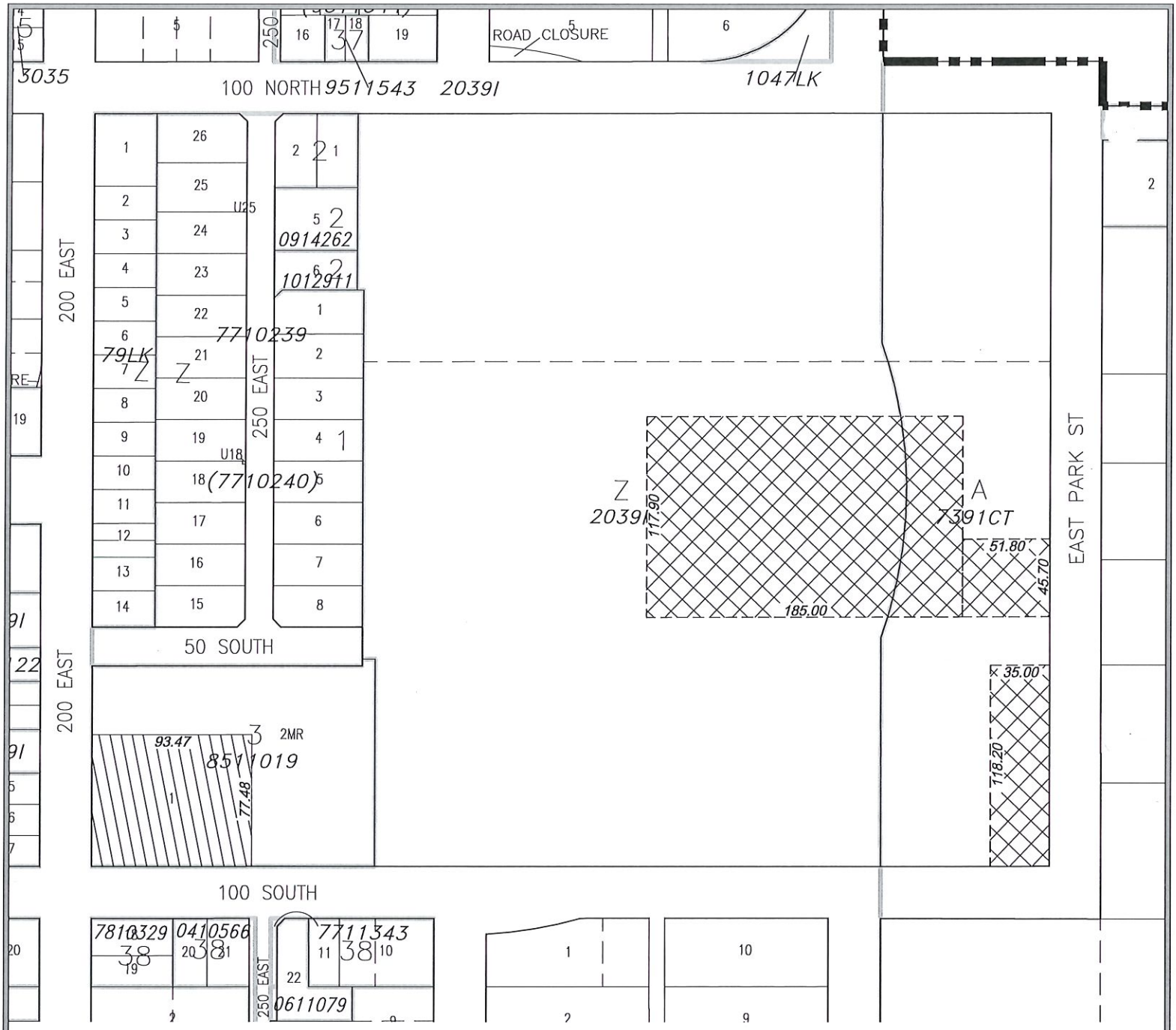
READ a **first** time this 6TH day of DECEMBER, 2022.

READ a **second** time this 3RD day of JANUARY, 2023.

READ a **third** time and finally passed this 3RD day of JANUARY, 2023.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1119-22

Date: JANUARY 3RD 2023

FROM: PARKS AND OPEN SPACE – POS-1
TO: PUBLIC AND INSTITUTIONAL – PI-1

FROM: PUBLIC AND INSTITUTIONAL – PI-1
TO: PARKS AND OPEN SPACE – POS-1

PORTIONS OF BLOCK Z, PLAN 2039I AND
PORTIONS OF BLOCK A, PLAN 7391CT WITHIN NW 1/4 SEC 9, TWP 6, RGE 20, W 4 M AND
LOT 1, BLOCK 3, PLAN 8511019 WITHIN NE 1/4 SEC 8, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND

DATE: NOVEMBER 30, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1121-23

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The Southern Portion of Lot 1, Block 1, Plan 9211847
Totalling Approximately 5 Acres

from "Public and Insitutional – PI-1" to General Commercial – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial uses.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the Southern Portion of Lot 1, Block 1, Plan 9211847 Totalling Approximately 5 Acres, as shown on the attached Schedule 'A', is designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

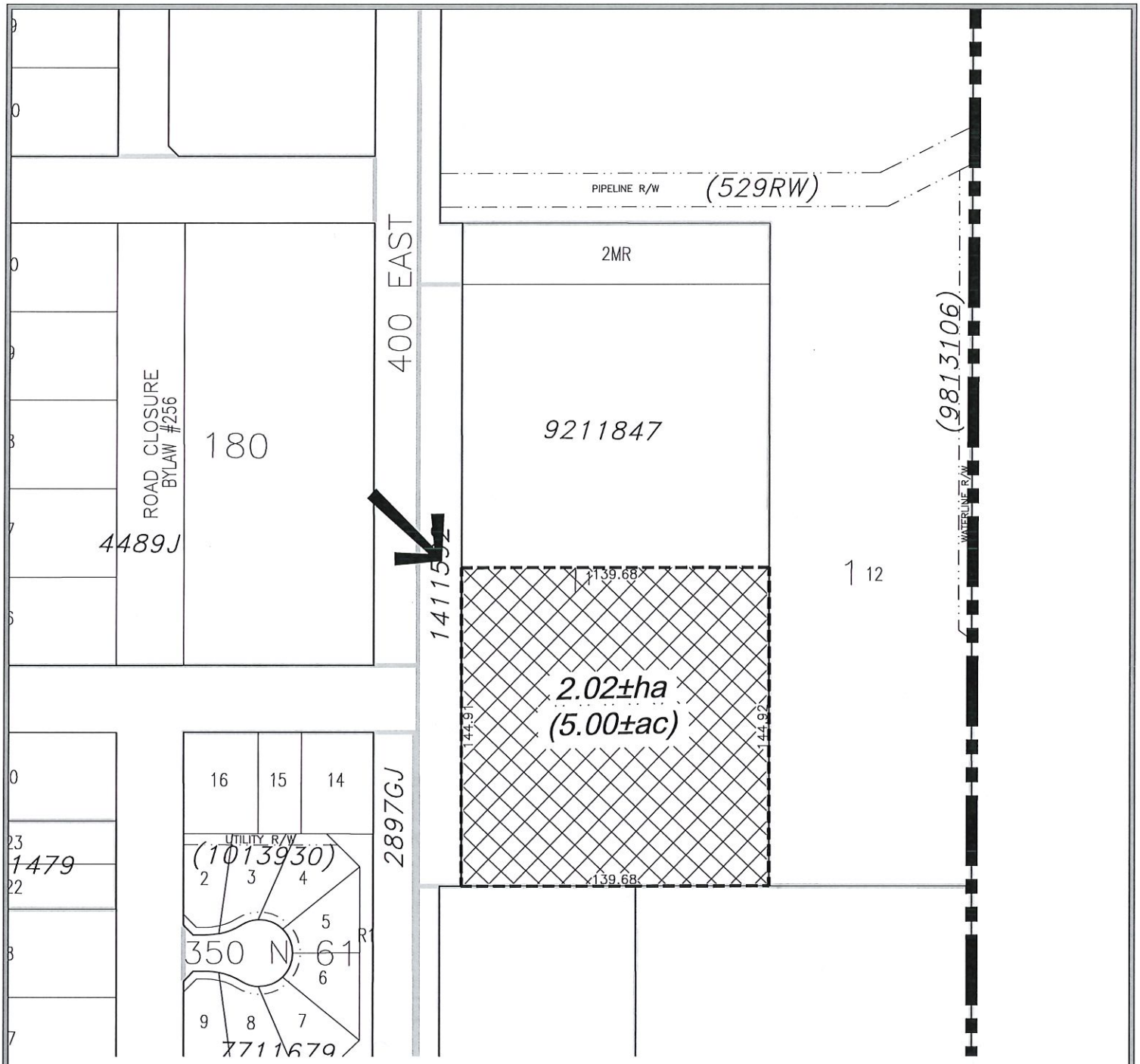
READ a **first** time this 7TH day of MARCH, 2023.

READ a **second** time this 4TH day of APRIL, 2023.

READ a **third** time and finally passed this 4TH day of APRIL, 2023.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: PUBLIC AND INSTITUTIONAL – PI-1
TO: GENERAL COMMERCIAL – C-1

PORTION OF LOT 1, BLOCK 1, PLAN 9211847
WITHIN SW 1/4 SEC 16, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 28, 2023

Bylaw #: 1121-23
Date: APRIL 4, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 28, 2023 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Lot 1, Block 1, Plan 9211847 – Bylaw 1121-23.dwg

TOWN OF RAYMOND

BYLAW NO. 1124-23

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lots 8-10, Block 71, Plan 2039I

Lot 5, Block 70, Plan 2039I

Lot 13, Block 70, Plan 0312808

That Portion of First Street East (Municipally known as 100 East) Lying Between Blocks 70 and 71 on Said Plan Which Lies Between the South Limit of Third Street East (Municipally known as 300 South) and the North Limit of Fourth Street East (Municipally known as 400 South), Plan 2039I

from “General Residential – R-1” to “Direct Control – DC-1”, as shown on the map in Schedule ‘A’, attached hereto.

AND WHEREAS THE PURPOSE of Bylaw No. 1124-23 is to redesignate the land described above to Direct Control and establish the framework for subdivision and development, including the uses and regulations for the district, consistent with the approved conceptual design scheme.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, 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 duly assembled does hereby enact the following:

1. That the lands described as Lots 8-10, Block 71, Plan 2039I; Lot 5, Block 70, Plan 2039I; Lot 13, Block 70, Plan 0312808; and That Portion of First Street East (Municipally known as 100 East) Lying Between Blocks 70 and 71 on Said Plan Which Lies Between the South Limit of Third Street East (Municipally known as 300 South) and the North Limit of Fourth Street East (Municipally known as 400 South), Plan 2039I, as shown on the attached Schedule A is designated Direct Control – DC-1.
2. That the Direct Control district regulations for the described land are as established in Schedule B, attached.
3. That the conceptual design scheme for the described land is as established in Schedule C, attached.
4. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
5. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
6. This bylaw comes into effect upon third and final reading hereof.

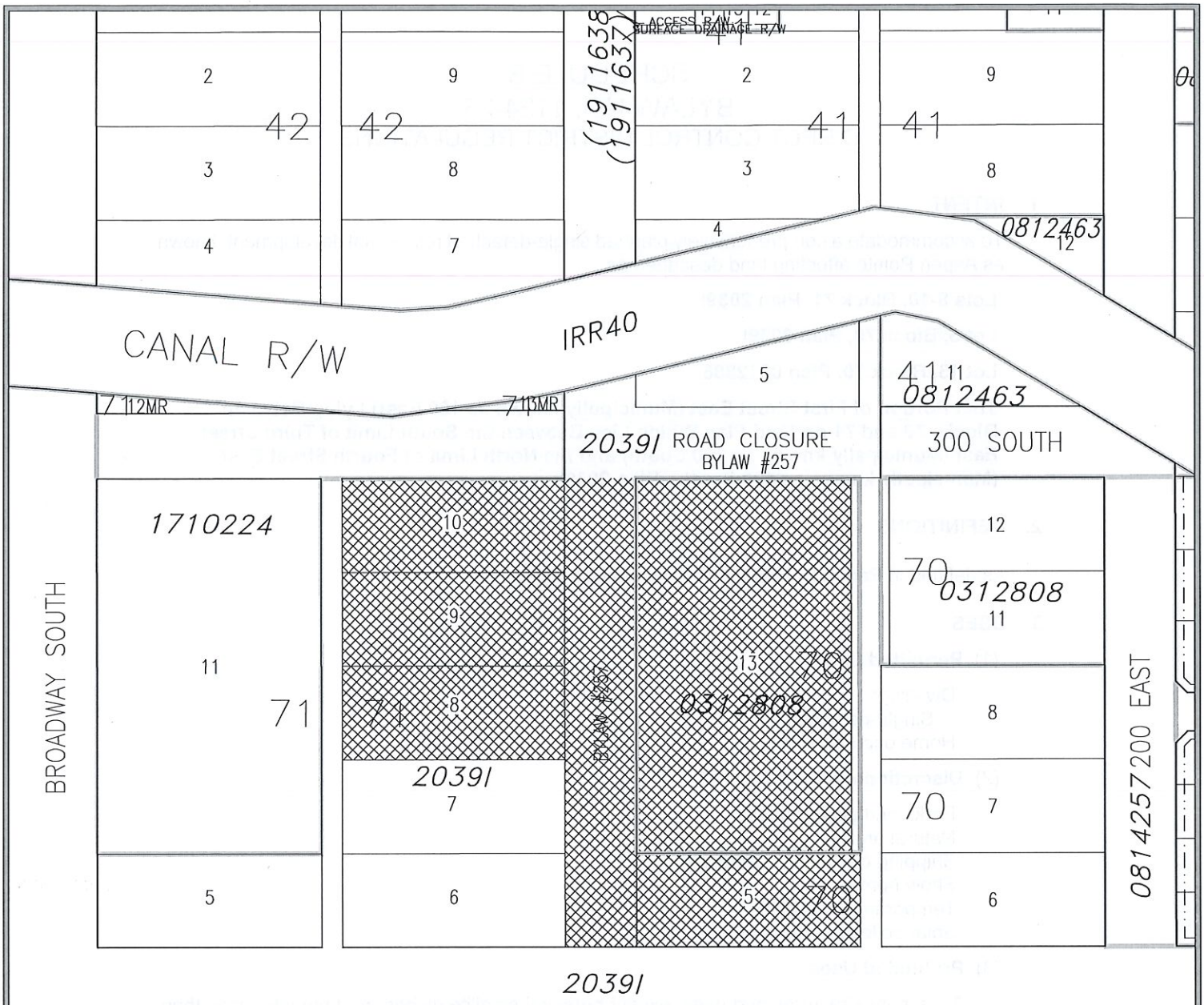
READ a **first** time this 7TH day of FEBRUARY, 2023.

READ a **second** time this 7TH day of MARCH, 2023.

READ a **third** time and finally passed this 7TH day of MARCH, 2023.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: GENERAL RESIDENTIAL – R-1
TO: DIRECT CONTROL – DC-1

PORTION OF FIRST STREET EAST LYING BETWEEN BLOCKS 70 AND 71 OF PLAN 2039I,
AND LOTS 8-10, BLOCK 71, PLAN 2039I,
AND LOT 5, BLOCK 70, PLAN 2039I,
AND LOT 13, BLOCK 70, PLAN 0312808

WITHIN SE 1/4 SEC 8, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 1, 2023

Bylaw #: 1124-23
Date: MARCH 7, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 01, 2023 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Plan 0312808 & 2039I – Bylaw 1124-23.dwg

SCHEDULE B
BYLAW NO. 1124-23
DIRECT CONTROL DISTRICT REGULATIONS

1. INTENT

To accommodate a comprehensively planned single-detached residential development, known as Aspen Pointe affecting land described as:

Lots 8-10, Block 71, Plan 2039I

Lot 5, Block 70, Plan 2039I

Lot 13, Block 70, Plan 0312808

That Portion of First Street East (Municipally known as 100 East) Lying Between Blocks 70 and 71 on Said Plan Which Lies Between the South Limit of Third Street East (Municipally known as 300 South) and the North Limit of Fourth Street East (Municipally known as 400 South), Plan 2039I

2. DEFINITIONS

As defined in Part 5: Definitions of the Land Use Bylaw.

3. USES

(1) **Permitted Uses**

Dwelling:
- Single-detached site-built

Home occupation 1

(2) **Discretionary Uses**

Parks and playgrounds
Natural area
Shipping container, temporary
Show homes
Temporary sales office
Solar collector, roof-mounted

(3) **Prohibited Uses**

Accessory structures and uses, except personal satellite dishes, roof-mounted less than 1 m (3 ft) in diameter
Day home
Dwelling:
- Accessory
- Apartment
- Duplex
- Multi-unit
- Semi-detached
- Single-detached, manufactured, moved-in, prefabricated

Dwelling group
Home occupation 2
Travel trailers, motor homes or other recreational vehicles used as dwellings
And any other use not listed as a permitted or discretionary use

SCHEDULE B
BYLAW NO. 1124-23
DIRECT CONTROL DISTRICT REGULATIONS

4. GENERAL DEVELOPMENT STANDARDS

The General Development Standards contained in Part 2 of the Land Use Bylaw shall apply, unless otherwise specified in the standards of this district.

5. MINIMUM LOT SIZE

As per the approved conceptual design scheme in Schedule C.

6. MINIMUM SETBACK REQUIREMENTS

Dwelling, single-detached site-built:	As per the approved conceptual design scheme in Schedule C.
All Other:	As required by the Approval Authority in accordance with any applicable use specific standards of the Land Use Bylaw.

7. MAXIMUM LOT COVERAGE

Dwelling, single-detached site-built:	45%
All Other:	As required by the Approval Authority in accordance with any applicable use specific standards of the Land Use Bylaw.

8. MINIMUM FLOOR AREA

Dwelling, single-detached site-built:	93 m^2 (1,000 ft^2)

9. MINIMUM BUILDING WIDTH

Dwelling, single-detached site-built:	As per the approved conceptual design scheme in Schedule C.

10. MAXIMUM BUILDING HEIGHT

Dwelling, single-detached site-built:	10.1 m (33 ft)

11. DWELLING DESIGN AND APPEARANCE

(1) The developer of Aspen Pointe shall be responsible for regulating desired design, character and appearance of dwellings through the Aspen Pointe Architectural Design Guidelines as per the approved conceptual design scheme in Schedule C.

(2) The Approval Authority may impose conditions relating to the orientation, exterior finish, and roof line of a dwelling to ensure compatibility with the Aspen Pointe Architectural Design Guidelines.

12. LANDSCAPING

(1) The front yard and secondary front yard of a lot must be comprehensively landscaped, except those areas occupied by sidewalks and driveways, to the satisfaction of the Approval Authority.

(2) Landscaping shall consist of any or all of the following:

(a) vegetation (e.g., trees, shrubs, lawn, flowers);

(b) ground cover of crushed gravel on side yards;

(c) innovative landscaping features, as approved by the Approval Authority.

(3) No cottonwood tree of any specie or variety shall be planted.

(4) The Approval Authority may impose additional landscaping or screening requirements on a development approval for a permitted or discretionary use to improve the quality or compatibility of the proposed use.

13. FENCING

(1) No fence, wall, gate or other means of enclosure shall be permitted in the front yard, secondary front yard, side yard, or rear yard of a lot except for subdivision perimeter fencing in accordance with the approved conceptual design scheme in Schedule. C.

(2) Fencing, walls, gates, or other means of enclosure shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such fencing, walls, gates, or other means of enclosure will be at the property owner's expense.

(3) Subdivision perimeter fencing is subject to approval of the Development Officer in accordance with the approved conceptual design scheme in Schedule C and may either be incorporated into the subdivision development agreement or subject to development permit approval for each phase as a permitted use.

14. OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS

(1) Minimum off-street parking requirements are as follows:

Dwelling, single-detached site built:	2 parking spaces
All Other:	As required by the Approval Authority in accordance with any applicable use specific standards of the Land Use Bylaw.

(2) Off-street parking and driveways shall be required to be concrete or paved as a condition of approval.

(3) Off-street parking and driveways shall be constructed in a manner which will permit adequate drainage, snow removal and maintenance.

(4) Vehicular access for corner lots should be limited to locations aligning with the garage orientation in accordance with the approved conceptual design scheme in Schedule C.

(5) Only one driveway per lot is permitted for single-detached residential development.

(6) Driveway standards for residential use are as follows:

(a)	Minimum width:	6.1 m (20 ft)
(b)	Maximum width:	18.0 m (30 ft)
(c)	Setback from lane:	3.0 m (10 ft)
(d)	Setback from intersection of public roadways:	6.1 m (20 ft)

SCHEDULE B
BYLAW NO. 1124-23
DIRECT CONTROL DISTRICT REGULATIONS

15. USE SPECIFIC STANDARDS

(1) Home Occupation 1

(a) A home occupation 1 is limited to a small-scale, home occupation contained within the principal dwelling involving:

(i) office use only;

(ii) no outdoor storage and/or display of goods; and

(iii) no customer/client visits to the residence.

(b) A home occupation shall be incidental and subordinate to the principal residential use of the dwelling and shall not change the external appearance or character of the dwelling. There shall be no business activities associated with the home occupation conducted on the lot outside of the dwelling.

(c) The operator of the home occupation shall be a resident of the dwelling.

(d) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the home occupation.

(e) No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation exceed the normal demand for residences in the area.

(f) A home occupation shall not include any use that would in the opinion of the Development Officer, materially interfere with or affect the use or enjoyment of neighbouring properties.

(g) Signage advertising a home occupation is not permitted.

(h) The development permit for the use shall be valid only for the period of time the property is occupied by the applicant for such approved use and is not transferable to another location or another person.

(i) The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

(2) Other Use Specific Standards

Use specific standards for show homes, temporary shipping container, and roof-mount solar collector are as prescribed in Part 3: Use Specific Standards of the Land Use Bylaw.

16. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the Approval Authority for:

(a) **Permitted Uses** – is delegated to the Town of Raymond Development Officer. The Development Officer may refer the application to the Municipal Planning Commission in accordance with Permitted Use Applications procedures in the Administrative section of the Land Use Bylaw.

(b) **Discretionary Uses** – is delegated to the Town of Raymond Development Officer. The Development Officer may refer the application to the Municipal Planning Commission in accordance with Permitted Use Applications procedures in the Administrative section of the Land Use Bylaw.

SCHEDULE B
BYLAW NO. 1124-23
DIRECT CONTROL DISTRICT REGULATIONS

17. VARIANCE OF BYLAW PROVISIONS

No variance to the standards established under this Direct Control district or the applicable Parts of the Land Use Bylaw are permitted without authorization of Council through a bylaw amendment.

18. OTHER PROCESSES, REQUIREMENTS AND PROVISIONS

All other processes, requirements, and provisions are as established in Parts 1-5 of the Land Use Bylaw, as applicable.

19. SUBDIVISION

In accordance with the approved conceptual design scheme in Schedule C.

APPROVED
MARCH 7 '23

CONCEPTUAL DESIGN SCHEME

Greg M. Peterson greg.p@rkheggie.com
403.915.3006

FEBRUARY 3, 2023 2.0

ASPEN POINTE
ADULT LIVING HOMES

RIDGELAND DEVELOPMENTS LTD

R.K. HEGGIE GRAIN
EST. 1959

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1.0 INTRODUCTION

1.1 Background

The purpose of this report is to describe the site and its surrounding lands uses, and outline the development proposal, summarize the relevant planning policies and regulations, outline the proposed draft zoning by-law, and provide the justification and rationale for approval.

Ridgeland Developments Ltd. is a subsidiary of R.K Heggie Grain Ltd. located in Raymond Alberta. We propose to develop a parcel of land located in Raymond for the development of residential properties for 55+ Active Adult Living single unit homes. This is a development solution that we believe is uniquely suited to the needs of the community, the Town of Raymond, and the site itself. This development will be comprised of residential lots. The area will be zoned to the Aspen Pointe Direct Control Land Use District for the purposes of establishing characteristic development standards. This will allow the Developer to customize specific characteristic development standards.

The Developer owns the three titled properties in proximity to each other that comprises the development. The development area is separated by the Closed Road parcel of 100 East. The Town of Raymond owns the 1.5 acre Closed Road (which is titled property).

The Developer is proposing to purchase the closed road parcel in phases and will be utilizing it for:

A. Dedicating portions of the north end of the parcel as road allowance to serve the development.
B. Utilizing portions of the south end of the parcel as community amenity green space that is to be comprehensively developed as laid out in the Conceptual Design Scheme.



1.2 Purpose and Intent of the Concept Design Scheme

The Project Site comprises 7.36 acres and is located between 50 E and 150 E which is currently zoned General Residential (R1). There is a need to rezone the Project Site to the Aspen Pointe Direct Control District to accomplish the goals of the development. The purpose of the Aspen Pointe Conceptual Design Scheme is to establish and provide a design framework to facilitate the of the development of an innovative 55+ Active Adult Living community.

The Aspen Pointe Direct Control District development standards are different from the General Residential R1 development standards.

Example:

Smaller lot sizes, different development standards for fences, setbacks and restricted permitted and discretionary uses for which the Town of Raymond is authorized to issue a development permit, etc.

1.3 Developers Vision for the Development

Ridgeland Developments Ltd. is a subsidiary of R.K Heggie Grain Ltd. located in Raymond Alberta. We propose to develop a parcel of land located in the Town Raymond for 55+ active living single unit homes and is proposing a development solution that we believe is uniquely suited to the needs of the community, the Town of Raymond, and the site itself.

The new 55+ community of Aspen Pointe, situated on **Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E** within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond, will be a community with distinct character and unique personality.

The site was intentionally selected for Homes at Aspen Pointe because of its location, setting and unique features, including panoramic views of the Ridge, and proximity to the excellent walking path and green strip.



The site is a desirable setting for aging in place development given its beauty and quiet location. Aspen Ponte also provides a unique and much needed transitional housing of our aging population. The development will also build a sense of community within the local area.

Homes at Aspen Pointe
55+ Active Living Community

1.4 Principle Development Consideration and Objectives

Homes at Aspen Pointe will have the following conceptual Design Scheme considerations:

- To establish the appropriateness of the **Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E** within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond the land use proposed by Ridgeland Developments while protecting and enhancing the adjacent community. The Developer is proposing to purchase the closed road parcel in phases.
- To facilitate sustainable subdivision of the subject development site within the context of the Town of Raymond and other municipal statutory plans, policies, and procedures.
- To accommodate the phased development as it applies to subject development site.
- The location of the development is situated to allow residents access to local supportive living facilities (Ridgeview Lodge and Good Sam's).
- The quality of an active living lifestyle.
- Natural green space will be located on the purchased 100 E Closed Road Allowance from the Town of Raymond. The planned green space will allow people to interact daily and also contribute to the well-being of the residents. The benefits of green space are extensively recognized as the potential to provide opportunities to enhance wellbeing in different ways:
    - Physical wellbeing through physical activity and fresh air.
    - Mental well-being through stress reduction through healthy living.

- Social wellbeing through social integration, engagement and participation.
- The Town of Raymond as a whole will benefit as it will be a gathering point for social interaction for visitors to the Aspen Pointe development, as well as the Ridgeview Lodge and Good Sam's facilities.

- Access to the existing Town of Raymond green strip and the existing pathway system to encourage residents to maintain both physically mobile and social relationships.
- Water and wastewater services will be provided through a tie to existing municipal infrastructure.
- Transportation will be utilized by public roads constructed to municipal infrastructure standards.

ASPEN POINTE
ADULT LIVING HOMES



2.0 PROPOSED SUBDIVSION

2.1 Legal Description and Ownership

The subject site is located within the urban area of the Town of Raymond, AB.

Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of the Town of Raymond.

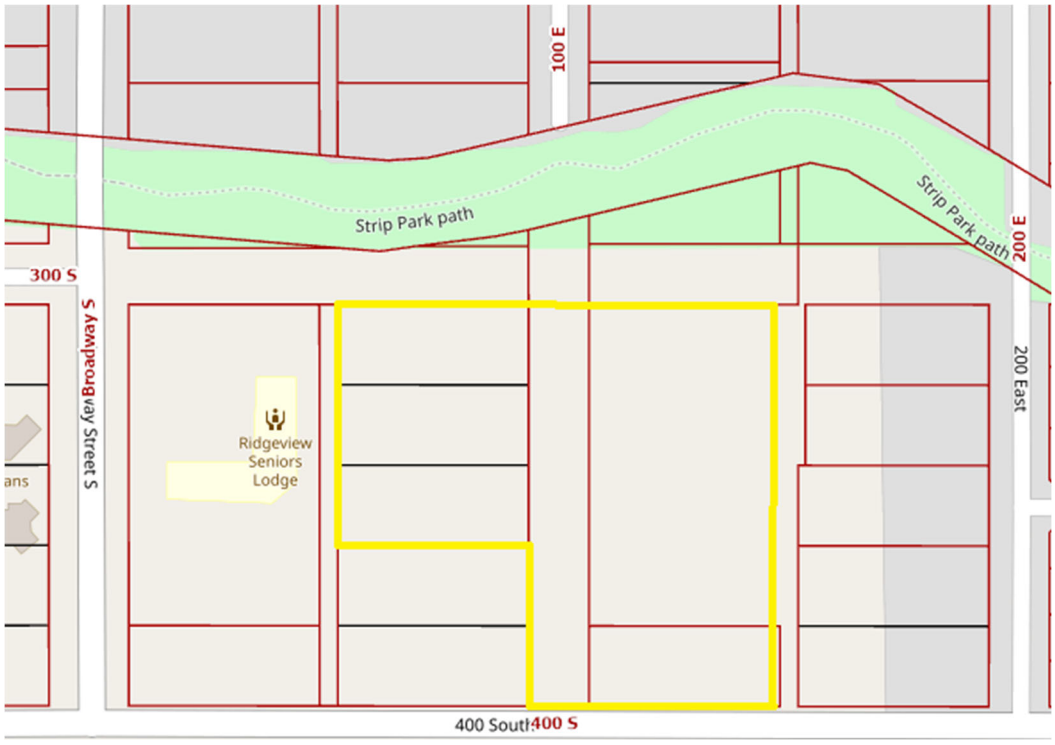
The subject site has an area of 7.360 acres (2.98 hectares).

The land is currently owned by RK Heggie Grain Ltd. of Raymond, AB.

The Developer owns the three titled properties in proximity to each other that comprises the development. The development area is separated by the Closed Road parcel of 100 East. The Town of Raymond owns the 1.5-acre 100 E Closed Road Parcel (which is a titled property).

The Developer is proposing to purchase the closed road parcel in phases

The subject site has 606.34 ft of frontage on 300 St S. The property is at the edge of the south urban boundary limit of Raymond. Refer to Figure #1



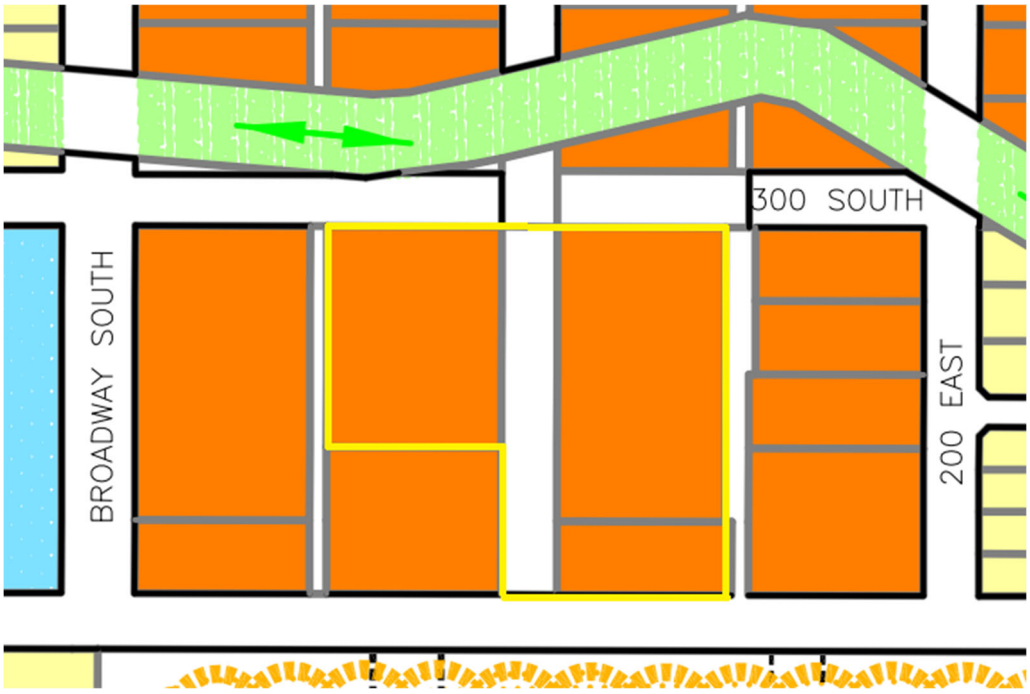
PROPERTY BOUNDARY - FIGURE #1

2.2 Current Site Conditions

Currently the subject site is prairie grass bare land with no buildings or structures. The perimeter of the property has a barbed wire fence.

2.2.1 Surrounding Land Use

The surrounding property is designated General Residential – (R1) and is residential consisting of single detached dwellings. Immediately to the west of the subject site is a retirement facility (Ridgeview Lodge. The subject site boundary is 400 south which is the southern boundary for the Town of Raymond. A clipping from the Future Land Use and Growth Direction from the Town of Raymond is show in Figure #2. This shows the development plan is for Residential Infill with an Open Space Component.

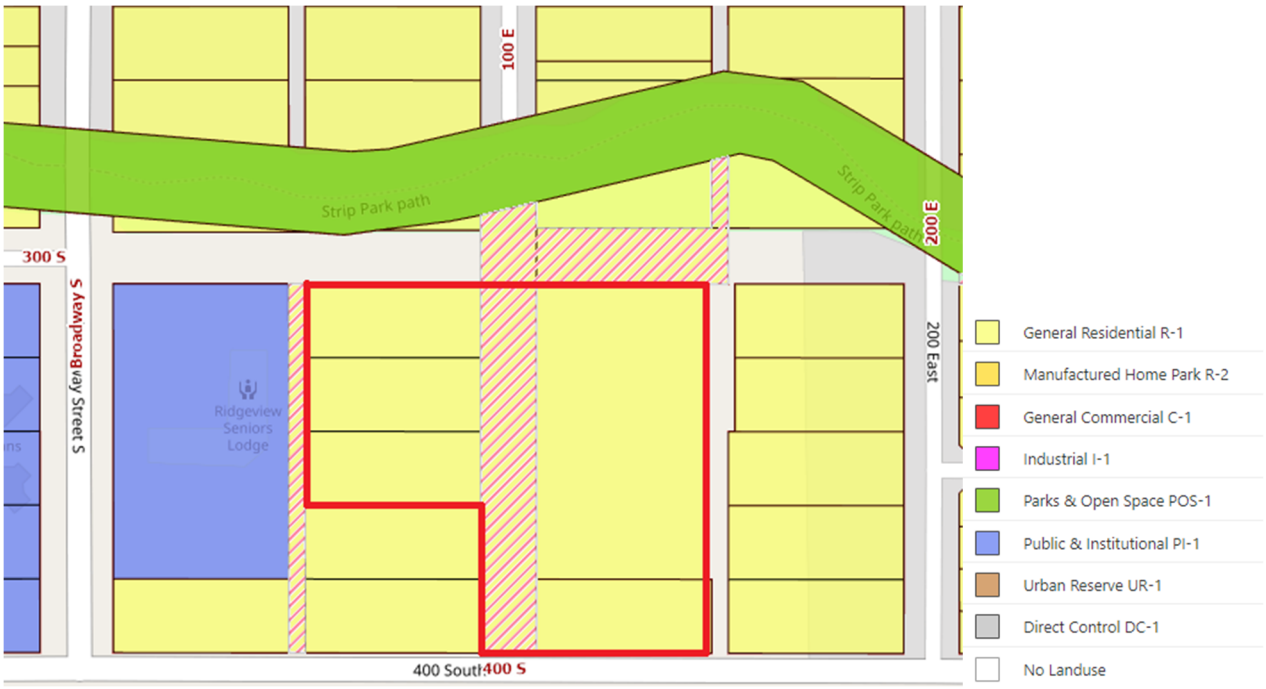


FUTURE LAND USE / GROWTH DIRECTIONS

- Residential Infill With An Open Space Component
- Residential With An Open Space Component
- Commercial
- Industrial
- Parks & Open Space
- Public & Institutional
- To Be Determined By ASP or Conceptual Design Scheme (See Policy 1C5)
- Trail / Walkway
- Future Growth Directions

SURROUNDING LAND USES - FIGURE #2

Current and surrounding land use illustrates the community context and land use within proximity to the subject area at the time of the Conceptual Design Scheme preparation. Adjacent land use to the development is shown in Figure #3.



ADJACENT LAND - FIGURE #3

The location of the development provides convenient access to the newly constructed Ridgeview Lodge and the Good Sam's facilities. Our extensive research has determined that there is a critical housing need in the Town of Raymond for those adults who are seeking a low-maintenance lifestyle, but don't require access to senior care services and want to down-size and transition into a 55+ Active Adult Living Community. The development has been designed for middle-aged adults usually 55 and older who want to live independently but still have access to amenities, community programs and convenient services. With active living at the Homes at Aspen Pointe, landscaping and snow removal are included as a part of the proposed Home Owners Association (HOA) monthly fees. Residents do not have to worry about lawn care and snow removal.

2.3 Development Phases

The Homes at Aspen Pointe development is expected to be developed in 6 phases as illustrated in Figure 4. In order to promote the most efficient development of the community, the project is to be completed in phases. The development of the phases will be in sequence from Phase 1 to 6. Drawing #2 illustrates the proposed developmental phases with a potential development sequence. The developer may subdivide multiple phases at once or further break it down into smaller manageable subphases.

The applicant will install all necessary stormwater management, servicing, transportation infrastructure and other improvements including the improvements of open spaces that serve the development. The infrastructure will be installed as is required for each phase.

Dedication of road right of way will be as follows:

Phase 1 and 2- no roadway right of way will be dedicated.

Phase 3 – will see dedication of roadway within its extent as outlined in Drawing #2.

Phase 4 – will see dedication of roadway within its extent as outlined in Drawing #2, including the road dedication for the temporary cul-de-sac.

Phase 5 – will see dedication of roadway within its extent as outlined in Drawing #2

Phase 6- will see the closure of a portion of the cul-de-sac roadway and the title transferred back to the developer so it can be incorporated back into moving the westerly property line of Units 19& 20 in line with the westerly property line of Unit 21. See Section 2.4.6 Phase 6 for more comments.

2.3.1 Phase 1

Phase 1 subdivision within the Planning Area comprises of 1.38 Acres and will create six (6) parcels.

2.3.2 Phase 2

It is anticipated that Phases 1 and 2 will be submitted concurrently to comprise the initial subdivision application.

Phase 2 subdivision within the Planning Area comprises 1.58 Acres and will create six (6) parcels. The storm pond and temporary turnaround at the east end of 300 South will also be completed during this phase.

2.3.3 Phase 3

Phase 3 subdivision within the Planning area comprises of 1.73 Acres and will create eight (8) parcels. The walking path and green space between Lot 23 and Lot 24 will be developed as part of Phase 3.

2.3.4 Phase 4

Phase 4 subdivision within the Planning area comprises of 1.68 Acres and will create eight (8) parcels and will see the dedication of roadway within it's extent as outlined in Drawing #2, including the full road dedication for the cul-de-sac on "Aspen Way".

2.3.5 Phase 5

Phase 5 subdivision within the Planning area comprises of 3.26 Acres and will create twelve (12) parcels. The development of the Green Space and walking trail in the Green Strip area will be a part of Phase 5 (or earlier).

2.3.6 Phase 6

Phase 6 subdivision will create two lots for Unit 19 and Unit 20 and may proceed as outlined in Drawing #2 when "Aspen Way" roadway is continued further south onto the adjacent lands (*Lots 6 to 7 Block 71 Plan 20391 within SE ¼ 8, Twp. 6 Range 20 w of 4th mer*). Upon extension of "Aspen Way" to the south, a road closure application will be initiated by the Town of Raymond on behalf of the Developer to close the easterly portion of the cul-de-sac which was dedicated in Phase 4 to be unlikely, the Developer he alternative Phase 6 layout shown in Drawing #2a.



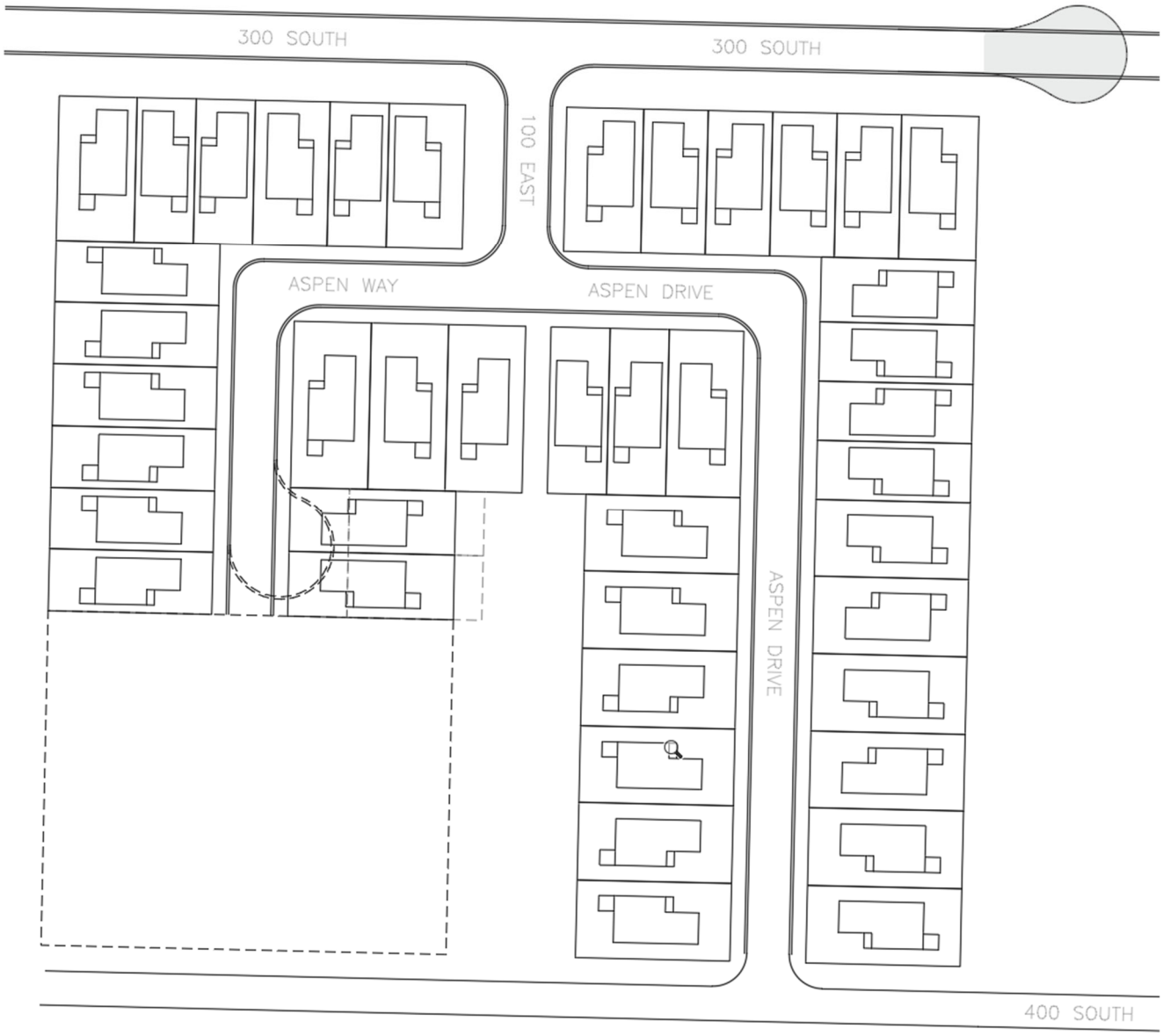
PHASED DEVELOPMENT - FIGURE #4

2.3.7 Subdivision Perimeter Fencing

See Drawing #18 for locations of perimeter fencing. Fences will be installed as phases are completed.

2.4 Street Names

The street names as shown on Figure-5 and resident addresses will be developed in consultation with the Town of Raymond to ensure conformity with existing street naming and address formats.



STREET NAMES - FIGURE #5

The road design is based on the 18m R.O.W. LOCAL ROAD (CURB ONLY) as outlined in the Dec. 3, 2018 Town of Raymond Engineering Standards. See Drawing #14.

ASPEN POINTE
ADULT LIVING HOMES





3.0 INFASTRUCTURE

3.1 Required Underground Infrastructure

There are seven main services to be provided to each lot; Electrical, ATCO natural gas, Telus, Shaw Cable, potable water, raw water, and sanitary waste disposal. Telus, Shaw, electrical, and gas installation plans are provided by their respective parties. Potable water, raw water, and sanitary waste disposal are shown on drawings 8-13.

3.1.1 Shallow Underground Infrastructure

The shallow utilities (Telus, Shaw, ATCO gas, and electrical) will be installed in the boulevard for Phase 1 and 2 and in a 3.5m utility right-of-way located at the front of each unit for Phases 3 through 6.

Street lighting for the development will be provided at intersections and as deemed suitable by the Town of Raymond. The Town of Raymond will waive the standards recommended by Fortis Alberta "Illuminating Engineering Society of North America" guidelines for street lighting.

3.1.2 Potable Water

The development will be supplied with potable water from the Town of Raymond water network. The new water lines will connect in two places to the existing system. One connection will be to an existing main under 300 St S and one will be extended across the green space to an existing main under 100 E. New water mains and services lines will be installed under the road as new roads are constructed. All new water lines will be 200mm diameter. Refer to drawings 8-13 for plan and profile views.

3.1.3 Raw Water (Irrigation)

To prevent an excessive draw on the Town's treated water system, a raw water main will be installed as each phase of development is constructed. This main line will connect to the Town of Raymond raw water main that runs along the 50E on the west edge of the development. Raw water lines will be installed in either the green space behind the lots or a 3.0m utility easement in the backs of the lots. Once the

installation is complete, the raw water services will be turned over to the Town of Raymond. The Town currently has the systems to collect fees and maintain service mains. Refer to drawing 15 for line and service locations.

3.1.4 Sanitary Waste

The development will be serviced via gravity sewer mains. Basement development with bathroom and / or laundry will require each residence to have a sewage lift pump. The sewer main will connect with existing Town of Raymond sanitary main north of the development across the green space. The main trunk through the development will be 250mm and the branches will be 200mm. The 250mm trunk will extend to the south end of the development to promote future development. Sewer lines will be installed in phases as the roads are constructed. Refer to drawings 8-13 for plan and profile views.

3.2 Transportation Planning

The road layout ties in to the existing grid system of the Town of Raymond, but the interior roads vary slightly to maximize the available space. The north entrance to the development is in line with the right of way for 100 East, but terminates in an intersection partway through the development. Due to the current lack of access south through the western portion of the development, the west road ends in a cul-de-sac, with provisions made to carry the road through should the land become available sometime in the future. The east road connects to 400S in between the right of ways for 100E and 200E. The south portion of the 100 E closed road allowance will be turned into green space with a walking path as part of Phase 5. The east side of 300S will terminate in a temporary turn around bulb until such time that the Town of Raymond decides to implement future development, or another subsequent development occurs to the east.

4.0 MUNICIPAL RESERVE

There will be one municipal reserve area in this subdivision. It is located in the Closed Road allowance of 100 E. It is well suited for passive recreation.

Phase 6 does not proceed until the bulb and the westerly property line of units 19 and 20 line up approximately with the westerly property line of Unit 21 if space is adequate. Phase 6 could then proceed at any time.

The Municipal Reserve will be located on the purchased 100 E Closed Road Allowance from the Town of Raymond. The planned green space will allow people to interact on a daily basis and also contributes to the well-being of the residents. The benefits of the green space are extensively recognized as the potential to provide opportunities to enhance wellbeing in different ways:

- Physical wellbeing through physical activity and fresh air.
- Mental wellbeing through stress reduction through healthy living.
- Social wellbeing through social integration, engagement and participation.
- The Town of Raymond as a whole will benefit as it will be a gathering point for social interaction for visitors to the Aspen Pointe development, as well as the Ridgeview Lodge and Good Sam's facilities.

The primary access point is at the north end via a walking path from the street. This walking path continues up the side of 100E and will eventually connect to the walking path north of the development. The walking path will split into a loop where the reserve widens. The interior of the loop will be used for a gazebo.

The back of all the lots will empty on to the reserve, which has a <1% slope northwards. The north end will drain into a catch basin that ties to the proposed storm system.

In **Phase 5** the developer will be responsible for the development/ construction of the walking trail, shaping, grass seeding, irrigation system and structure. The remainder of any MR owing will be either deferred or paid as cash in lieu, or a combination there of on decision of the subdivision authority.

5.0 STORMWATER MANAGEMENT

The proposed development is to have paved roads with curb and gutter. The lots would be split drained with the front of the lots sloping towards the curb. The rear of the lots will slope either towards a swale that will carry water north towards the curb or into a municipal reserve that drains into a catch basin connected to the storm network. Catch basins along the curb would tie into a new storm sewer network for the development.

New subdivisions are required to be able to restrict the post-development peak flow rate of a 1 in 100 year storm. This requires a storage pond to limit flow to the calculated pre-development flow rate. In order to meet the detention requirements, the storm sewer network would carry the runoff to the green strip north of the development where a pond would be constructed. This would be a detention pond, meaning that it would be empty and dry when there are no storm events. The storm sewer network would discharge into the pond near the east end, and a discharge pipe would be installed at the west end that would tie into the existing storm sewers just northwest of the development. The discharge pipe would be a 200mmø, which would restrict the peak outflow to ~0.74 m^3/s, which is approximately the calculated pre-development peak flow rate of a 1 in 5 year storm. The pond will also have weeping tile installed at the bottom to promote complete drainage after a storm event. See Drawing 13 for details on the detention pond.

Because the runoff is throttled by the outlet pipe, the model indicates that approximately 1850 m^3 of storm runoff would need to be detained. The proposed pond has a maximum capacity of approximately 2000 m^3 and thus will be adequate to serve as a detention pond.

Lots 1-3, 10-12, and 21-26 would require a swale at the back to carry away the water from the sides of lots 13, 20, 27, and 42. These swales would be constructed in the utility easement created for the irrigation lines. See Drawing 17 for approximate swale slopes. Slopes below 1% will be concrete, slopes above 1% could be either concrete or grass.

The swales on the east and west edges of the development will be responsible for conveying water from the backs of all lots on the edges to the curb of 300 South. These swales will be constructed in an easement at the back of the lots. See Drawing 16 for location and average slope.

6.0 PROPOSED LAND USE

6.1 Overview

The proposed land use will be consistent with the Aspen Pointe Direct Control Land Use District which will outline permitted and discretionary uses. The Concept Design Scheme is designed to maximize the use of existing topographical and landscape features of the site. Details of these areas will be refined through more detailed planning and engineering which will be done in conjunction with the site servicing plan and the Town of Raymond Development permit applications.

The total number of developed lots is 42. All lots will contain single detached dwellings that are considered Low Density Residential. Due to the intended purpose of the development as a 55+ Active Adult Living Community, an average occupancy per lot of 3 people was used for density calculations.

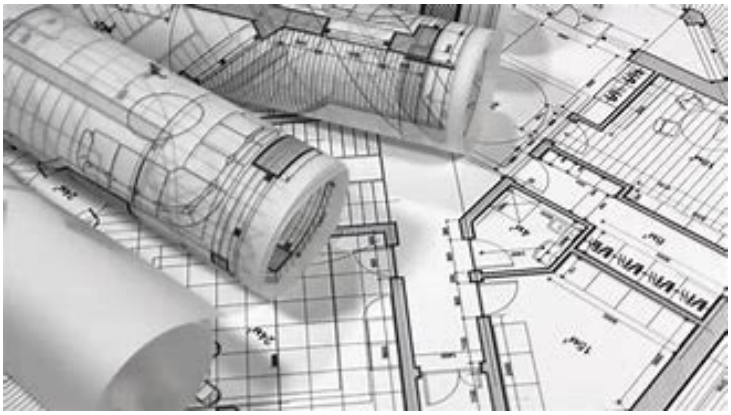
# of Lots	Occupants /Lot	Estimated Occupants	Developed Area (ha)	Est. Density Occupants /ha
42	3	126	2.53	49.76

6.2 Home Owners Association (HOA)

All lots within the subdivision are to be included as part of the proposed Aspen Pointe Home Owner's Association (HOA) as confirmed by the Developer and will exclude all municipal reserve areas and roadways, which will not be included in the Home Owner's Association. The municipal reserve areas and roadways will be installed by the Developer, but as outlined in a Development Agreement will eventually be the jurisdiction of the Town of Raymond to own and maintain.

7.0 DEVELOPMENT STANDARDS

7.1 Architectural Design Guidelines



The *Architectural Design Guidelines and Controls* for Aspen Pointe will establish the character of the community and ultimately strive to maintain the integrity of the community for years to come. The *Architectural Design Guidelines and Controls* aim to ensure that the community of Homes at Aspen Pointe presents an impression of high quality.

The community character of Aspen Pointe will be developed through enduring architectural elements that truly define the character of each home. The unique personality of this community will be expressed through the traditional Craftsman architectural style with contemporary design interpretations. The result will be the creation of a highly desirable neighborhood that satisfies the 55+ maintenance free home buyer.

Aspen Pointe will combine the enduring charm of the Craftsman architectural style to form the creative base from which the exterior design of the homes will be developed.

Aspen Pointe is a community that will accommodate the needs of the 55+ Active Adult Living lifestyle. The contemporary Craftsman architectural style will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.



Contemporary Craftsman Architectural Style

7.2 Compatibility with Adjacent Land Use

The need for a balanced approach in the assessment of intensification is required, understanding that there is potential for competing objectives that need to be evaluated accordingly. In this regard, the height, massing, and scale of the proposed development is similar to the existing dwelling types in the area.

The proposed development will be successfully integrated into the neighborhood through appropriate setbacks, building shape and orientation, façade detailing and building materials.

By providing additional residential population to the immediate area, the existing retail and commercial establishments and service-related business in the area will

contribute to the long-term viability of such uses, while at the same time contributing to the achievement of the housing development objectives in the Town of Raymond.

7.3 Setbacks / Lot Coverage / Building Width

The Aspen Pointe Direct Control District will establish the minimum setbacks, building widths and lot coverage for the development. Refer to **Figure #6** for details.

All other Development Standards will be approved / outlined in the Aspen Pointe Direct Control Land Use District.

	Setbacks				(*m x 3.28= ft.*)	Building Envelope Width	
Lot Unit #	Front	Secondary Front	Min. Side	Max. Lot Cover.	Lot Width Eng. Drawing Dimensions	Max. Building Envelope Width (*-setbacks*)	Min. Building Envelope Width (*-1.5 m*)
1	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.44 m (60.48')	13.14 m (43.48')	11.64 m (38.48')
2	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
3	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
4	3.0 m (10')	N/A	1.5 m (5')	45%	17.65 m (57.89')	14.65 m (47.89')	13.15 m (42.98')
5	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
6	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.07 m (59.27')	12.79 m (41.77')	11.29 m (36.77')
7	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	12.98 m (42.45')	11.48 m (37.45')
8	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
9	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
10	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
11	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
12	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	12.27 m (40.08')	10.77 m (35.08')
13	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
14	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
15	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
16	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
17	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
18	7.6 m (12.5')	N/A	1.5 m (5')	45%	14.65 m (48.05')	11.66 m (38.08')	10.16 m (33.08')
19	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.27 m (50.09')	12.27 m (40.08')	10.77 m (35.08')
20	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.27 m (50.09')	12.27 m (40.08')	10.77 m (35.08')
21	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	12.98 m (40.08')	10.77 m (35.08')
22	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.78 m (44.96')
23	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.78 m (44.96')
24	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
25	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
26	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	17.65 m (57.89')	12.35 m (40.39')	10.85 m (35.39')
27	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.34 m (50.32')	12.34 m (40.32')	10.84 m (35.32')
28	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
29	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
30	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
31	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
32	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
33	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
34	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
35	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
36	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
37	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
38	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
39	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
40	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
41	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
42	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.26 m (59.96')	15.28 m (49.96')	13.75 m (44.96')

SETBACKS / LOT COVERAGE / BUILDING ENVELOPE - FIGURE #6

ASPEN POINTE
ADULT LIVING HOMES



"A Place to Call Home"

8.0 APPENDICES AND DRAWINGS

DWG. NO.	DESCRIPTION
PLAN	The new 55+ community of Aspen Pointe, situated on Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond.
COVER	HOMES AT ASPEN POINTE
1	PLAN VIEW
2	DEVELOPMENT PHASES
3	PHASE 1
4	PHASE 2
5	PHASE 3
6	PHASE 4 & 6
7	PHASE 5
8	300 SOUTH PLAN PROFILE
9	S100E PLAN PROFILE
10	WEST ROAD PROFILE
11	EAST ROAD PROFILE
12	300 SOUTH EAST PLAN PROFILE
13	DRAINAGE POND PLAN PROFILE
14	TYPICAL ROAD SECTIONS
15	IRRIGATION PLAN
16	DRAINAGE PLAN
17	REAR LOT DRAINAGE PROFILES
18	FENCES
19	SETBACKS

RIDGELAND DEVELOPMENTS LTD
RK HEGGIE GRAIN LTD.

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT

LIST OF DRAWINGS

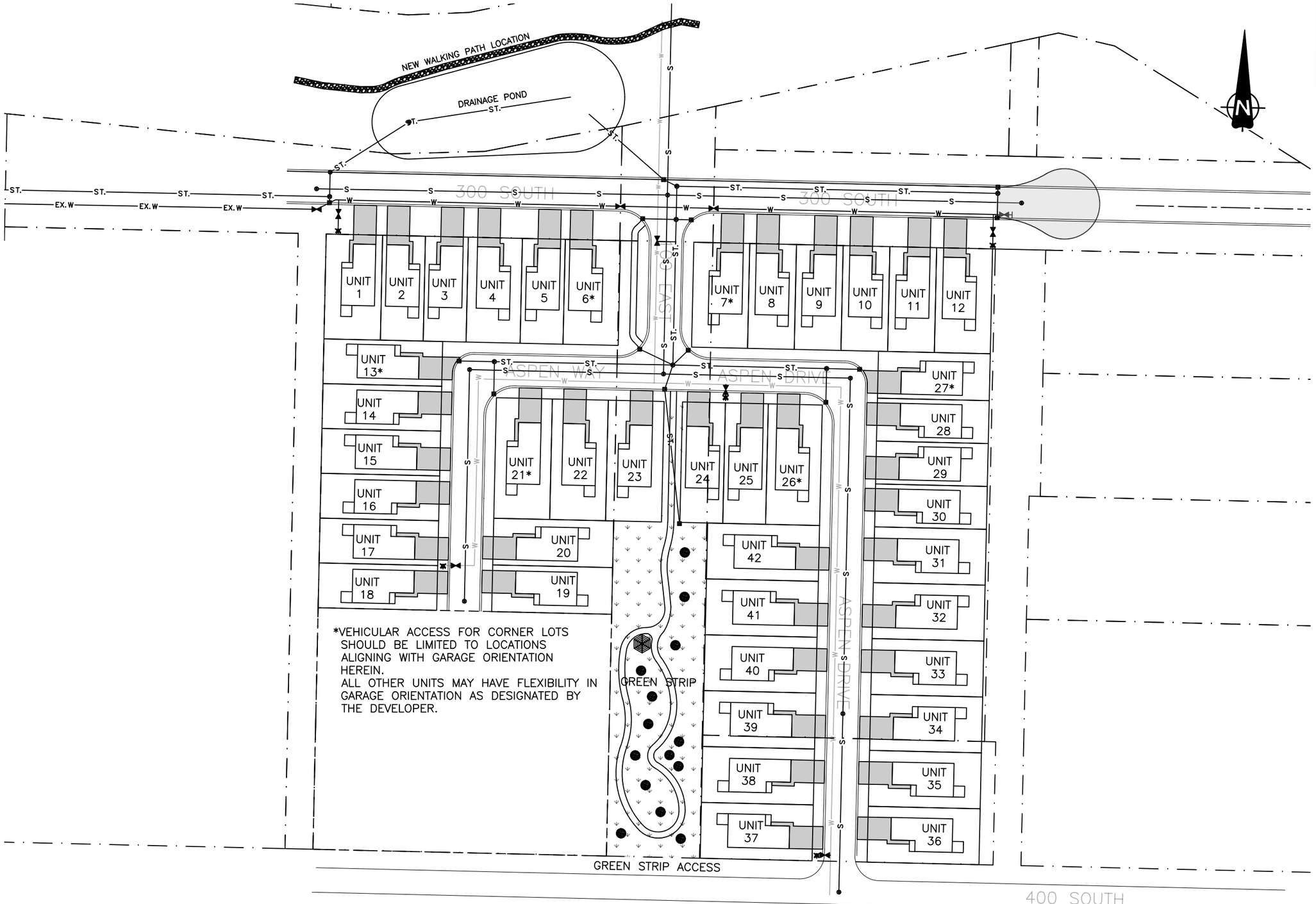
DWG. NO.	DESCRIPTION
1	PLAN VIEW
2	DEVELOPMENT PHASES
3	PHASE 1
4	PHASE 2
5	PHASE 3
6	PHASE 4&6
7	PHASE 5
8	300 SOUTH PLAN PROFILE
9	S100E PLAN PROFILE

DWG. NO.	DESCRIPTION
10	WEST ROAD PLAN PROFILE
11	EAST ROAD PLAN PROFILE
12	300 SOUTH EAST PLAN PROFILE
13	DRAINAGE POND PLAN PROFILE
14	TYPICAL ROAD SECTIONS
15	IRRIGATION PLAN
16	DRAINAGE PLAN
17	REAR LOT DRAINAGE PROFILES
18	FENCES
19	SETBACKS

WILDE BROS. ENGINEERING LTD.

3 February 2023

JOB: 9920-01



*VEHICULAR ACCESS FOR CORNER LOTS SHOULD BE LIMITED TO LOCATIONS ALIGNING WITH GARAGE ORIENTATION HEREIN.
ALL OTHER UNITS MAY HAVE FLEXIBILITY IN GARAGE ORIENTATION AS DESIGNATED BY THE DEVELOPER.

LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
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- W — PROPOSED WATER MAIN
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- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	30AUG'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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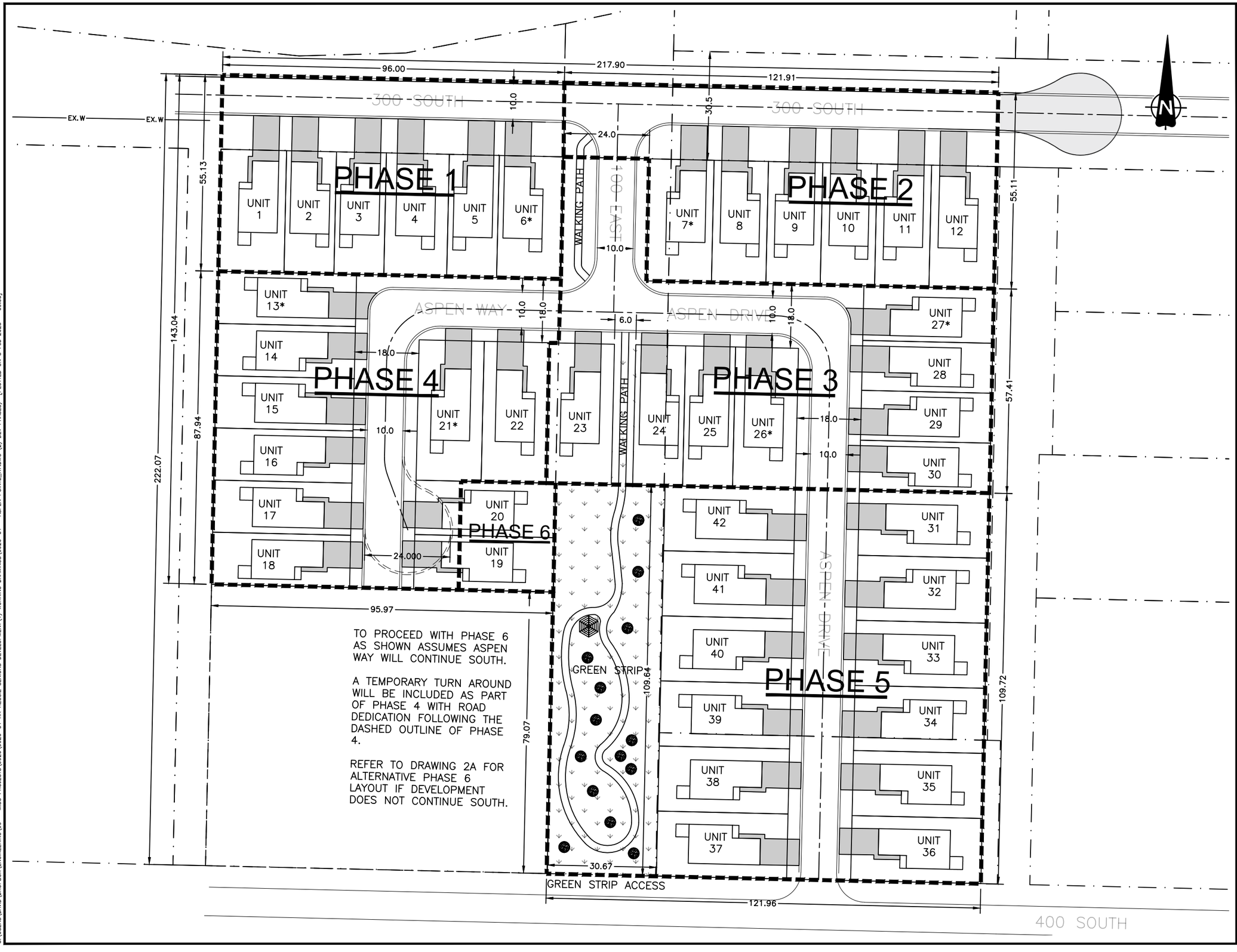
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN VIEW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	1

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (1) PLAN VIEW) [PLOTTED ON 3 Feb 2023 - 09:03]



LEGEND / NOTES

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ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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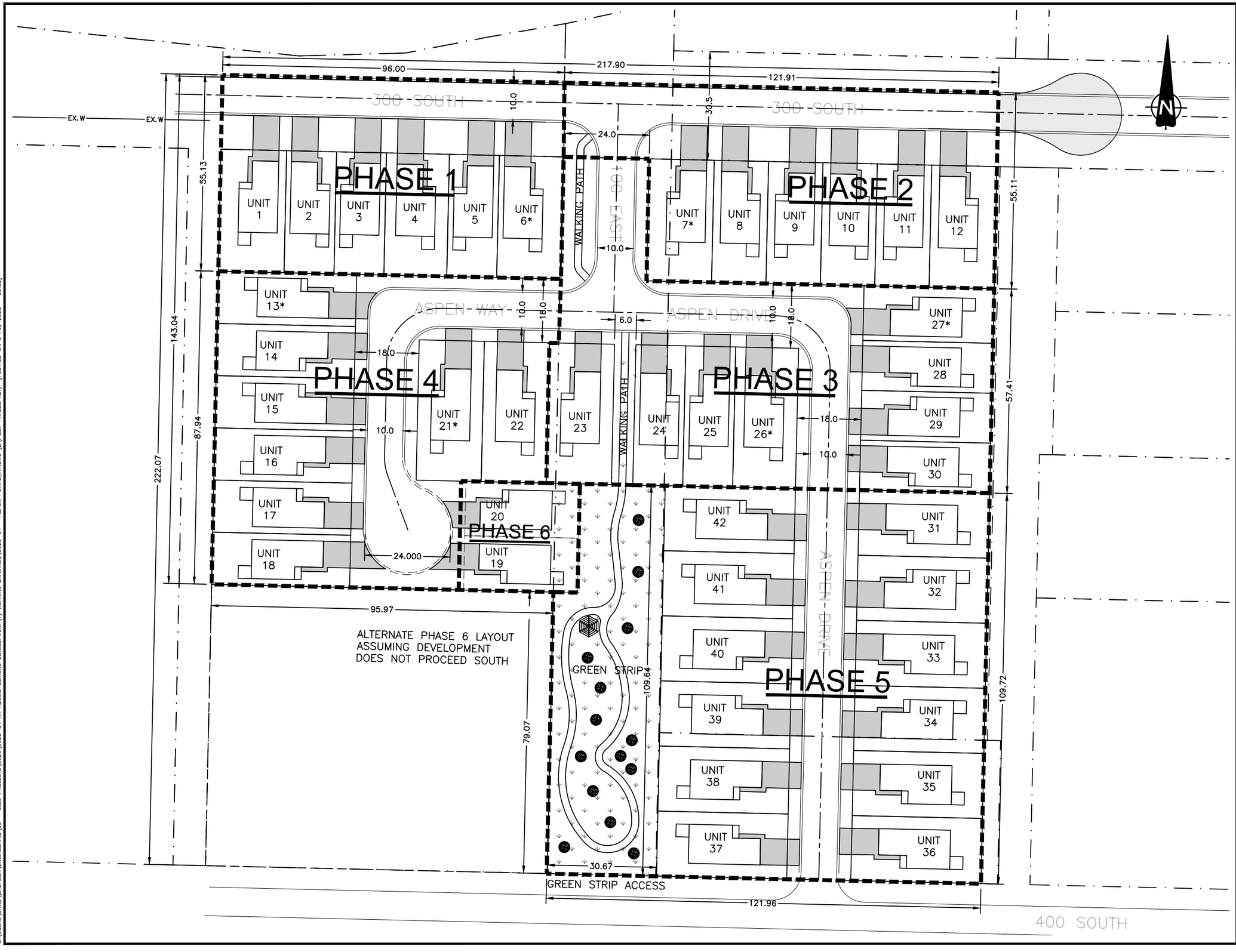
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE SENIOR DEVELOPMENT DEVELOPMENT PHASES

DESIGNED:	JMD	CHECKED:	DJW
DRAWN:	DL	JOB:	9920–01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	2

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (2) DEV PHASES) [PLOTTED ON 3 Feb 2023 - 09:03]



LEGEND / NOTES

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- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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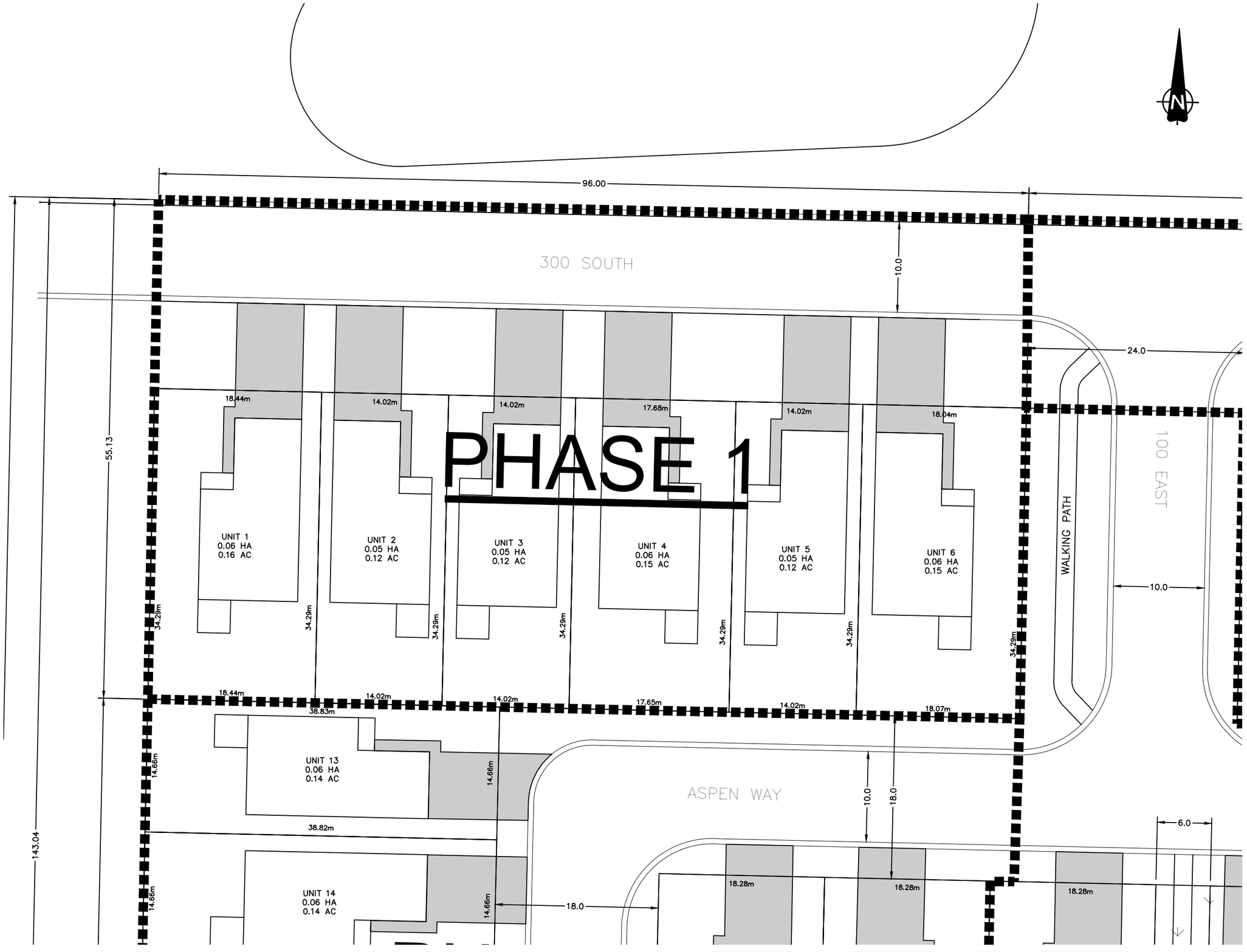
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
DEVELOPMENT PHASES
PHASE 6 ALTERNATIVE

DESIGNED:	JMD	CHECKED:	DJW
DRAWN:	DL	JOB:	9920–01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	2a

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 – MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 – ASPEN POINTE_R7.DWG (2A) DEV PHASES ALT) [PLOTTED ON 3 Feb 2023 – 09:03]



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LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
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- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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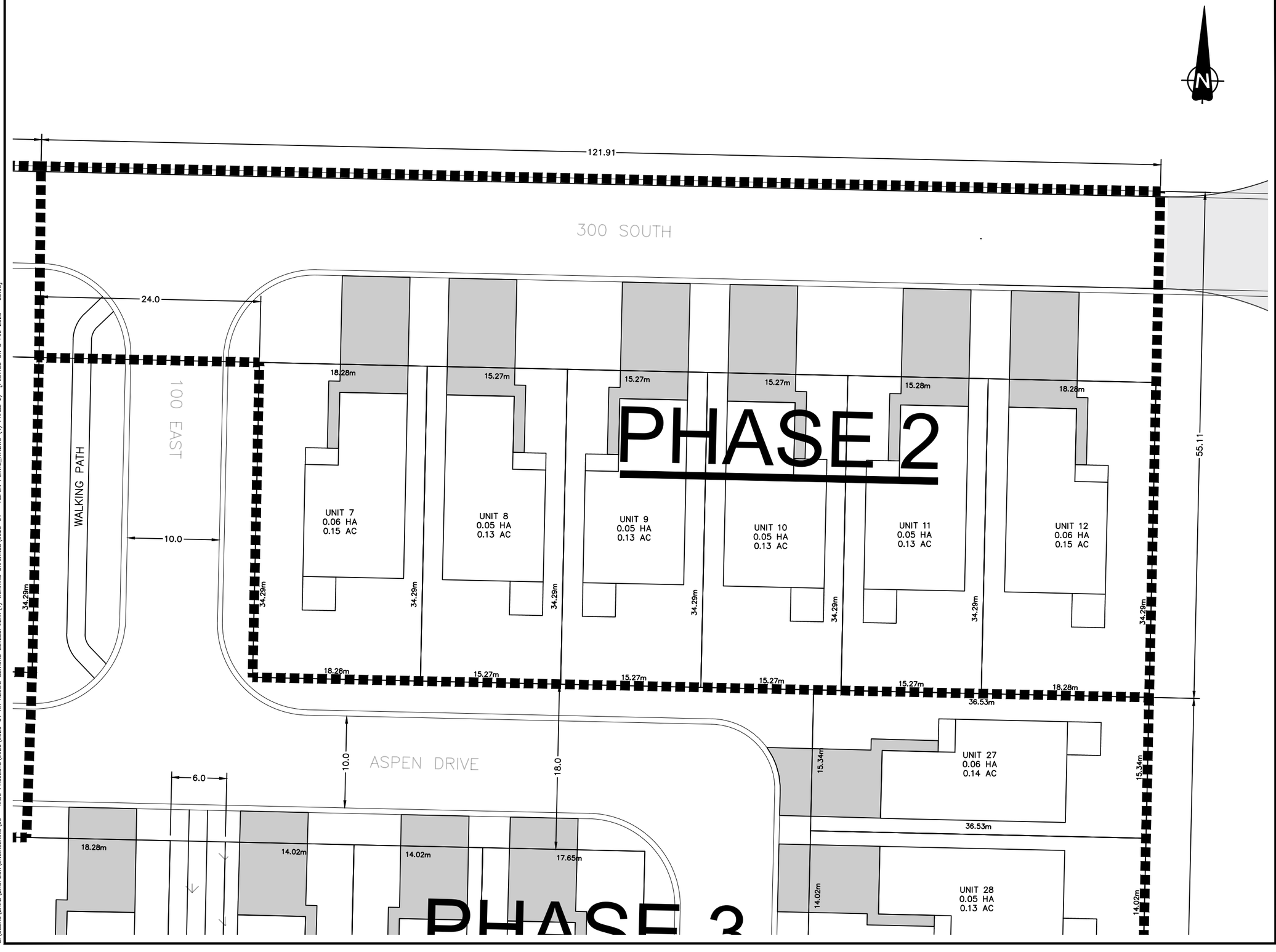
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 1

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	3



LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
Ⓢ	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
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NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
Ⓢ	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE SENIOR DEVELOPMENT PHASE 2

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	4

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (4) PHASE 2) [PLOTTED ON 3 Feb 2023 - 09:03]

PHASE 2

PHASE 3

100 EAST

WALKING PATH

ASPEN DRIVE

UNIT 6
0.06 HA
0.15 AC

UNIT 7
0.06 HA
0.15 AC

UNIT 8
0.05 HA
0.13 AC

UNIT 9
0.05 HA
0.13 AC

UNIT 10
0.05 HA
0.13 AC

UNIT 11
0.05 HA
0.13 AC

UNIT 12
0.06 HA
0.15 AC

UNIT 23
0.07 HA
0.18 AC

UNIT 24
0.06 HA
0.14 AC

UNIT 25
0.06 HA
0.14 AC

UNIT 26
0.07 HA
0.17 AC

UNIT 27
0.06 HA
0.14 AC

UNIT 28
0.05 HA
0.13 AC

UNIT 29
0.05 HA
0.13 AC

UNIT 30
0.05 HA
0.13 AC

UNIT 42

LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
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ST	EXISTING STORM MANHOLE
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S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
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CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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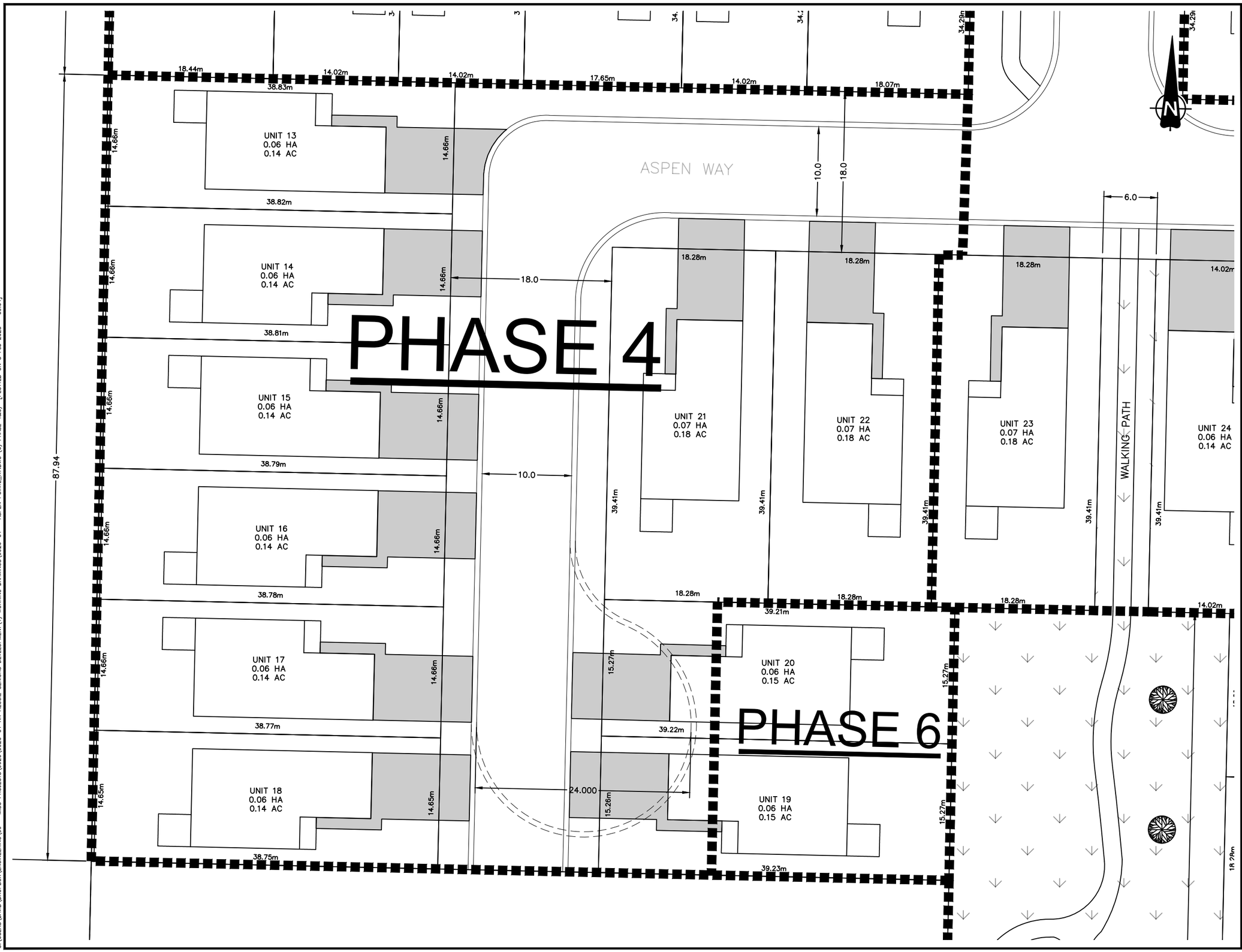
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 3

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	5

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (5) PHASE 3) [PLOTTED ON 3 Feb 2023 - 09:03]



LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
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NEW R	PROPOSED IRRIGATION MAIN
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ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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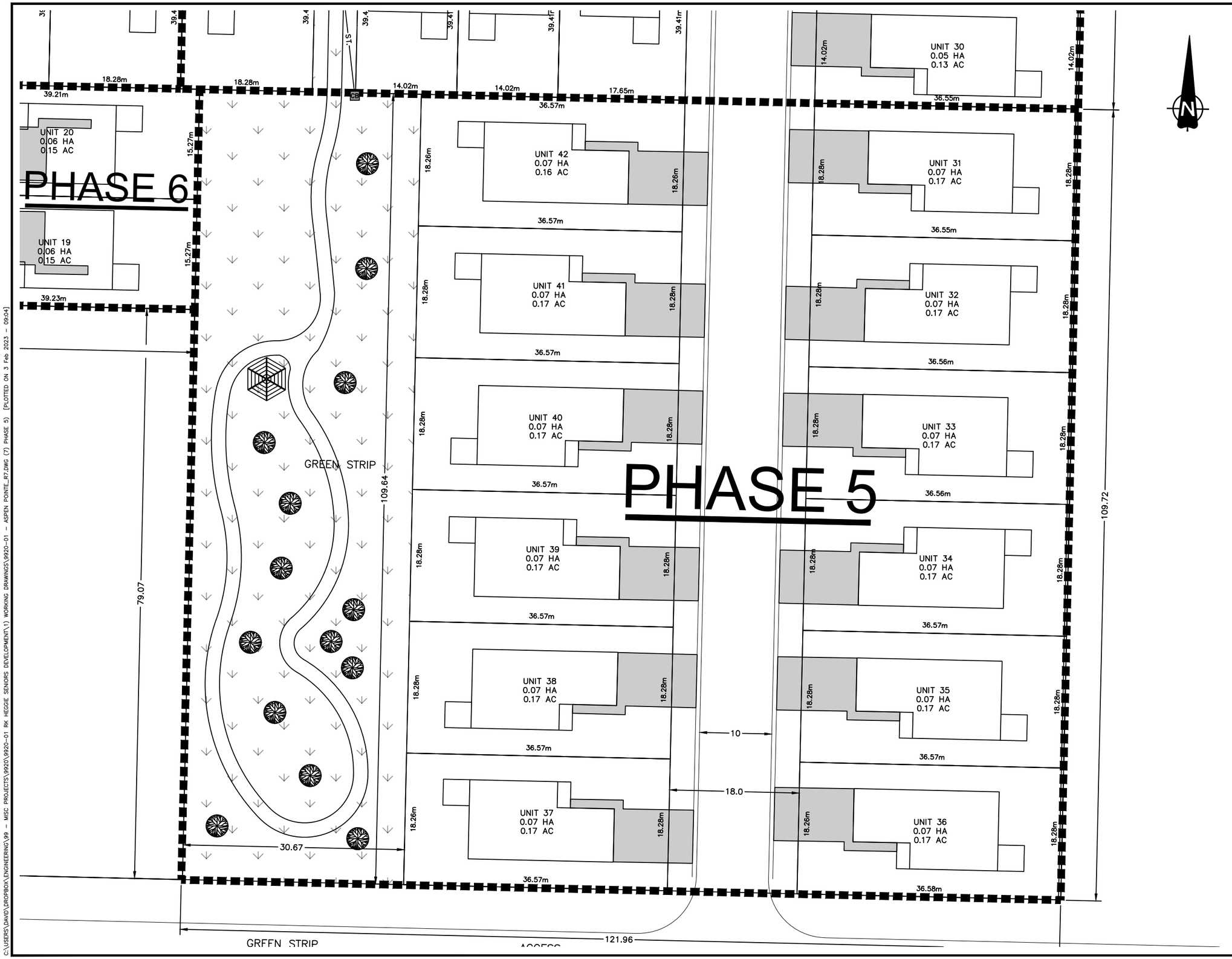
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASES 4&6

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	6

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (6) PHASE 4&6) [PLOTTED ON 3 Feb 2023 - 09:04]



LEGEND / NOTES

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CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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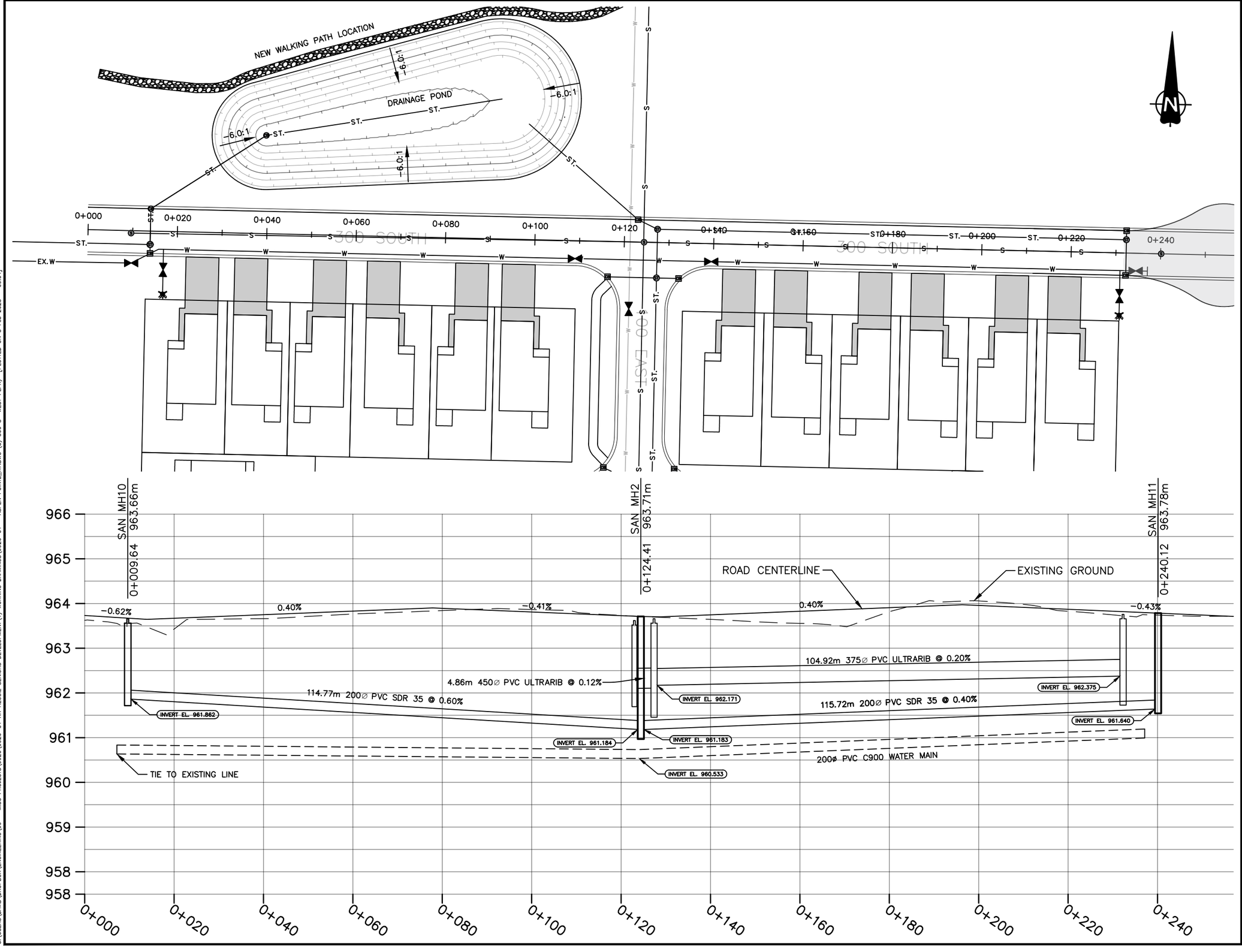
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 5

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:500	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	7

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (7) PHASE 5) [PLOTTED ON 3 Feb 2023 - 09:04]



LEGEND / NOTES

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ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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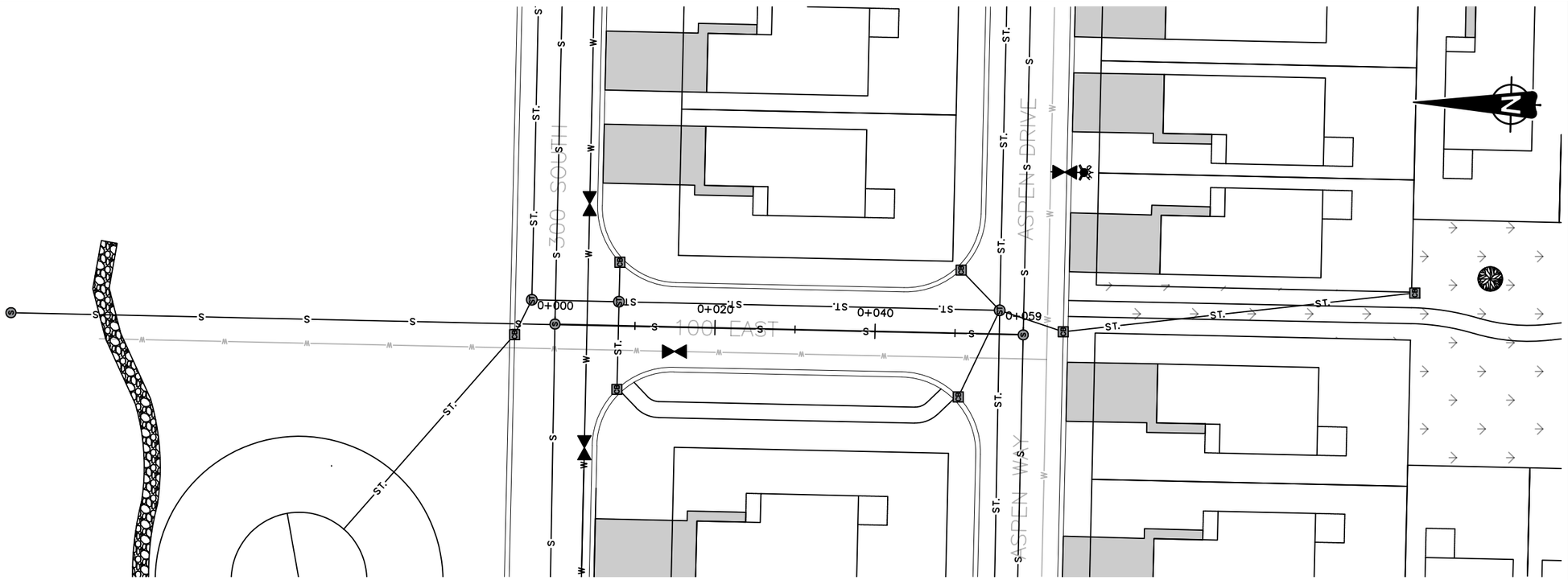
Raymond, Alberta

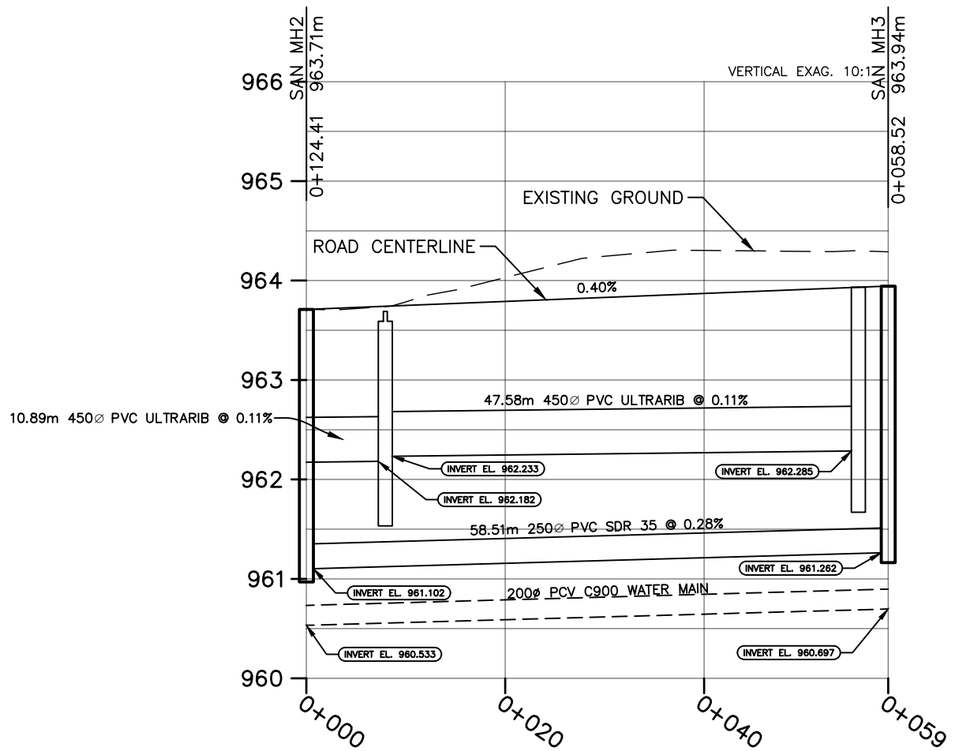
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
300 ST SOUTH

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	8

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (8) 300 S WEST PLPR) [PLOTTED ON 3 Feb 2023 - 09:04]





LEGEND / NOTES

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ISSUE	DATE	REVISION DESCRIPTION
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0	30AUG'22	FOR REVIEW

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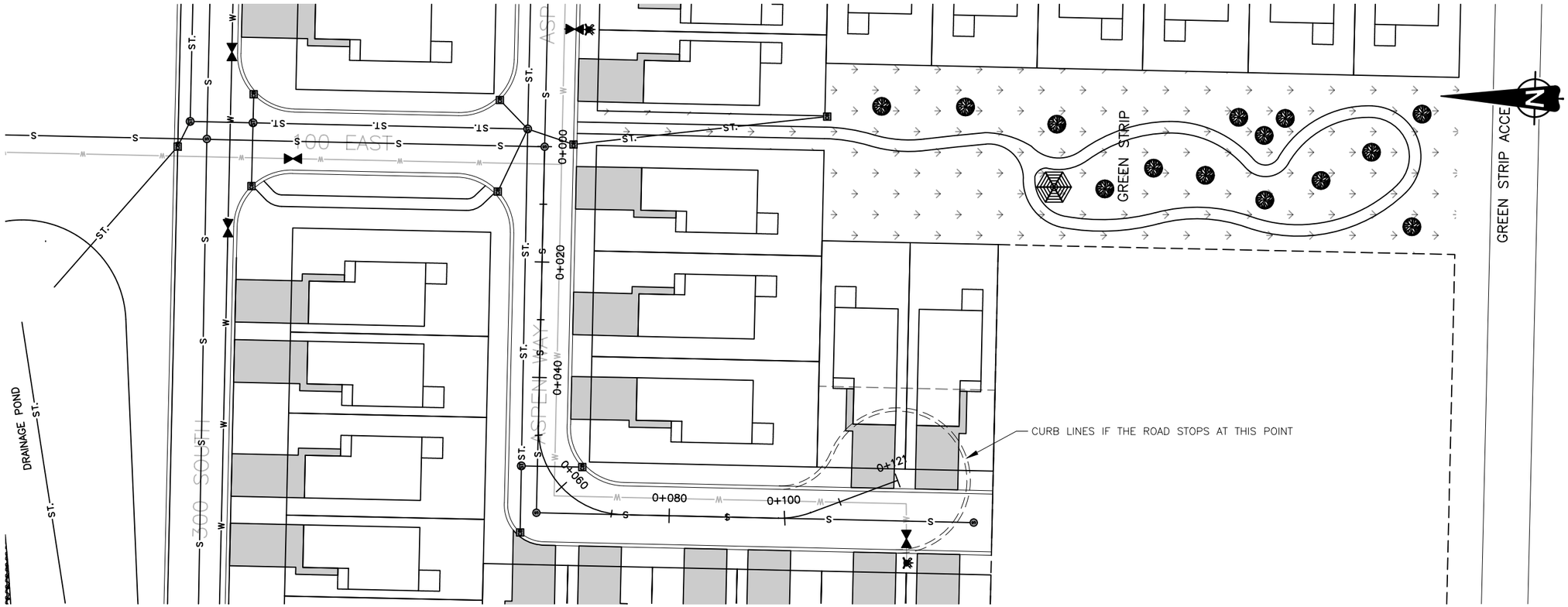
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

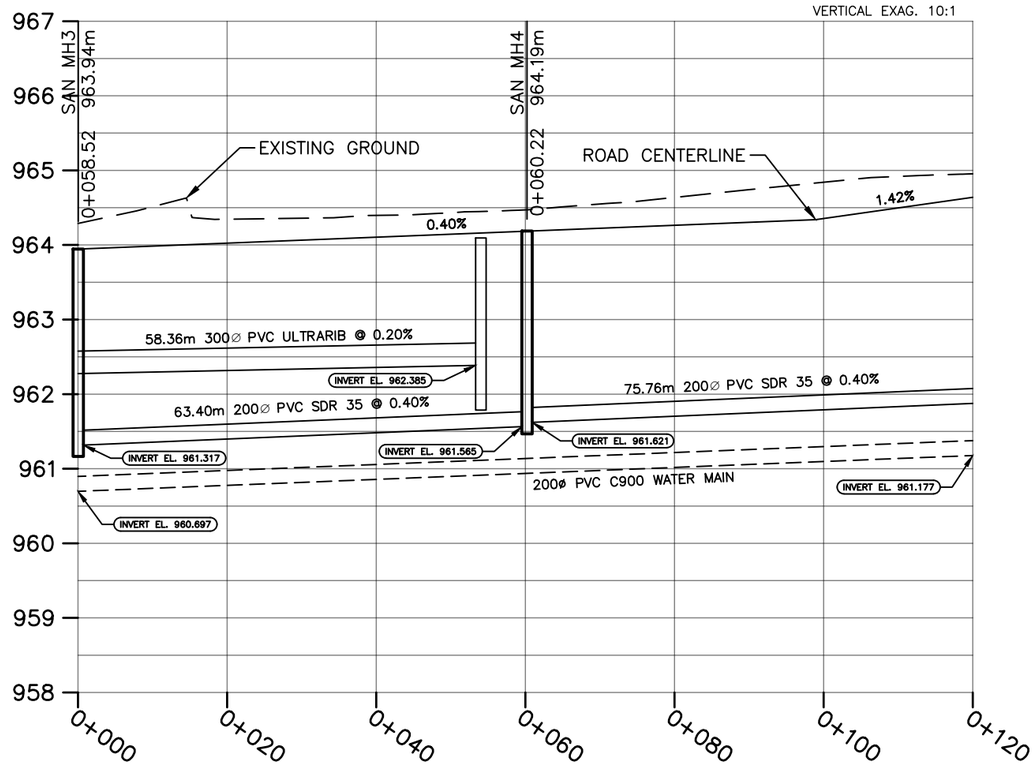
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
S100E

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:600 PR-1:600	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	9

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (9) S100E PLPR) [PLOTTED ON 3 Feb 2023 - 09:04]





LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
Ⓢ	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
Ⓢ	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
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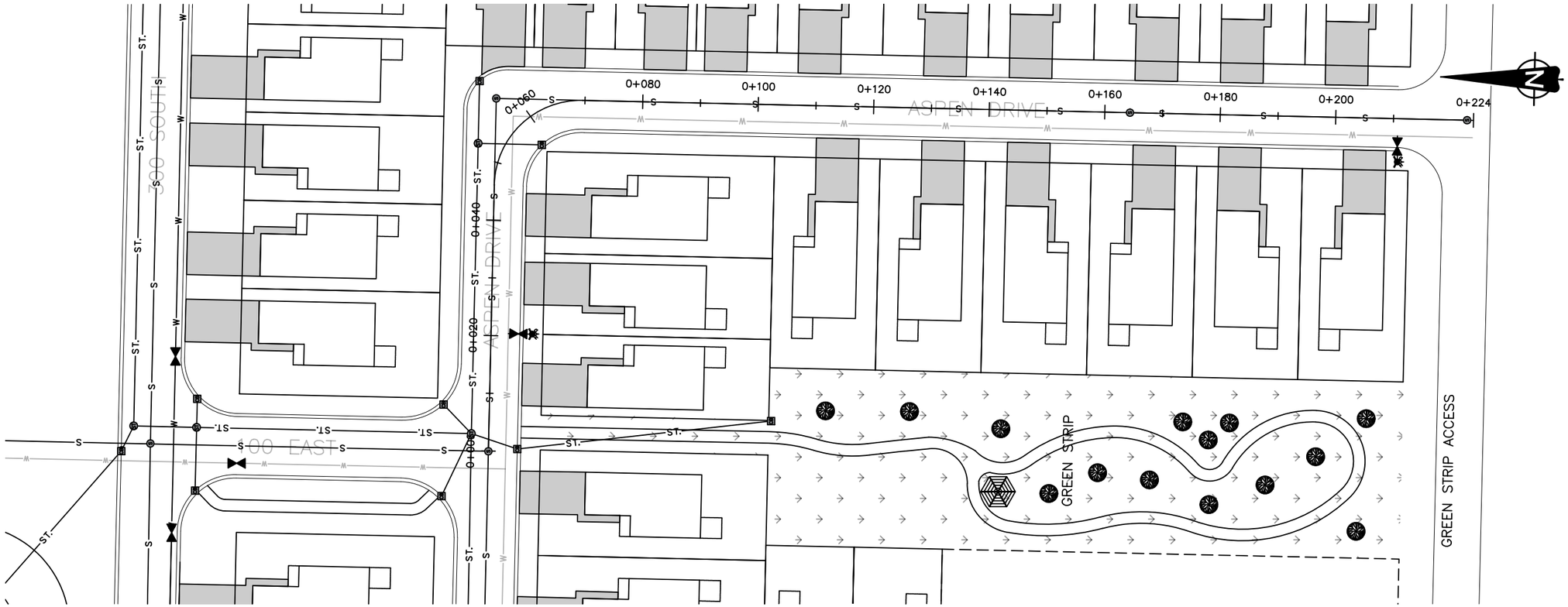
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

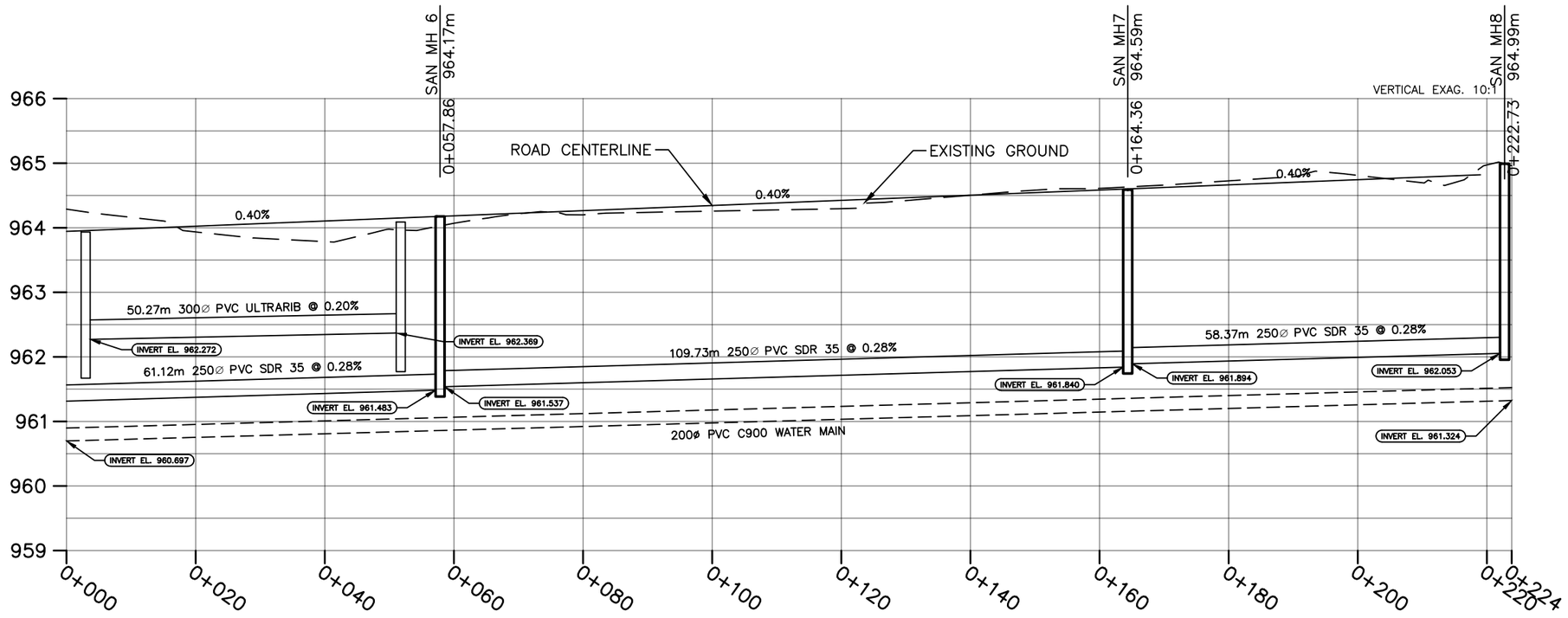
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
WEST ROAD

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920–01
SCALE:	PL–1:800 PR–1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	10

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 – MISC PROJECTS\9920\9920–01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920–01 – ASPEN POINTE_R7.DWG (10) WEST ROAD PLPR) [PLOTTED ON 3 Feb 2023 – 09:04]





LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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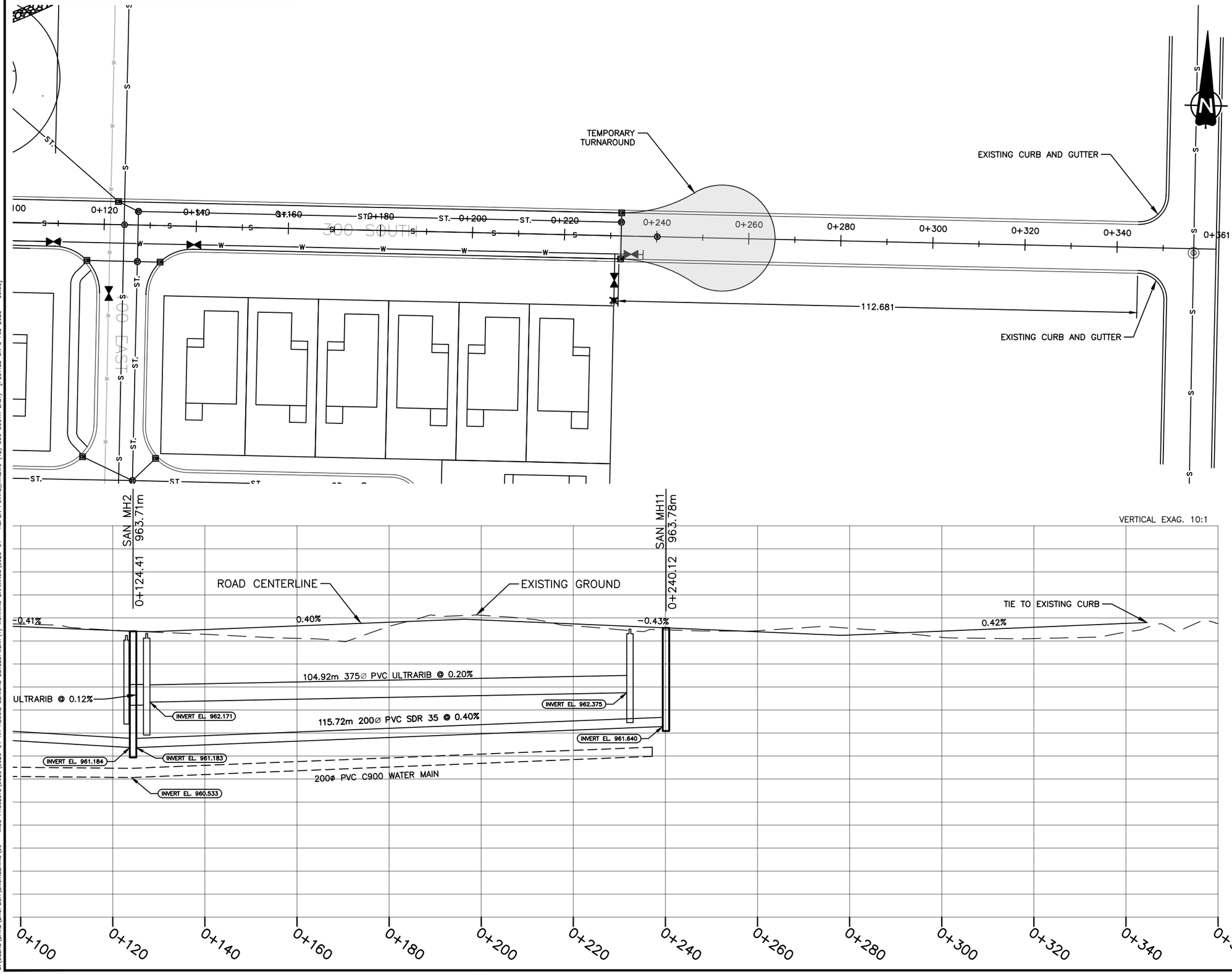
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
EAST ROAD

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	11

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (11) EAST ROAD PLPR) [PLOTTED ON 3 Feb 2023 - 09:04]



LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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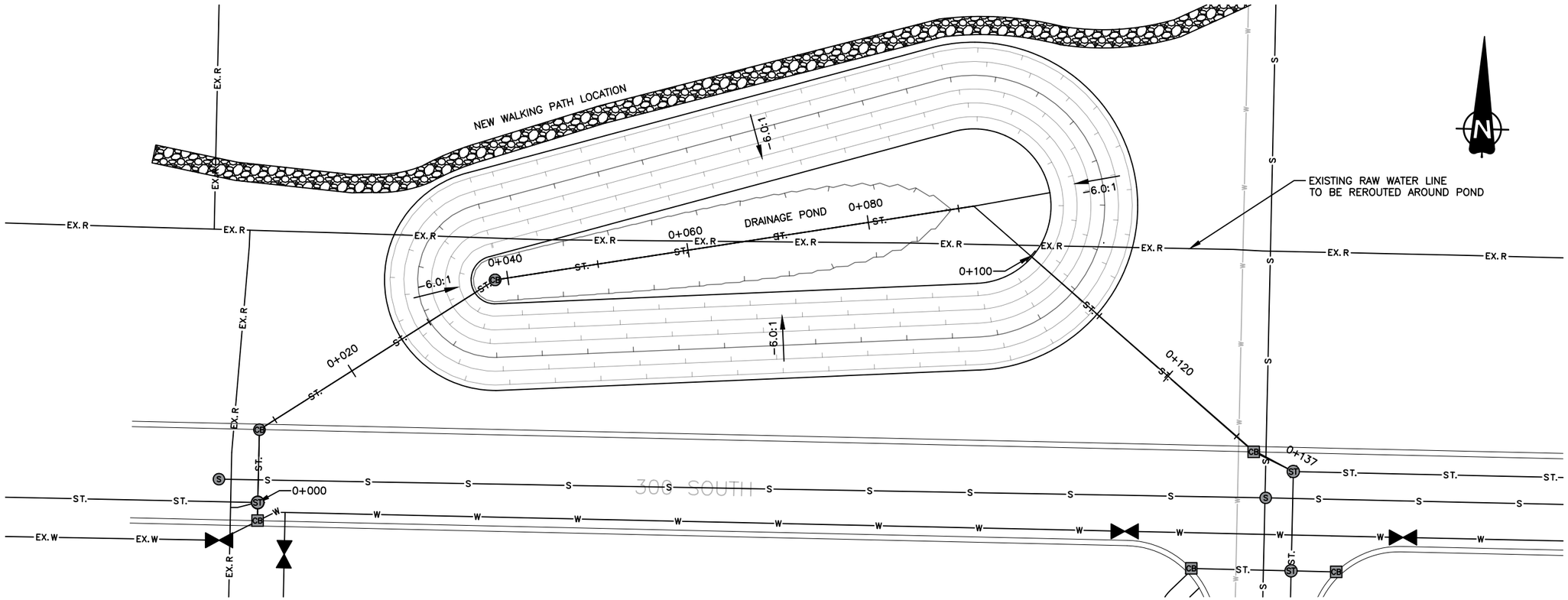
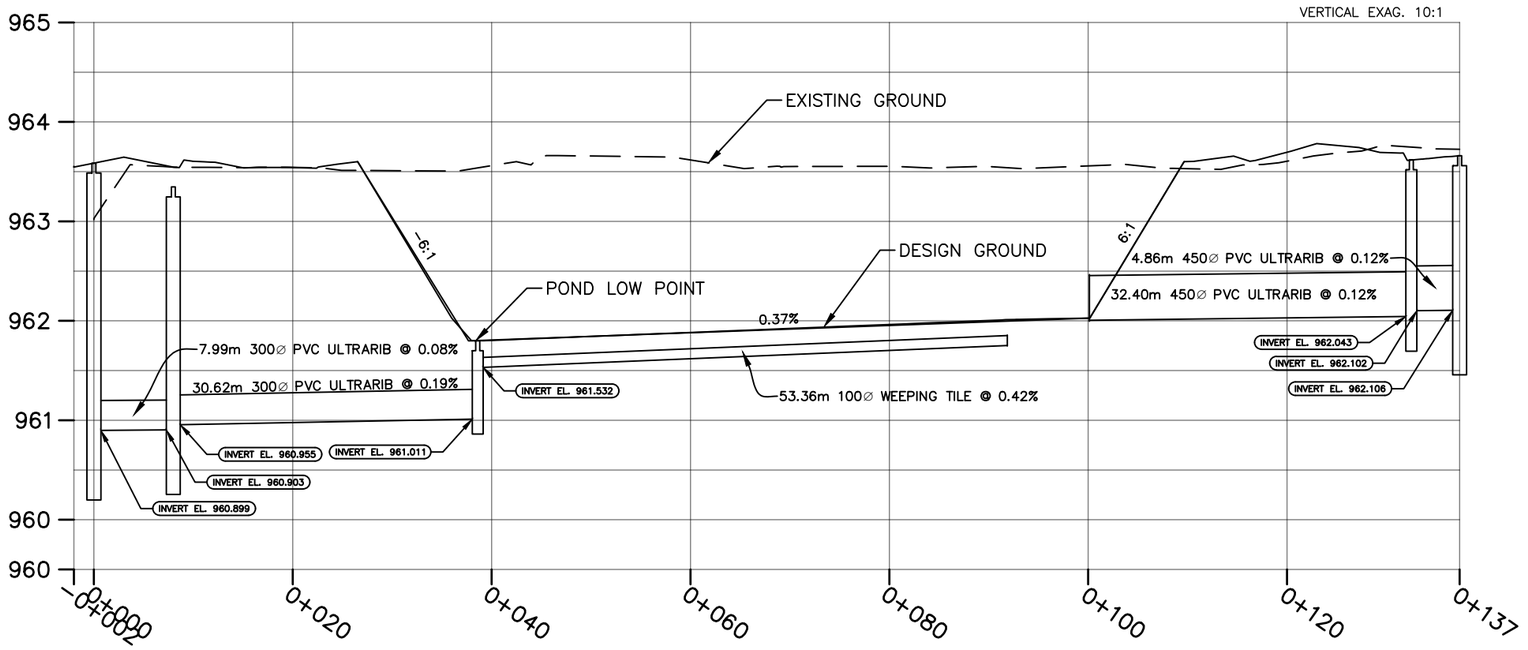
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
300 ST SOUTH, 150E TO 200E

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	12

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (12) 300 SOUTH EAST) [PLOTTED ON 3 Feb 2023 - 09:05]





LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	22NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
POND STORM SEWER LINE

DESIGNED:	JMD	CHECKED:	DJW
DRAWN:	JMD	JOB:	9920-01
SCALE:	PL-1:500 PR-1:600	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	13

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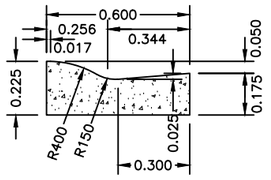
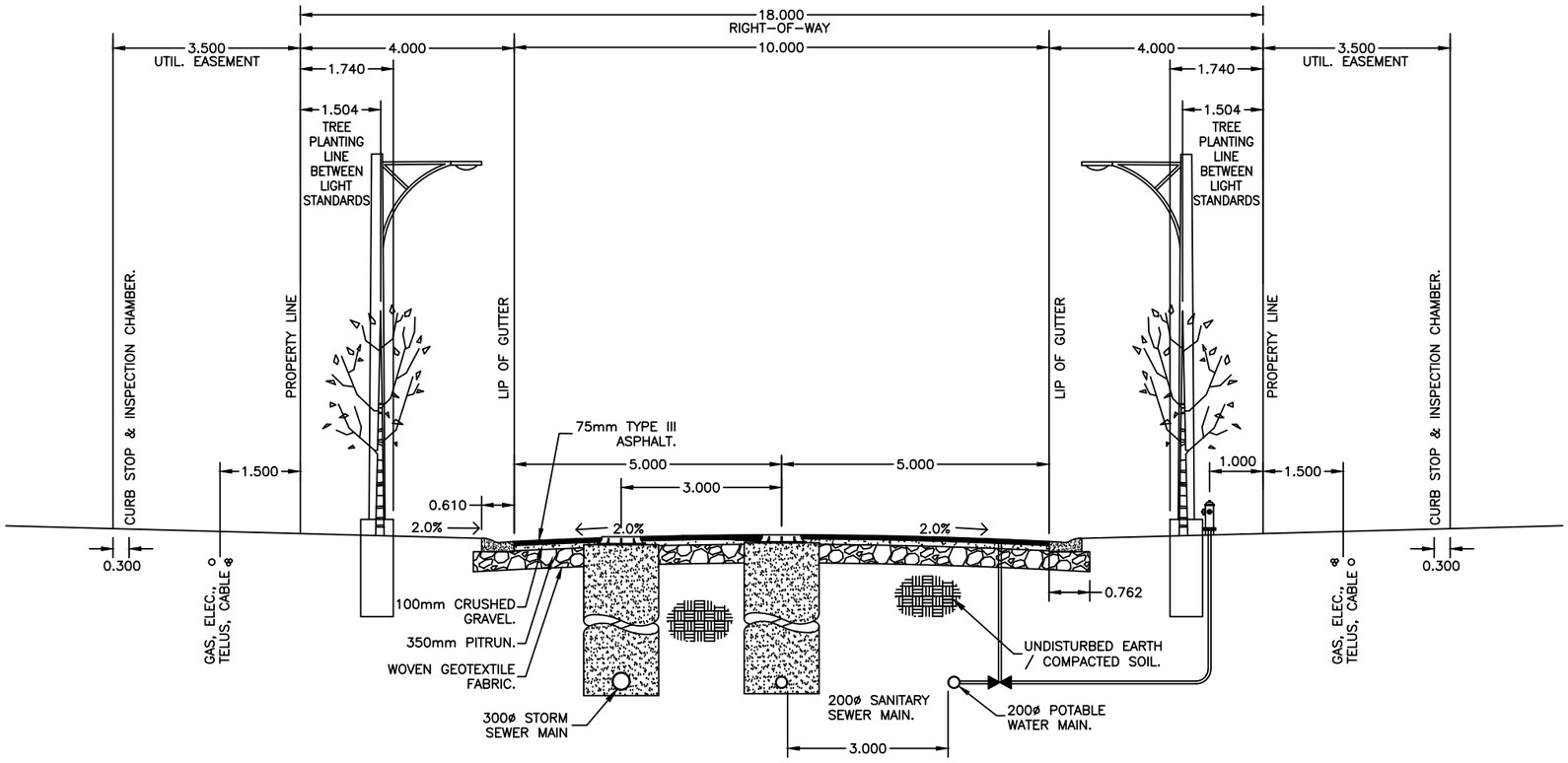
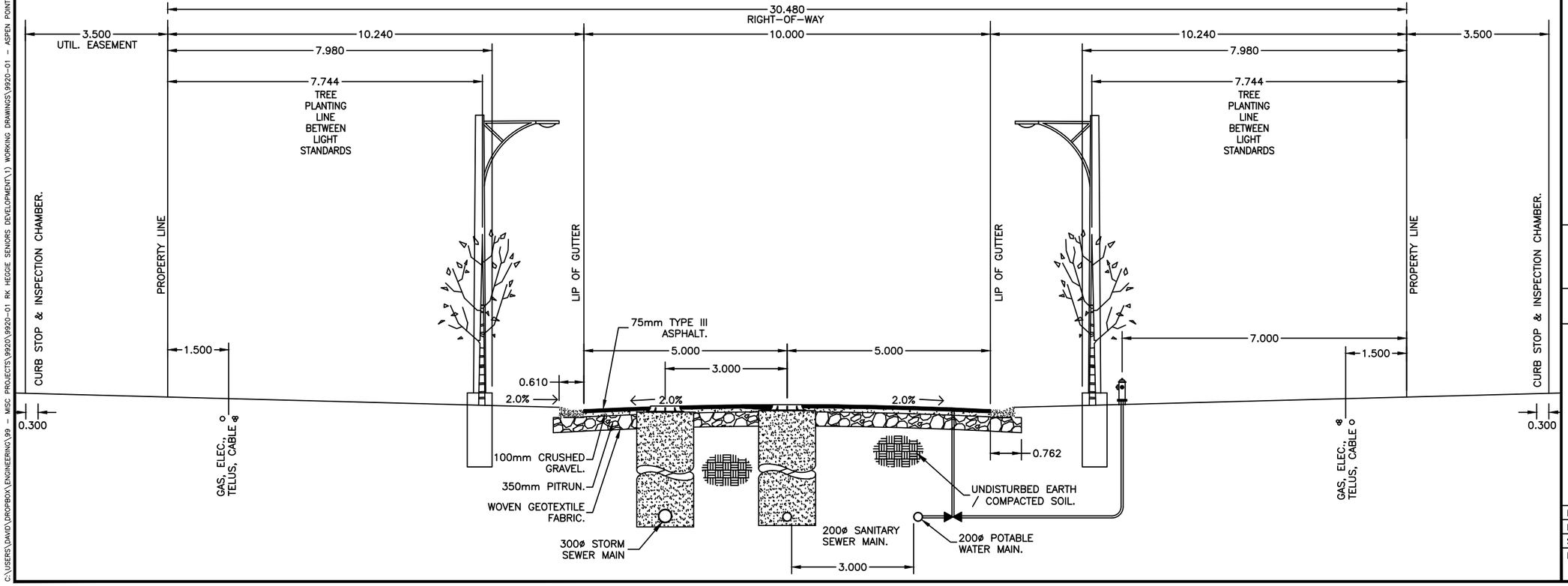


NOTES:
-CONCRETE TO BE 30MPa 40mm-75mm SLUMP, 5.5%-8% ENTRAINED AIR, 25mm MAXIMUM AGGREGATE SIZE.

TYP. CURB & GUTTER SECTION





LEGEND / NOTES

- EX.W — EXISTING WATER MAIN
- EX.R — EXISTING IRRIGATION MAIN
- EX.S — EXISTING SANITARY SEWER
- EX.ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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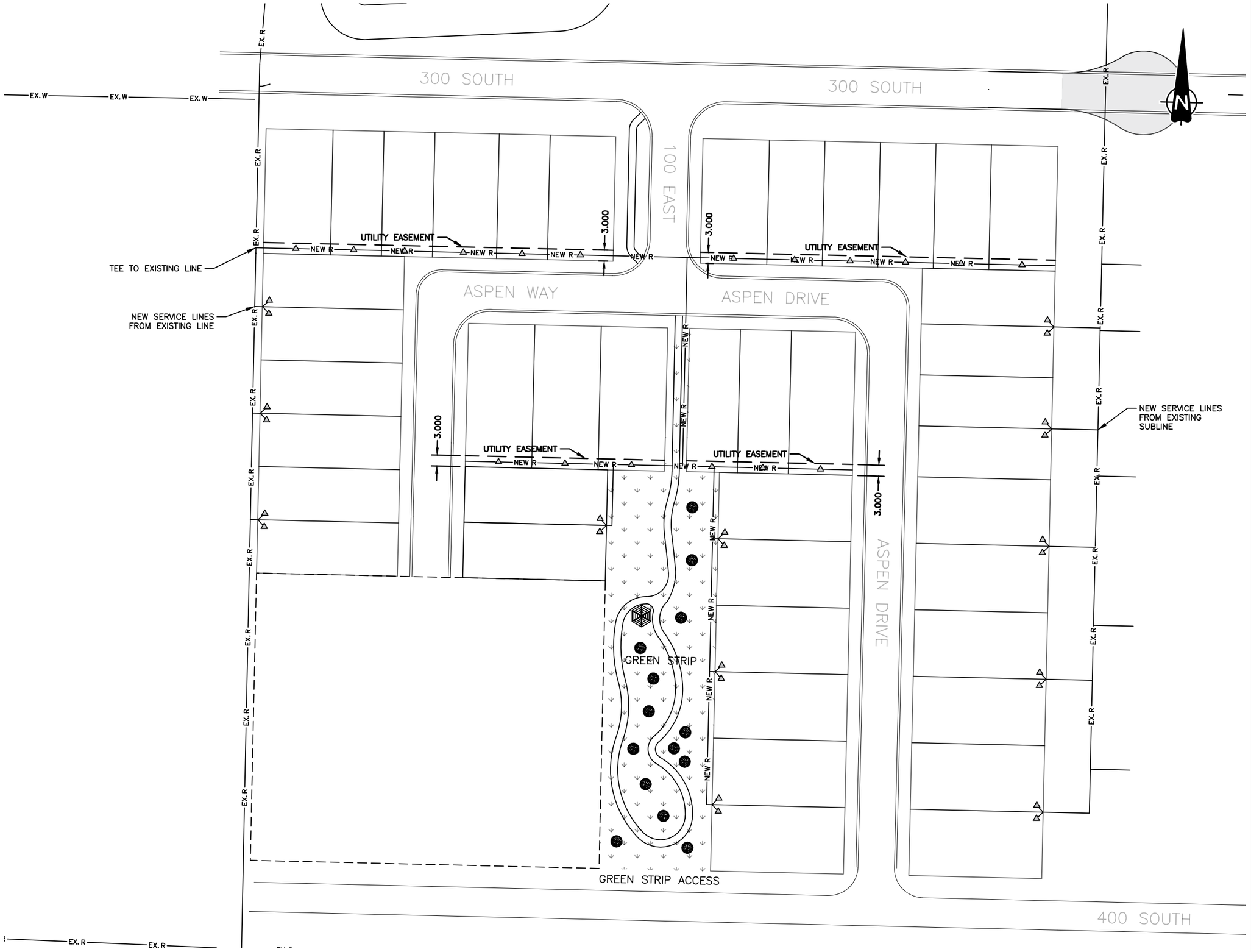
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
TYPICAL ROAD SECTION

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:110	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	14

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (14) ROAD SECTION) [PLOTTED ON 3 Feb 2023 - 09:05]



LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- BUILDING SETBACKS
- IRRIGATION SERVICE POINT

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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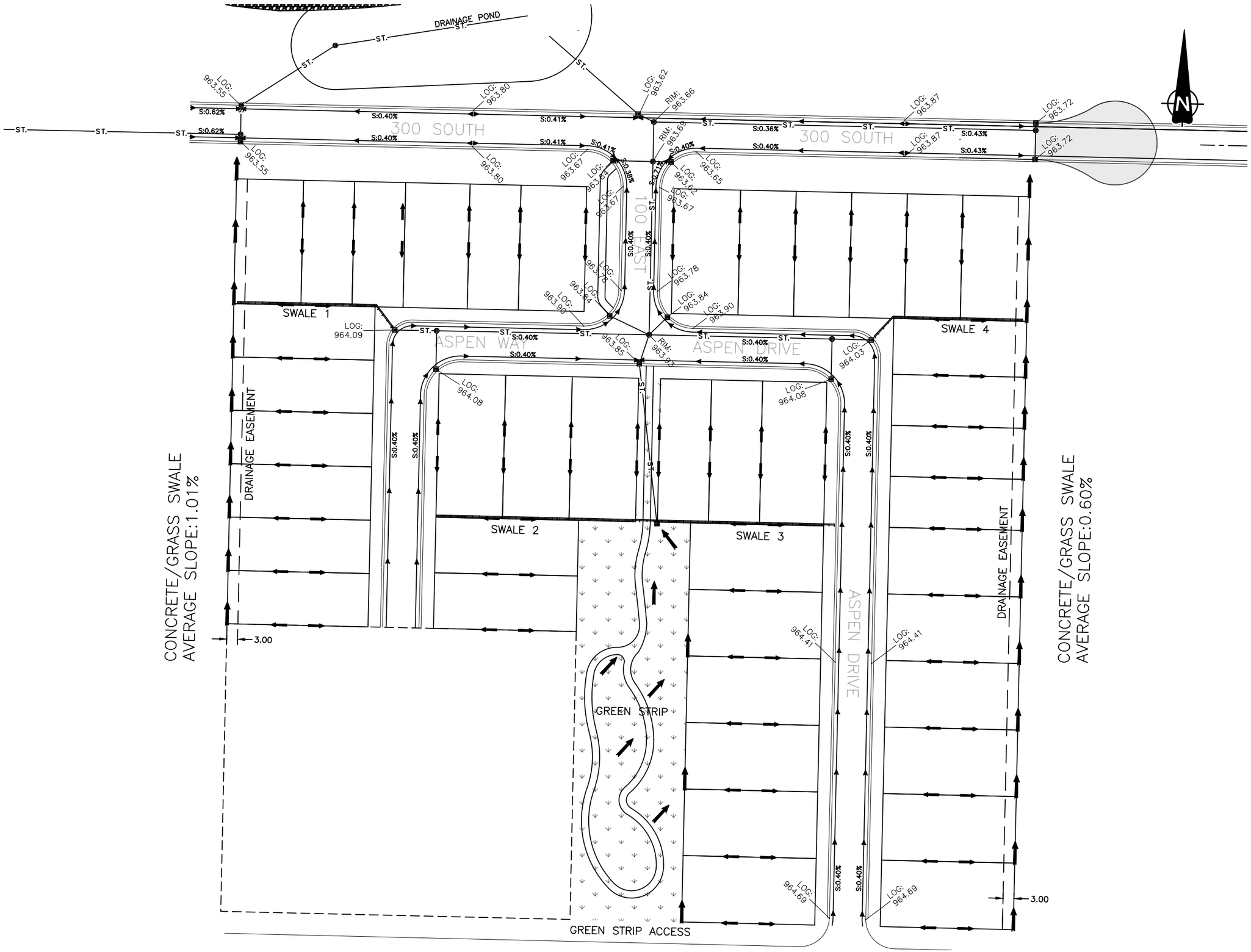
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE SENIOR DEVELOPMENT IRRIGATION PLAN VIEW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	15

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (15) IRRIGATION) [PLOTTED ON 3 Feb 2023 - 09:05]



LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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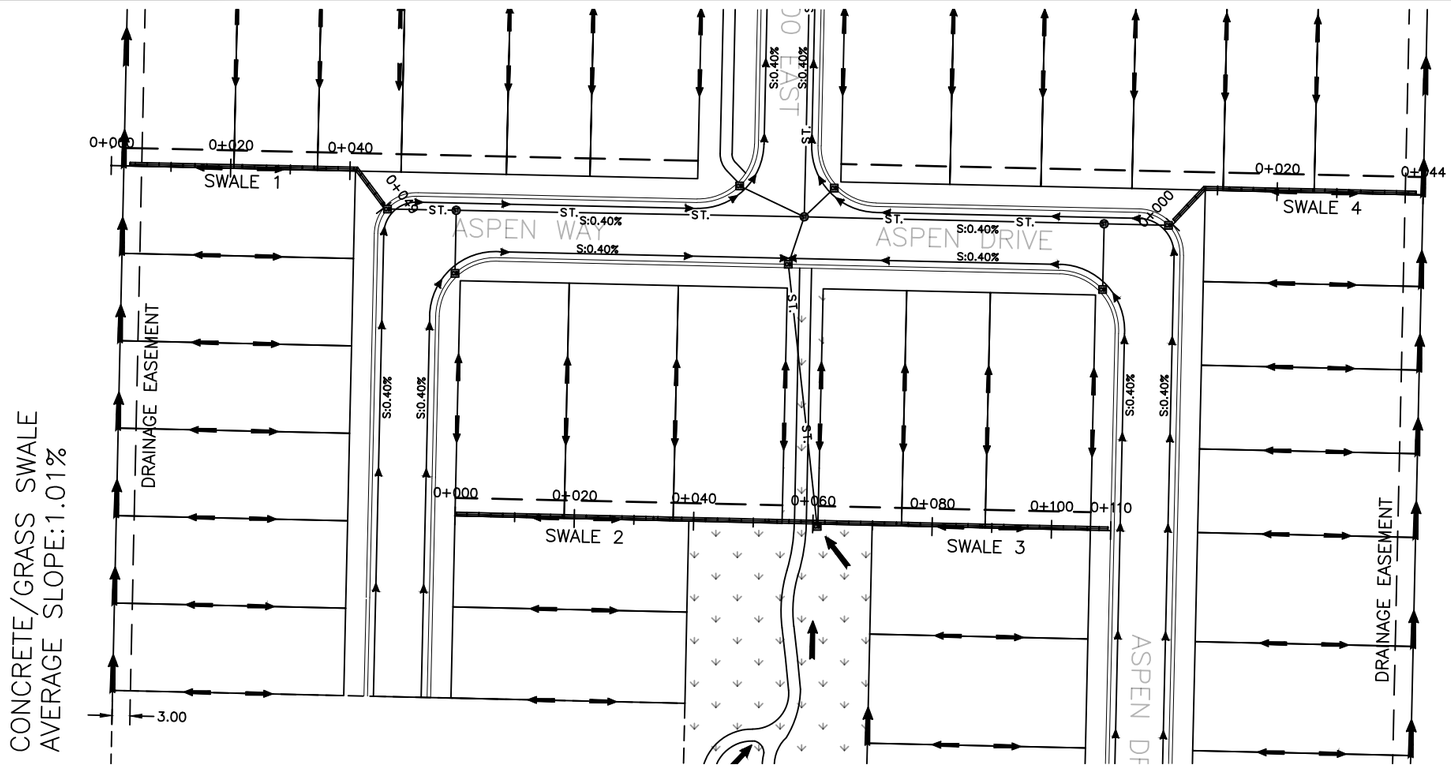
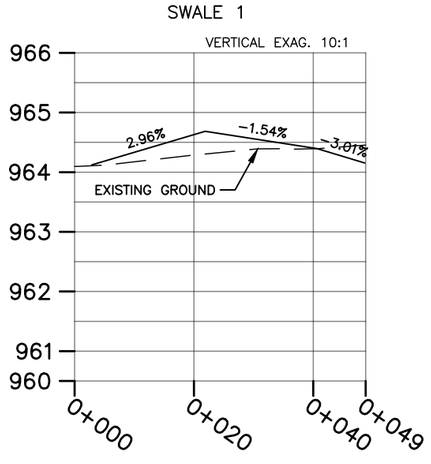
RIDGELAND DEVELOPMENTS LTD

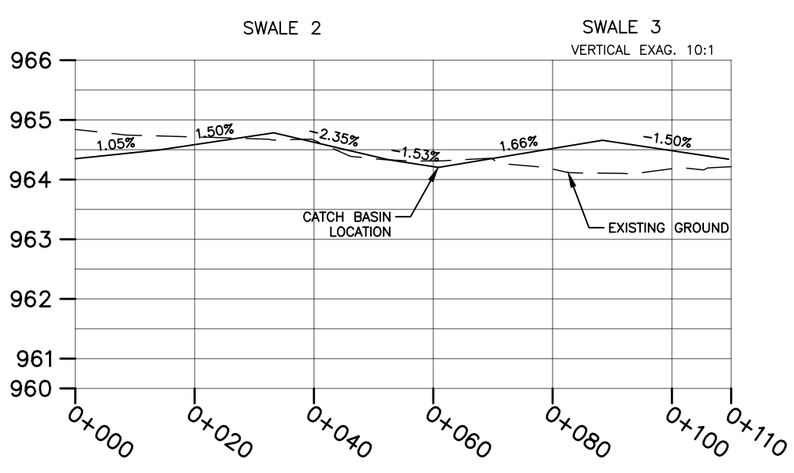
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
DRAINAGE PLAN

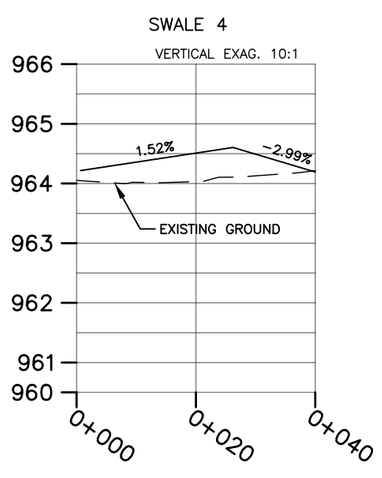
DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920–01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	16

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (16) DRAINAGE) [PLOTTED ON 3 Feb 2023 - 09:05]









LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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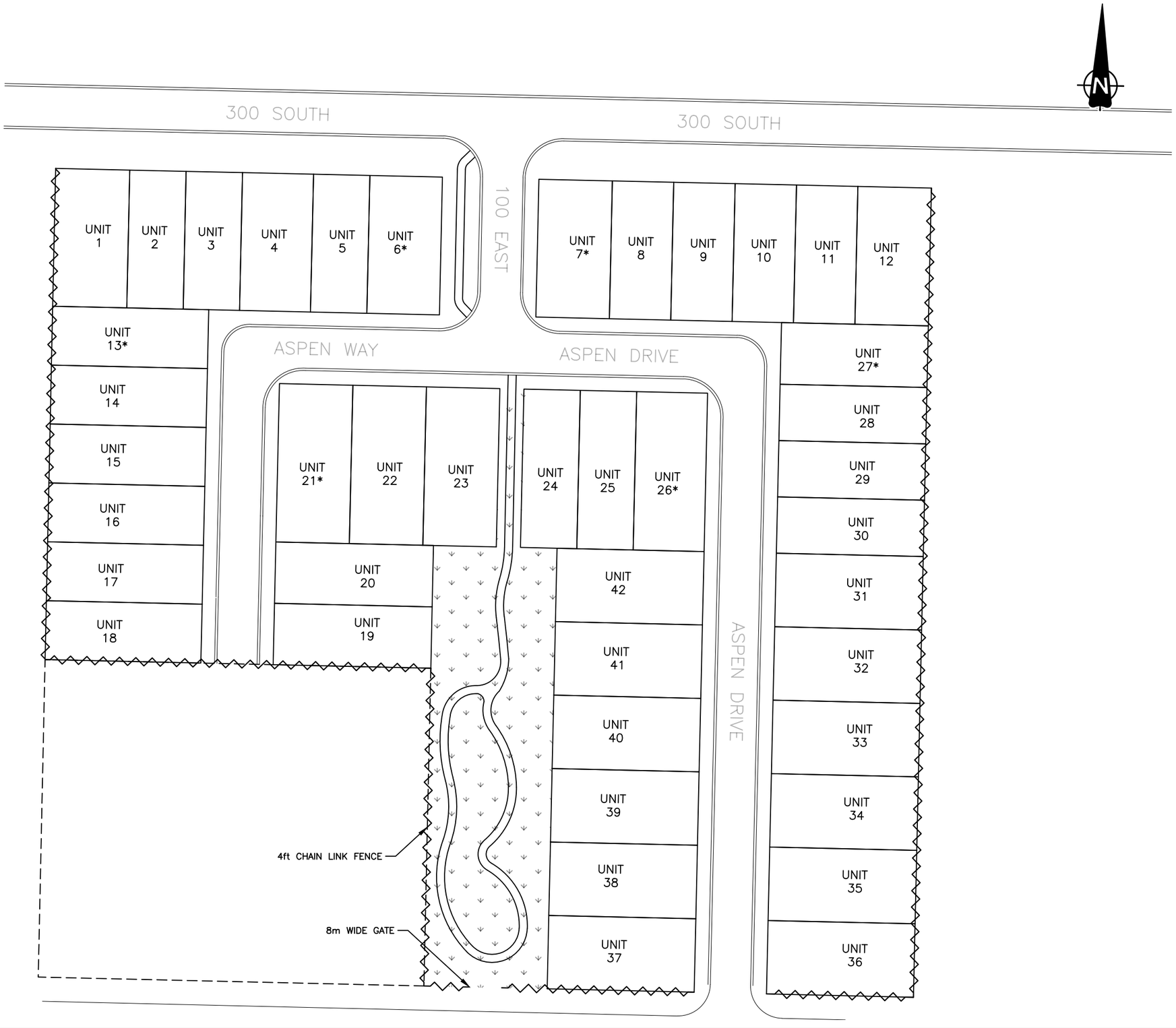
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
SWALE PROFILES

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	17

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (17) SWALE PROFILES) [PLOTTED ON 3 Feb 2023 - 09:06]



LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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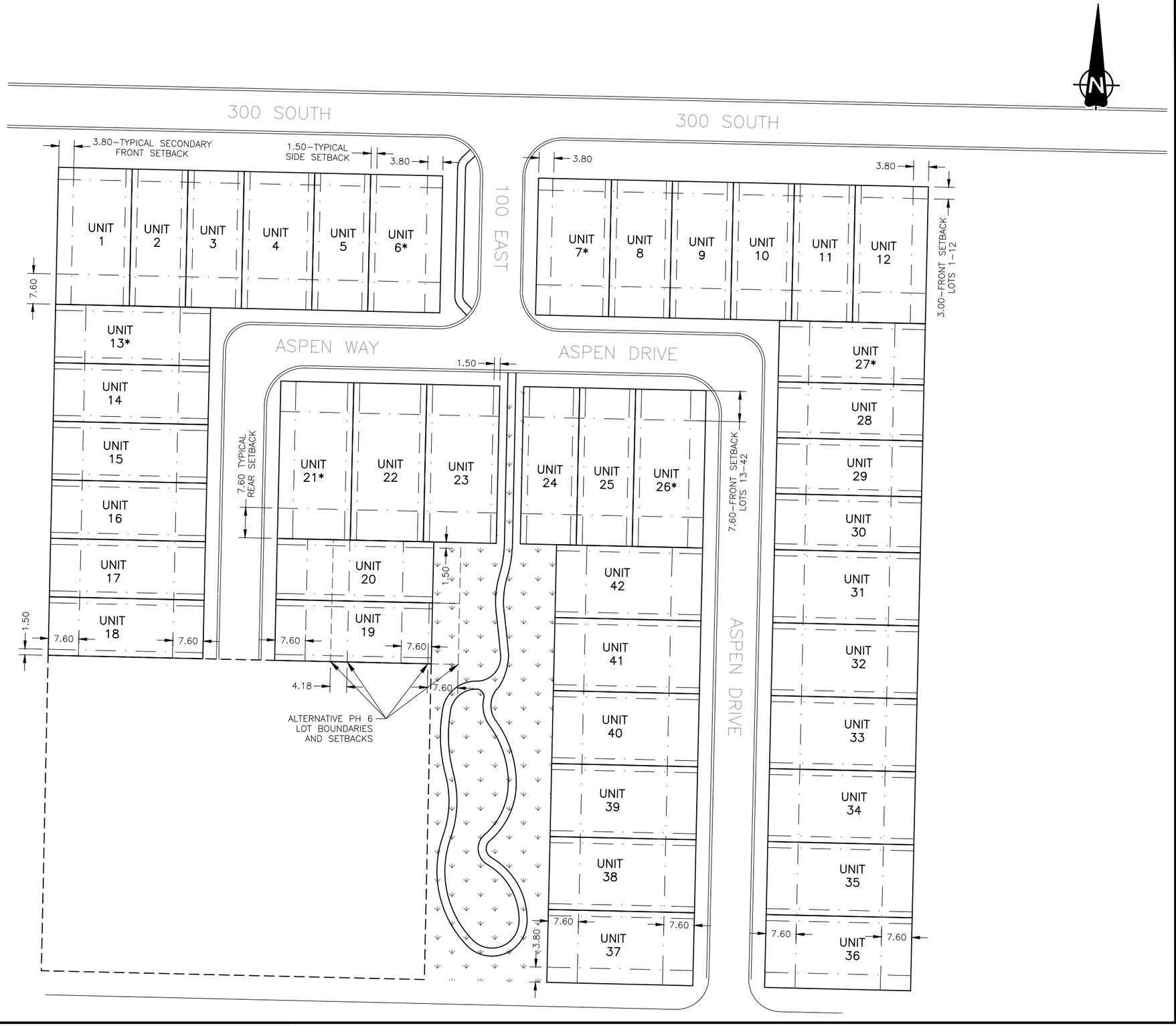
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
FENCE PLAN

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	18

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (18) FENCING) [PLOTTED ON 3 Feb 2023 - 09:06]



LEGEND / NOTES

EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	BUILDING SETBACKS
	IRRIGATION SERVICE POINT

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
LOT SETBACKS

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920–01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	19

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 – MISC PROJECTS\9920\9920–01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920–01 – ASPEN POINTE_R7.DWG (19) SETBACKS) [PLOTTED ON 3 Feb 2023 – 09:06]

ASPEN POINTE
ADULT LIVING HOMES

55+Adult Active Living Community

Architectural Design Guidelines and Controls



January 30, 2023 3.0

RIDGELAND DEVELOPMENTS LTD

Authored by: Greg Peterson

Architectural Guidelines

1.0 Introduction

The *Architectural Design Guidelines and Controls* for The Homes at Aspen Pointe establish the character of the community and ultimately maintain the integrity of the community for years to come. The guidelines and controls aim to ensure that the community presents an impression of quality yet recognizes the importance of a cost-effective housing project.

These *Architectural Design Guidelines and Controls* will ensure that this project, once completed, will reflect the style and the integrity of The Developer and its participating builders in the project, and as such, the homeowners will be the ultimate beneficiaries. This document outlines the opportunities and limitations associated with this development, and provides a set of guidelines, which at the initial design/construction phase of the homes will direct home buyers, designers, and builders toward an aesthetically pleasing development.

RIDGELAND DEVELOPMENTS Ltd. (Developer), from time to time in its sole discretion acting responsibly or as required by any government authority, may change, vary or modify these *Architectural Design Guidelines and Controls*.

All homes will be constructed in compliance with all municipal, provincial, and federal codes and regulations as currently published.

Note: Compliance with these *Architectural Design Guidelines and Controls* DOES NOT supersede the required approvals of the Town of Raymond.

The builders and purchasers agree that the Developer will, in its sole and unfettered discretion, interpret, implement, and enforce these *Architectural Design Guidelines and Controls*. The builders and purchasers agree to be bound by these *Architectural Design Guidelines and Controls*. The builders and purchasers acknowledge and agree that the Developer may need to vary these *Architectural Design Guidelines and Controls* at its discretion on a site-specific basis.

In order to maintain a consistent level of quality for the subdivision, the Developer has hired an Architectural Coordinator to review each plan created by the builders. The Architectural Coordinator compares the builders' plans to the *Architectural Design Guidelines and Controls* and applies them consistently. This ensures the overall streetscape embodies the design principles intended. The process requires the Architectural Coordinator to exercise professional judgment in reviewing individual housing plans.

2.0 Objective

The objective of the *Architectural Design Guidelines and Controls* is to achieve the highest standard possible of visual appeal and streetscape for the residents in a cost-effective manner. It must also offer enough variety of lifestyle choices to build and sustain a vibrant neighborhood.

These guidelines are for the ultimate protection of the new homeowner, intended to protect homeowners from other houses being built to lesser standards that may detract from the value of the neighborhood. These *Architectural Design Guidelines* and *Controls* are the mechanism which will contribute towards a high level of quality of design and integrate this project with the surrounding community.

Each house plan application will be reviewed in terms of its adherence to the *Architectural Design Guidelines and Controls* set out in this document. Without being rigid, the Developer may require certain modifications to the house plans and/or specifications to reflect the spirit and intent of the *Architectural Design Guidelines and Controls* or to take advantage of unique lot features or characteristics.

Builders may submit alternative details to those outlined in these, providing they conform to the overall objectives of the project and maintain the overall quality of the streetscape and appearance. The acceptance of such alternatives will be at the sole discretion of the Developer. Outlining the opportunities and constraints of building, this *Architectural Design Guidelines and Controls* will assist builders, designers and home buyers in achieving problem-free construction.

3.0 Architectural Influencing Style and Vision

The character of The Homes at Aspen Pointe shall reflect the traditional Craftsman architectural style with contemporary design interpretations.

The following outlines the architectural characteristics envisioned for Aspen Pointe. Homes in Aspen Pointe will reflect a “Craftsman Style Home” theme. Such homes are characterized by:

The level of detailing shall capture the essence of the style, incorporate distinctive architectural elements and place emphasis on the front entry area.

The Craftsman Style Home are characterized by:

- Main entry to be the dominant feature of the home. Full width entry porches are common on the front elevation with the main roof extending to cover the porch.
- Wood detailing, side gable roofs accentuated by wide overhangs.
- Gabled or hip roofs with inset front facing gables, minimum 5/12 roof pitch and maximum 7/12 with minimum 24” and maximum 36” overhangs.
- Massing reflects an articulated façade with variations in plane and roof lines.
- Entry porch enclosed with a roof line at the first level.
- Columns/posts are minimum 10” panel clad with collar trims or a substantial upper post with oversized base, typically stone clad**.** Partial width porches often have a front gabled roof matching the pitch and detailing of the main gables and are typically supported by heavy battered (tapered) square columns although a variety of column configurations are used. The columns and plinths are usually massive in appearance, emphasized by the battered (tapered) column piers.
- Decorative attic vents.
- The columns, balustrades and brackets are typically painted wood with stone or wood shingled bases.
- Craftsman style homes are finished in traditional profile composite lap siding.
- Simple raised trim details are composite “Smart Board” or equivalent.
- Trims are minimum 4” and may include a sill detail.
- Additional finishes at visible elevations are layered horizontally and include flat panel with raised battens, shakes and Board & Batten vertical siding. Stone is applied in panel effect.

- All gables to include 6” shadow band and stepped shadow bands are recommended.
- Windows are vertical in orientation with minimum 5/8” grills in traditional pattern.
- Colors suited to the Craftsman style are dark and medium earth tones accented by light contrasting trims.



Contemporary Craftsman Architectural Style

To assist builders in meeting the architectural style, several examples of Contemporary Craftsman homes are included in Appendix “A”. Each one of these examples has a different approach to the Contemporary Craftsman Style and some of the elements will be required on each home which is approved for building and conforms with the general trend of the neighborhood.

4.0 Design Guidelines

4.1 General

Home designs, siting and grading of homes and the overall architectural appearance of the community will reflect the melding of traditional design with the practicality of current trends, to meet the needs of today's homeowners for personal comfort, safety, and efficiency with the result being a harmonious, attractive and desirable neighborhood. The front home width of all homes are highly encouraged to extend the width of the building pocket.

4.2 Windows and Doors

The placement of windows and doors on building elevations should create proportionate, balanced, and rhythmic compositions.

Front entry doors are to be designed compatible with the house style and to contain glazing or sidelight in lieu of door glazing. Fanlight or sunburst door glazing is not permitted.

Craftsman windows are typically taller than wide and grouped in multiple units. All front elevations visible from public view are encouraged to use window grids or muntin bars (real or simulated) to divide windows into individual-appearing windowpanes.

Windows (on highly visible elevations) should be centered on the building mass, aligned both horizontally and vertically (except where functional or structural composition of the structure warrants otherwise). All window openings with should be trimmed with decorative "Smart Board" (or equivalent) molding a minimum of 4" – 6" wide. Trims are to be applied consistent with house style.

Window frames and casements are highly encouraged to reflect the color scheme of the home.

4.3 Porches

All houses are required to have a covered front porch which shall have a minimum depth of 6 feet.

The following is a list of requirements for porches:

• All front porches are required to have a solid skirt. Vinyl or treated wood will not be accepted. “Smart Board” or equivalent panel with 4 inch trim to hide panel edges is the recommended skirting material.
• Front entry steps are restricted to a maximum of four risers per set. Where the grade or design calls for more than four risers, the run must be split.
• Wood exterior stairs are required to have closed risers. All vertical surfaces of wood are required to be stained or painted;
• Acceptable railing is aluminum pickets. Treated wood railing will not be permitted.

4.4 Cantilevers

Because cantilevers are not a feature of Craftsman design, no cantilevers are permitted at the front of the house. Box beams or corbels added to indicate a strong structure at the base would be considered.

4.5 Front Drive Garages

- Front drive attached garages are required on all lots where zoning allows and must be double car width as a minimum. If the setback is greater than 10 feet, design elements will need to be incorporated into the garage wall, such as returning masonry around the garage back to entrance, adding window etc.
- To minimize the garage door impact on the front, street-facing elevation, the front of the garage is recommended not extend more than 10 feet from the face of the porch.
- Garages over 22 feet wide may require two doors at minimum; staggered or jogged garage face is encouraged.
- The maximum garage door height is 8 feet.
- It is important to maintain a close relationship between the bottom of the garage eave line and the top of the garage door, i.e. a maximum of 18 inches (450mm) above the garage door or suitable alternative treatment.
- Garage door specifications are to be a minimum of Overhead Door Traditional Courtyard Collection or Clopay Gallery Collection and Carriage Craft CC10/CC-16 (from Lethbridge Overhead Door) or approved equivalent from another supplier.
- The use of glass panels in overhead doors is required for all lots.

- The corners of overhead doors must be straight. Angled corners are not permitted.

4.6 Driveways

- Driveways shall be required to be concrete.
- Driveways shall be constructed in a manner which will permit adequate drainage, snow removal and maintenance.
- All sidewalks leading to the main entrances are to match the driveway material.
- One driveway per lot is permitted for single-detached residential development.
- Driveway standards for residential use are as follows:

a. Minimum width: 6.1 m (20 ft.)
b. Maximum width: 18.0 m (30 ft.)
c. Setback from lane: 3.0 m (10 ft.)
d. Setback from intersection of public roadways: 6.1 m (20 ft.)

4.7 Massing

- The minimum roof slope of all homes will be 5:12 and a maximum roof slope of 7:12.
- Roof pitches will be adjusted to maintain and control the flow of the streetscape, especially on corner lots or special treatment areas.
- Exterior features, including the roof design, may be modified by the Architectural Coordinator to vary the street appeal of the project as site-specific conditions may dictate. All elements of the house design are to be consistent with the Craftsman Style of home.

4.8 Rear Elevations of Homes Backing onto Green Space

All rear elevations that back onto Open Space will require some additional detailing on the rear elevations. This treatment will be required as these lots are in very prominent locations with high visibility from a number of different locations. The rear elevations must be visually enhanced with the use of additional detailing, such as box outs, chimney chases, shadow battens, decking (where appropriate) and trim around windows (to be a minimum of battens around the windows and shadow boards under the soffit line). The following is a list of additional requirements:

- Rear gable treatment is to match front gables.
- Decks on green spaces are to be built at the time of house construction and have a minimum of 10 inches X 10 inches support posts with top and bottom capitals. Decks must be shown on submitted drawings and plot plans.
- Rear decks that are between 1.5 feet and 4 feet from top of joist to top of grade must be skirted with a smooth surface. “Smart Board” or equivalent panel with 4 inch trim to hide panel edges is the recommended skirting material;
- Columns and skirting are to be painted to match the rest of the exterior.

4.9 Corner Lots

Special attention must be paid to side elevations and side yard setbacks on all corner lots.

- The side elevations should have the same level of architectural treatment, i.e. box outs, detailed battens, stone/brick as the front elevation, as it is even more visible than the front elevation from the street.
- Principal roof planes must slope toward both street frontages. Detail and architectural style must be similar to the front and be carried down the side and the rear of the house. Side elevations on all corner lots must be approved by the Architectural Coordinator.
- Flanking side elevation on corner lots must have full front elevation treatment.
- Appropriate roof overhangs
- Number of openings suited to wall area (avoid blank wall space)
- Detailing consistent with the front elevation, including grills and trims window configuration and groupings consistent with front and styling
- Appropriate massing

4.10 Repetition of Designs

- House designs with similar elevations must not be repeated more than every 3rd house (“ABCABC”) on the same side of the street. The Developer may alter these criteria at its sole discretion, upon application by a builder on a site-specific basis.

- While similar house floor plans may occur along a section of street, differences such as changes in direction of roof slopes, size and location of windows and doors etc. will be required.
- Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape.

4.11 Standardized House Address Numbers

The following guidelines should apply to municipal address numbers:

• The Developer will provide a consistent approach to municipal address signage that reflects the quality level sought for this community.

4.12 Address Plaque

The Developer will provide a standardized address plaque, which is a requirement on all homes. Address plaques must be ordered through the Developer and to be installed by the Builder.

4.13 Front Entries

The front entry of a home is aesthetically, functionally and socially important to the design of both the individual home and the streetscape. A visible and well-designed entry area promotes an individual sense of address and collective sense of community and safety by providing “eyes on the street.”

- Front porches shall be the focal point of the home
- Extension of house design
- Porches should be deep enough for seating (minimum depth of 6’)
- Main entry should provide shelter from the weather
- Metal handrails are to be installed on all porches.

4.14 Decks

- All decks higher than 4’0” above finished grade is to have the supporting columns to be a minimum of 10 inches x10 inches and be complete with capping detail top and bottom, along with a painted or claded deck edge and beam.

- Landscape patios are an acceptable alternative, however must be detailed on the submitted site plan and are subject to the same completion requirements as deck construction noted above.
- All decks that back onto a green space are required to be completed at the time of construction completion.
- Metal handrails to consist of a top and bottom rail with vertical pickets.
- Enclosed decks shall match the exterior finish of the main home structure. Elevations of deck enclosure to be submitted to Architectural Coordinator for approval.
- Lattice panels are not acceptable material for skirting.

4.15 Fencing

The only fencing permitted will be the subdivision boundary fencing as outlined in the Conceptual Design Scheme.

The Aspen Pointe Direct Control District prohibits internal fencing in the front yard, side yard, secondary front yard, and rear yard fencing.

4.16 Exterior Lighting

- All homes will require soffit lighting. All upper soffits and any soffits over the garage will require recessed pot lights to be installed in the soffit to give a presence to The Homes at Aspen Pointe.
- The location of soffit lighting will be required to be shown on the elevations and electrical plan at the time of submission for architectural approval.
- All corner lots will require soffit lighting on the side elevation.
- No wall mounted exterior lighting will be permitted.

** Any alternative soffit lighting will require pre-approval from Architectural Coordinator.

5.0 Exterior Finishes, Materials, Colors & Specialties

5.1 Windows

Window frames and casements are highly encouraged to reflect the colour scheme of the home.

5.2 Soffit and Fascia

- Soffits and fascia shall be prefinished aluminum. All downspouts and eaves troughing shall be aluminum. Roof overhangs to be a minimum of 24 inches and a maximum of 36 inches with minimum 6-inch fascia.

5.3 Roofs

Roof pitches shall be a minimum of 5/12 and a maximum of 7/12.

• Flashing should be colored to match the cladding around it;
• Skylights and roof vents should be located so they are not visible from the street;
• All roof and gas vents shall be colored or painted to match the roof color

5.4 Roof Materials

Asphalt shingles are the preferred roofing material but other roofing materials will be reviewed, subject to design merit; and Roof must be a minimum of architectural type asphalt shingles as follows:

BP HARMONY

- Charcoal Grey
- Graphite Black
- Granite Black
- Shadow Black

IKO Cambridge

- Harvard Slate
- Dual Black

5.5 Exterior Materials

Natural colour tones of materials are preferred, and medium and dark earth tones strongly encouraged. Consideration must be given to enhancing the architectural details found on the home.

Allowable exterior cladding materials include:

- Fiber cement siding (Hardie plank lap siding, Hardie Shingle Siding, Hardie Panel Vertical Siding
- Brick
- Stone tile

Special care and attention should be given to the design of elevations with material combinations, which will be reviewed on individual design merit with respect to:

• Maintaining consistency of detail.

• Material transitions occurring near the front corners shall be returned to a natural or logical break point, such as a plane change or jog.
Alternatively, a material transition could be permitted to occur at 4'-0" if there is no logical break and is subject to design merit.

Siding Detailing

- Siding refers to the application of clapboard, board and batten, as well as shakes. These siding products may be used as primary cladding material or as an accent.
- Siding elevations are also encouraged to incorporate some masonry elements to provide additional architectural interest.
- Houses that are predominately clad with siding shall introduce enhanced architectural elements and higher level of trim detailing
- Trim boards shall be provided around all door and window openings, corners, and include a continuous frieze board detail under all eaves. 150mm (6") is considered a minimum board width on publicly exposed elevations, where larger widths are appropriate for window and door casings and frieze boards or cornices. Smaller windows and surrounds may be used in areas of reduced visibility.

5.6 Color Scheme

The approval of any colour scheme will be at the sole discretion of the Architectural Coordinator, having regard to the adjacent homes and general ambience of the neighborhood.

In order to achieve variety on the streetscapes, careful attention should be given to the selection of building color packages and the repetition of similar colors.

- A minimum of two houses shall separate houses with the same exterior color package.
- The same exterior color package should not be located across the street from one another.

- Identical color packages should not make up more than 30% of any streetscape block.
- Exterior pastel colours schemes ar not permitted
- Overhead doors are to match either the main or trim color.

5.7 Battens & Trim

- All battens and window trim to be a minimum of 4 - 6 inches wide.
- Painted “Smart Board” or equivalent are encouraged, aluminum is permitted at a minimum.
- Unique craftsman exterior trim details encouraged and are consistent with the style of the home.

5.8 Parging

Special attention to be given to the treatment of exposed concrete foundation walls.

- Foundation parging required on all four sides of the house.
- Height of parging on all elevations shall be a maximum 24 inches above grade.

5.9 Chimneys, Metal Flues & Roof Vents

- Where practicable, all furnace and roof vents shall be located on a rear slope of the roof or wherever it is least visible to the street.
- Direct vent fireplaces must not vent to the front.

5.10 Brick

- The brick design on the home must incorporate soldier coursing, row lock-coursing, etc. Two-tone brick or a mix of masonry products will be reviewed on a case-by-case basis
- Very light, buff, or white masonry colours are not permitted.

5.11 Stucco

Stucco will not be permitted as exterior cladding material in The Homes at Aspen Pointe.

5.12 Siding

Fiber Cement siding “Hardie Board” or equivalent material is recommended for the exterior cladding finish. Darker colour pallets are to dominate the tonal colour scheme. Example: Dark grey siding with light grey trim. White or lighter trim colours will only be permitted depending on exterior design.

Overhead doors are to match the main or trim colour.

Color Palette:

Cobblestone
Navajo Beige
Monterey Taupe
Khaki Brown
Timber Bark
Pearl Gray
Light Mist
Gray Slate
Night Gray
Boothbay Blue
Evening Blue
Aged Pewter
Iron Gray
Deep Ocean
Woodstock Brown
Rich Expresso
Mountain Sage

*Pastel colour schemes are not permitted.

5.13 Columns & Pillars

- All columns or pillars are to be a minimum of 10”x 10”.
- All siding corner boards must match the trim or siding colors
- Solid in appearance
- Column details are to be consistent with the style of the home.
- Vinyl siding and metal cladding on columns is not acceptable.
- All columns are to be clad with a minimum of “Smart Board” or equivalent panel board or stone are to match the colour scheme of the home.

6.0 Other Important Guidelines

6.1 Excavation Material

Builders must ensure that all excavation material to be kept within the confines of their lots. Any spillage onto a road, sidewalk or neighboring lot shall be removed immediately. If not removed immediately, the Developer will move the offending material and invoice the builder responsible.

6.2 Landscaping

It is the responsibility of the homeowner to landscape the front yard, side yards and rear yard. In the case of corner lots, the front yard shall include the flanking side yard, curb or boulevard and to the corner of the home.

- Builders are required to place topsoil in the front and rear yards.

Detailed landscaping requirements are as follows:

- Full Yard Landscaping
- All builders are required to sod up to the foundation. This is to be completed at the time of final grading.

Minimum Requirements

All lots landscaping includes:

- One deciduous tree in front yard
- Sod
- Mulch, aggregates, and wood bark
- Washed rock
- Decorative rock.
- Lava rock
- Edging may be landscape vinyl, brick, stone, or wood landscape ties.
  *Treated railway ties are not permitted for landscaping purposes.
- Side yards between houses- washed rock
- Large areas of rock or mulch will not be permitted in the front yard and highly visible rear yards.

Note: No decorative objects, such as sculptures, fountains, etc., shall be placed or installed on the street side of any lot without prior approval. Any yard ornamentation must be of sufficient quality and scale to be in keeping with the high

aesthetic standards required in the community and will not impede lawn maintenance or snow removal. Artificial plants in pots or other containers shall not be approved.

6.3 Maintenance Services

All landscaping and snow removal shall be maintained on a regular basis and shall be the responsibility of the Developer until such time as a Home Owners Association (HOA) is created and shall include watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased materials and debris so as to present a healthy, neat, and well-kept appearance at all times.

A yearly maintenance fee shall be charged to each home owner to be set by the Developer until a Home Owners Association (HOA) is created.

6.4 Water Conservation

To save water and protect the environment, Builders are encouraged to use low flush toilets. Aerated shower heads and hot water looping (to provide instant hot water) are encouraged.

6.5 Appearance During Construction

Each builder is required to keep their lots and building sites clean and orderly during construction. Builders should encourage timely removal by sub-trades of litter on building sites. No debris or materials is to be stored on adjacent lots.

There will be no burning of garbage. Garbage bins are mandatory, will be supplied by each builder, and used for the disposal of garbage.

If compliance of this condition is not met, and the Developer believes a cleanup is necessary, then the builder will be back-charged for the costs of same incurred by the Developer.

6.6 Signage

The Developer will provide directional signage to the subdivision.

6.7 Sedimentation/Erosion Control

The Builder is responsible for adhering to the Erosion and Sedimentation Controls Plan as prepared by the Engineer and for their trades and contractors tracking mud onto the roadway.

6.8 Builder's Responsibilities

- The granting of an architectural design approval by the Architectural Coordinator does not release the Builder/purchaser from the obligation to comply with all municipal bylaws, building codes, statues and regulations that are applicable to the development and are imposed by law.
- The Developer and Architectural Coordinator will not be responsible for any disputes arising from these guidelines.
- If at the time of construction on site, errors or discrepancies are noticed from information received at the time of approval, or from engineering drawings, or from existing site grading, or existing homes, the Builder is to contact the Architectural Coordinator so that the discrepancy may be reviewed, and adjustments made to accommodate the existing site construction.
- Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot, and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages become the sole responsibility of the Builder.
- The cost of repair due to builder damage to any underground utilities, roads, trees, drainage, or other items will be charged back to the Builder.

6.9 Disclaimer

No approval by the Architectural Coordinator or its other consultants shall constitute compliance with any engineering requirements or any legal requirements of the Town of Raymond or any other government agency or body, all of which are the sole responsibility of the Builder.

The Developer and/or the Architectural Coordinator are not responsible for ensuring that the Builder's house plans comply with copyright laws etc.

The house plan approval process will be provided as a service by the Developer. While care is taken to provide precise data, the Developer and its Architectural Coordinator and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof. It remains the responsibility of the Builder to ensure that the construction of any buildings on the lot conform with Provincial and/or Municipal laws, regulations, by-

laws or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility right-of-way, easements, and restrictive covenants.
The Builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of sulphate resistant concrete, additional foundation reinforcement design or any other precautions in foundations where necessary.
THE DEVELOPER AND ITS ARCHITECTURAL COORDINATOR AND OTHER CONSULTANTS ASSUME NO RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH ANY OF THE FOREGOING

6.10 Severability
If any provision hereof is made void or rendered invalid or unenforceable by any law from time to time in force in the Province of Alberta, or if any provision hereof is determined by any court of competent jurisdiction to not be a covenant running with the land, the same shall not invalidate or render in any way unenforceable any of the remaining provisions of these *Architectural Design Guidelines and Controls*.

7.0 Procedures

7.1 Approval Process
Before applying to the Town of Raymond for a Building Permit, the applicant must submit for *Architectural Design Guidelines and Controls* Approval an electronic PDF format copy of the following information to the Architectural Coordinator.
Architectural Drawings:

o Drawings of the home (all Elevations (one per page), Floor Plans, Basement Plan and CrossSections dimensioned to a scale of 1/8” = 1’-0”).

o Drawing of all four elevations formatted to 11” x 17” or less, suitable for reproduction and printing.

- Landscaping plan
- Exterior lighting plan

Engineered Plot Plan
The preparation of plot plans and stakeout must be carried out by the *Designated Surveyor only*. Plot plan must include:

- Scale 1:300 metric with north arrow and municipal address;
- Legal description of the property;
- All property lines, designated and dimensioned;
- Size and location of proposed building dimensioned to property lines;
- All cantilevers;
- Spot elevations around building and drainage directions;
- Dimensions from property line to face of curb;

A completed Application Form indicating:

- colors for all portions of the exterior of the home;
- materials;
- and all other information as relevant or requested by the Developer.

The Architectural Coordinator reviews:

o The submitted complete set of construction drawings for compliance with the *Architectural Design Guidelines and Controls*;

o Colour scheme for repetition and appearance.

- reviews the plans and recommends approval, modification, or rejection based on the adherence to the *Architectural Design Guidelines and Controls* approval.

Engineering Consultant reviews:

- Grades for compliance with the Building Grade Plan and adjacent lots.

Should a dispute arise, the Developer and Engineering Consultant shall make the final decision on the acceptability of plans.

After approval, the submitted plans may not be altered without prior approval.

Builder submits:

- plans and plot plan to the Town of Raymond for a development and building permit.

• Any substantial revisions to the Plans after approval that affect the exterior elevation, plot plan or exterior colours are to be resubmitted to the Architectural Coordinator for approval and subject to $250.00 Change Fee.

• The Developer or Architectural Coordinator may carry out on-site inspections from time to time to ensure compliance by the builder to the *Architectural Design Guidelines and Controls* approval. Any infractions will be noted, and the builder will be requested to rectify the situation.
Prior to building, the Builder inspects the lot and all services. All discrepancies or damages are to be reported in writing with the application and a copy forwarded to the Developer.
• Upon completion of the construction including the grading and loaming of the lot, the builder shall notify the Developer in writing (using the As Built Lot Inspection Form) and including 2 photographs of the front and rear elevations of the home. The Engineering Consultant will then do a final lot inspection, checking for compliance with the engineering drawings, lot grading and for any damage to the adjacent improvements. If additional inspections are required after the initial final inspection the builder is subject to a fee per inspection to be payable to the Developer.
• The Architectural Coordinator provides either approval or requirements to obtain approval. Non-compliance or damage will result in the Developer invoicing the Builder for the infraction.

7.2 Compliance/Performance Deposits
To encourage and ensure compliance with the *Architectural Design Guidelines and Controls*, a performance deposit in an amount set by the Developer is required prior to the release of the architectural approval.
No construction can start prior to the release of the architectural approval and the approval of a Town of Raymond development and building permit.
The builder should note that due to the topography of the site, footing checks will be carried out in this project by the builder and the builder's surveyor. It is the builder's responsibility to contact their own legal surveyor prior to the pouring of the footing, but after the installation of the footing form work to get a footing check.

7.3 Compliance/Performance Deposit Refund
Upon receipt of the Final Inspection Report, the Developer will refund the Compliance Deposit less any outstanding for damage caused by the builder or its sub-contractors or agents to the following:

- Curb Stop
- Sidewalks, curbs, and gutters
- Driveway aprons and asphalt
- Boulevards, Landscaped Areas, and Trees
- Rear gutters and walkways
- Light standards
- Fire Hydrants
- Grading and Drainage Swales
- Fencing
- TELUS, Cable TV, and Telephone Structures
- Retaining Walls
- Sedimentation/Erosion
- Garbage, fill material, debris left on other lots or areas of the subdivision.

8.0 Schedule of Responsibilities

Function / Contact Person	Company / Address	Telephone / Email
Developer Contact Person	RIDGELAND Developments Ltd Greg Peterson	403. 915.3006 greg.p@rkheggie.com
Designated Engineering Consultant Contact Person	Wilde Bros. Engineering Darrin Wilde	403.752.0180
Architectural Coordinator Contact Person	TBA	
Real Estate Agent Contact Person	TBA	
Legal Services Contact Person	TBA	

Appendix “A”

Examples of Contemporary Craftsman Architectural Style





















ASPEN POINTE
ADULT LIVING HOMES

55+ Active Adult Living Homes

TOWN OF RAYMOND

BYLAW NO. 1125-23

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

A Portion of Lot 4MR, Block 2, Plan 1012662
Adjacent to Units 15 & 16, Plan 1312843
Totalling Approximately 0.11 Hectares (0.26 Acres)

from "Parks and Open Space – POS-1" to General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate residential use.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as a portion of Lot 4MR, Block 2, Plan 1012662, Adjacent to Units 15 & 16, Plan 1312843, Totalling Approximately 0.11 Hectares (0.26 Acres), as shown on the attached Schedule 'A', is designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

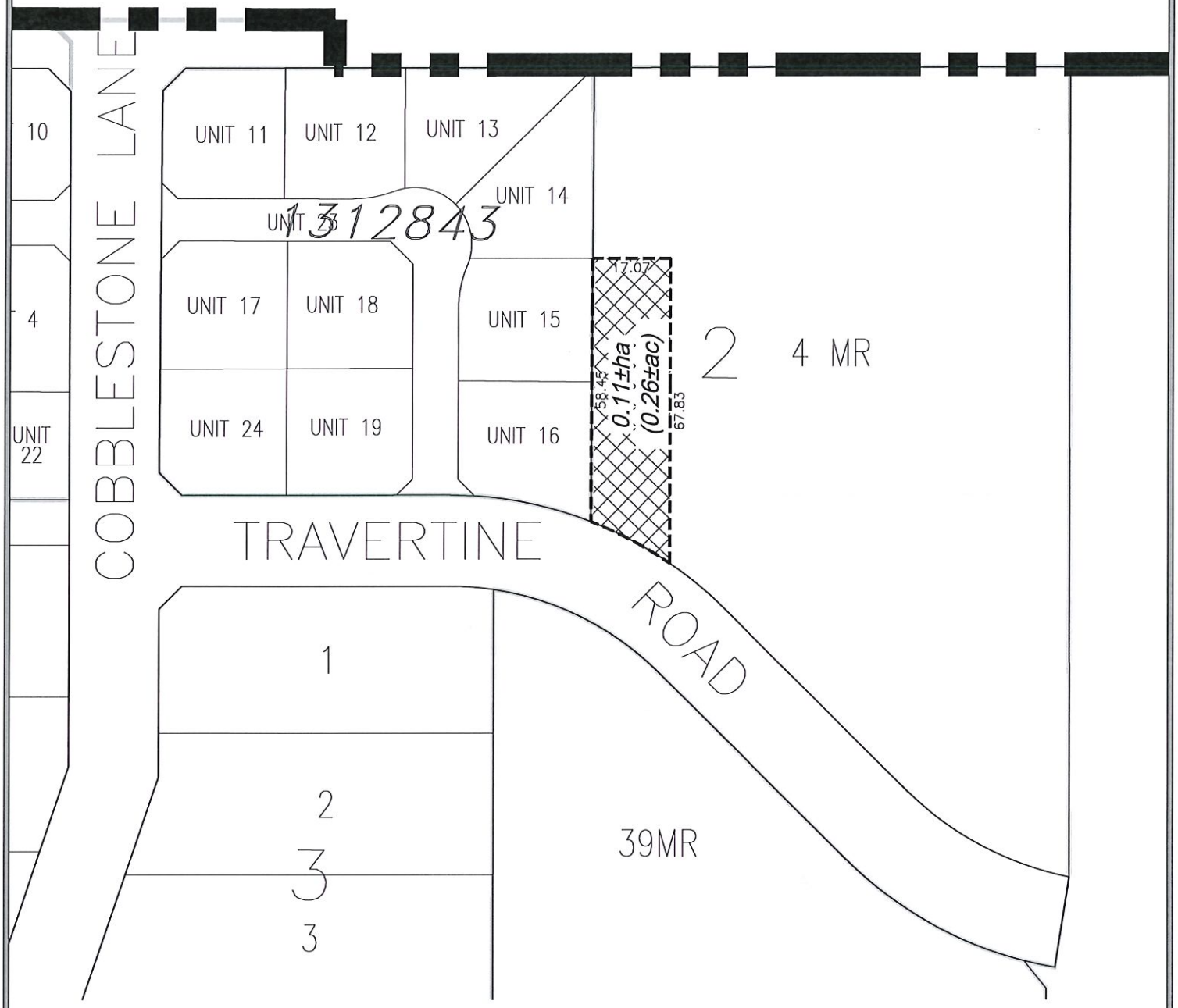
READ a **first** time this 4TH day of APRIL, 2023.

READ a **second** time this 2ND day of MAY, 2023.

READ a **third** time and finally passed this 2ND day of MAY, 2023.

Mayor – *Jim Depew*

Chief Administrative Officer – *Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: PARKS AND OPEN SPACE – POS-1
TO: GENERAL RESIDENTIAL – R-1

PORTION OF LOT 4MR, BLOCK 2, PLAN 1012662
WITHIN SW 1/4 SEC 9, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND
DATE: MARCH 23, 2023

Bylaw #: 1125-23
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 25 50 75 100

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 23, 2023 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Pln Lot 4MR, Block 2, Plan 1012662 – Bylaw 1125-23.dwg

TOWN OF RAYMOND

BYLAW NO. 1133-24

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

AREA SHOWN AS "SERVICE ROAD" ON PLAN 2312289

to "Public and Institutional – PI-1" as shown on the map in Schedule 'A', attached hereto, to accommodate consolidation with adjacent lands designated Public and Institutional.

AND WHEREAS the described land is an undeveloped portion of road that is proposed to be closed and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the Area Shown as "Service Road" on Plan 2312289, as illustrated on the attached Schedule 'A', is designated Public and Institutional– PI-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

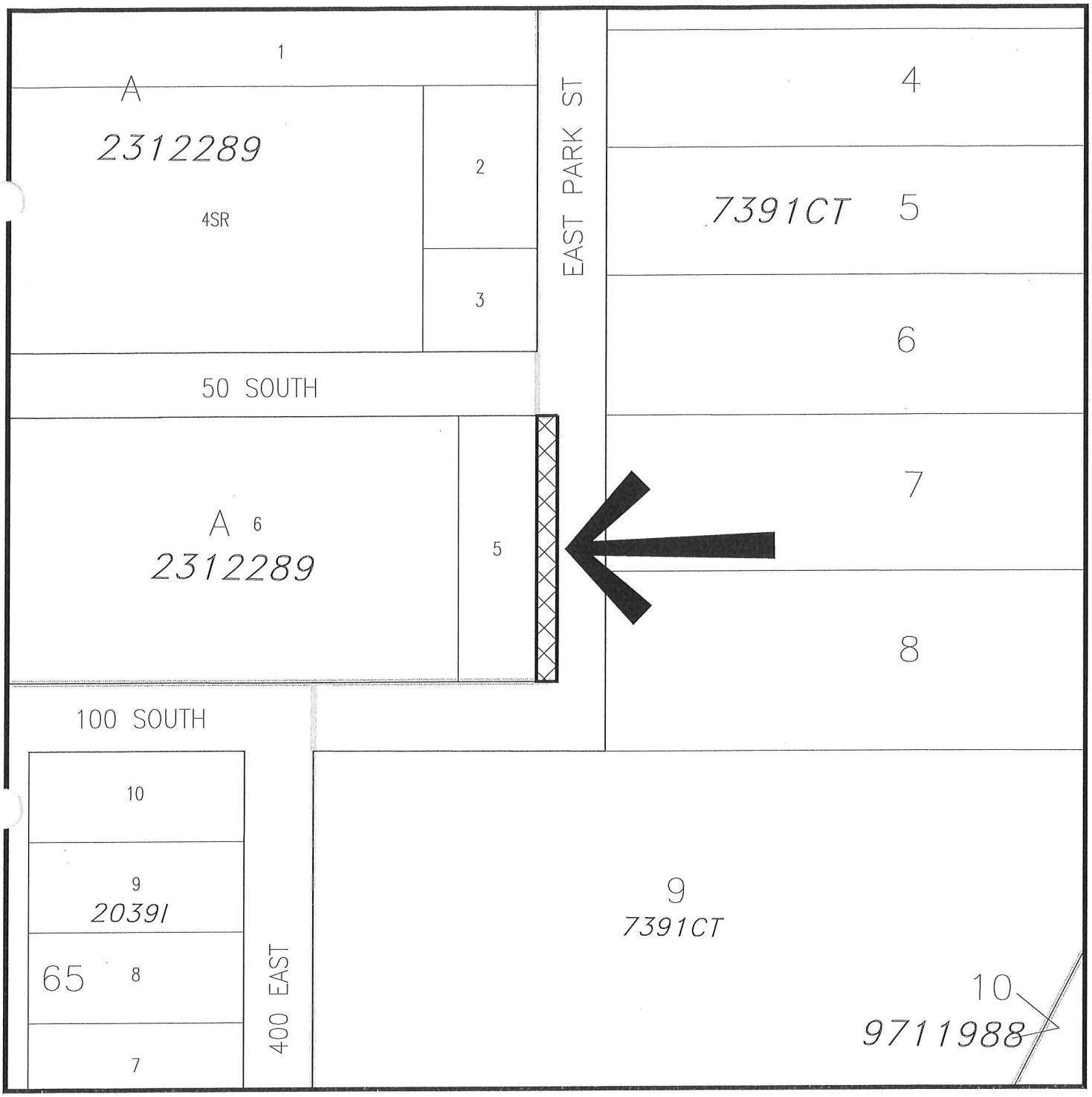
READ a **first** time this 6th day of February, 2024.

READ a **second** time this 7th day of May, 2024.

READ a **third** time and finally passed this 7th day of May, 2024.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: No Zoning

TO: Public & Institutional - 'PI-1'

AREA SHOWN AS "SERVICE ROAD" ON PLAN 2312289
WITHIN NW 1/4 SEC 9, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: DECEMBER 11, 2023

Bylaw #: 1133-24

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

December 11, 2023 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond Road Closure Bylaw 1126-23, Service Road, Plan 2312289.dwg

TOWN OF RAYMOND

BYLAW NO. 1134-24

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

A Portion of Block 180 Excepting Thereout the East 142 Feet of the South 225 Feet Thereof, Plan 4489J Totalling Approximately 1.145 ha (2.83 acres)

from "General Residential – R-1" to "General Commercial – C-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future commercial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as A Portion of Block 180 Excepting Thereout the East 142 Feet of the South 225 Feet Thereof, Plan 4489J, Totalling Approximately 1.145 ha (2.83 acres), as shown on the attached Schedule 'A', is designated General Commercial – C-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

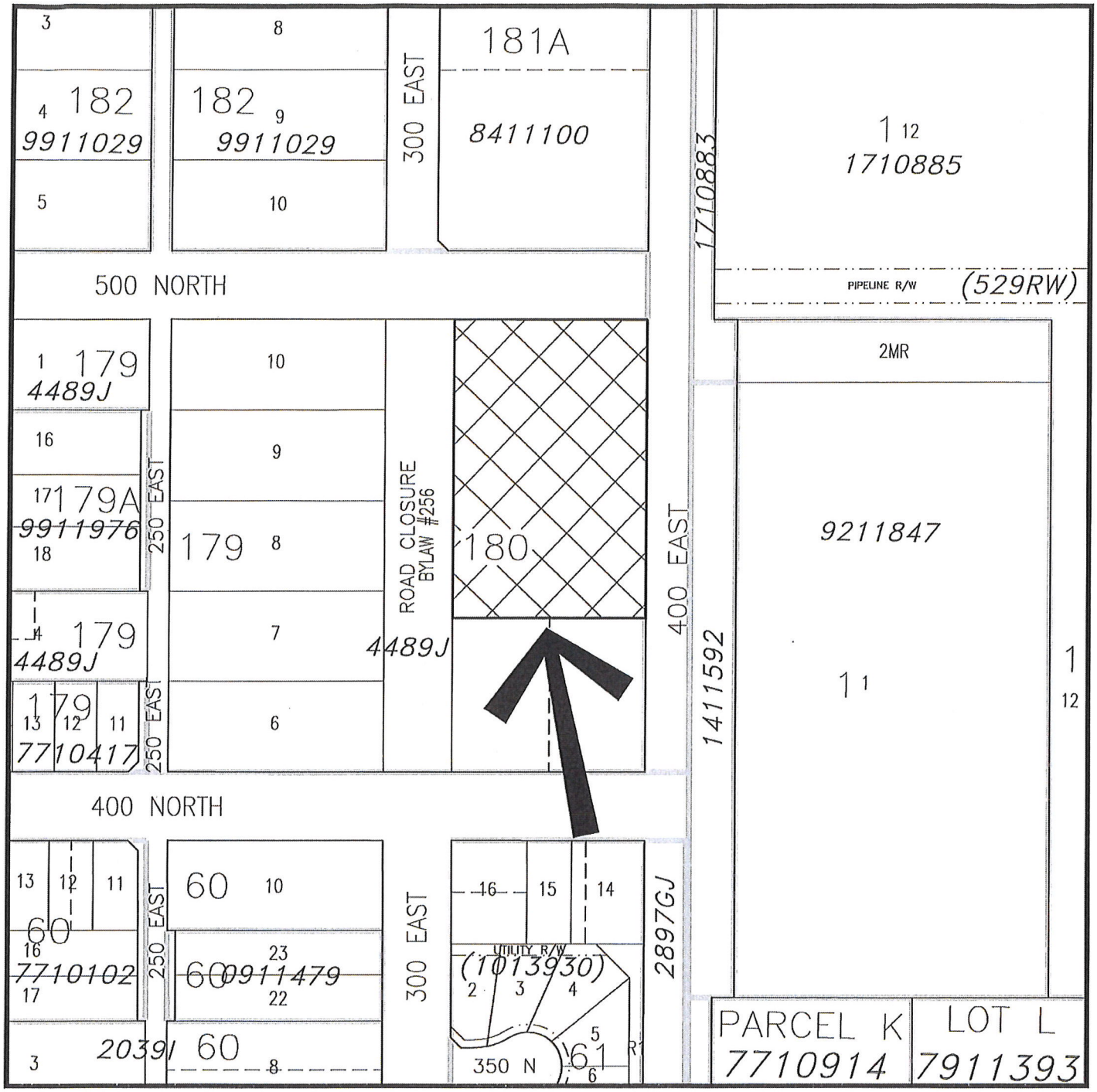
READ a **first** time this 5th day of March, 2024.

READ a **second** time this 2nd day of April, 2024.

READ a **third** time and finally passed this 2nd day of April, 2024.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: General Residential - 'R-1'
TO: General Commercial - 'C-1'

PORTION OF BLOCK 180, PLAN 4489J WITHIN
SE 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: FEBRUARY 28, 2024

Bylaw #: 1134-24

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

February 28, 2024 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond – Portion of Block 180, Plan 4489J.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF RAYMOND

BYLAW NO. 1139-24

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following land described as:

The Southernmost 146.84 Metres of Third Street East
Lying to the West of Block 181A
As Shown on Plan 8411100

to "Industrial – I-1" as shown on the map in Schedule 'A', attached hereto, to accommodate consolidation with adjacent lands designated Industrial.

AND WHEREAS the described land is an undeveloped portion of road that is proposed to be closed and has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the "The Southernmost 146.84 Metres of Third Street East Lying to the West of Block 181A As Shown on Plan 8411100", as illustrated on the attached Schedule 'A', is designated Industrial – I-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

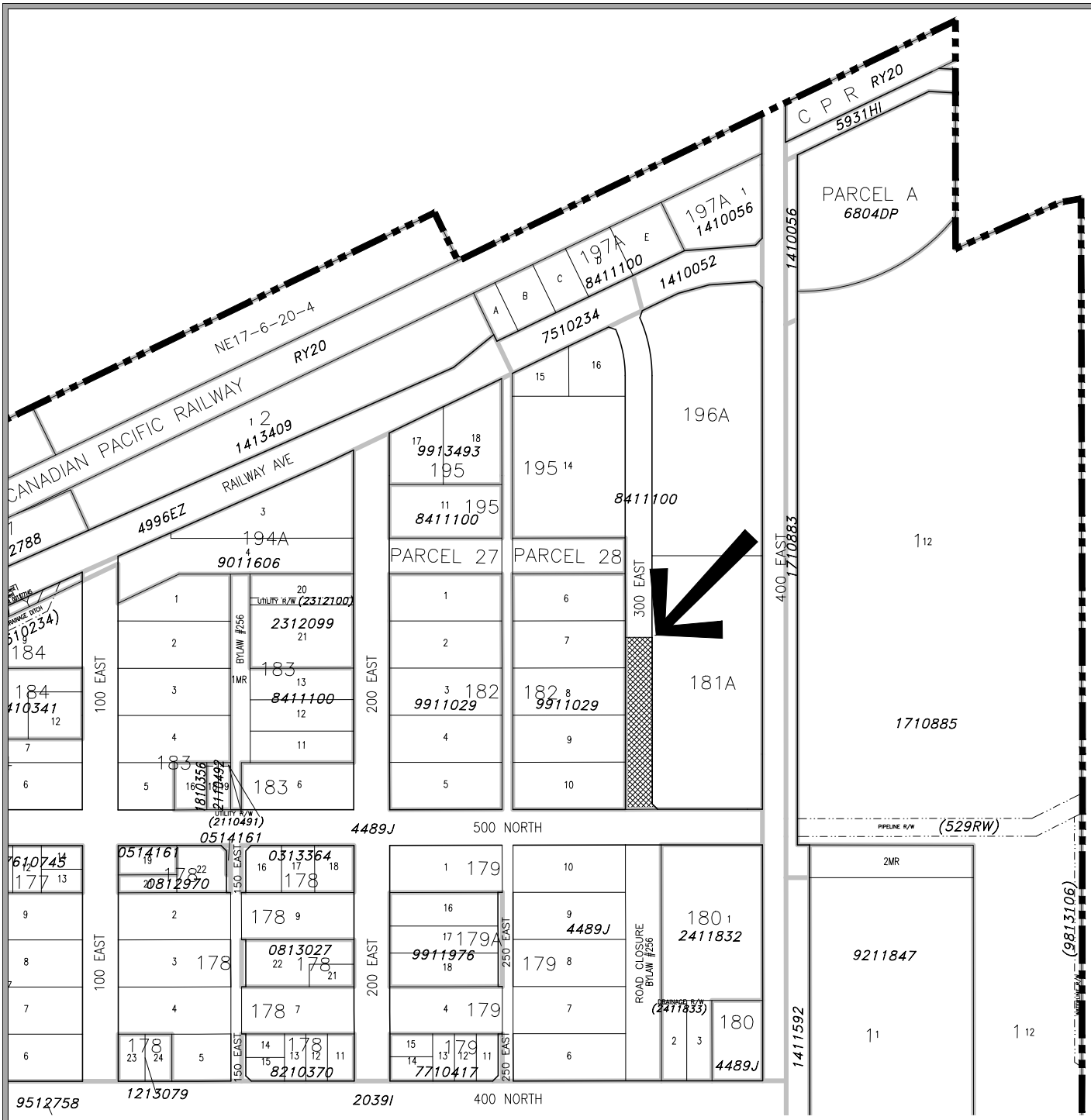
READ a **first** time this 12th day of December, 2024.

READ a **second** time this 2nd day of September, 2025.

READ a **third** time and finally passed this 2nd day of September, 2025.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1139-24

FROM: NO LAND USE
TO: INDUSTRIAL I-1

THE SOUTHERNMOST 146.84 METERS OF THIRD STREET EAST
LYING TO THE WEST OF BLOCK 181A AS SHOWN ON PLAN 8411100
WITHIN E. 1/2 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: NOVEMBER 4, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

November 05, 2024 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond - Block 181A, Plan 8411100 Bylaw 1140-24 & Road Closure Bylaw 1138-24.dwg

TOWN OF RAYMOND

BYLAW NO. 1140-24

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is considering amending the Land Use Bylaw to allow for a private recreation facility as a discretionary use in the Industrial – I-1 land use district.

AND WHEREAS THE PURPOSE of Bylaw No. 1140-24 is to include "Recreation facility, private" in the list of "Discretionary Uses – Municipal Planning Commission" within the Industrial – I-1 land use district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, 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 duly assembled does hereby enact the following:

1. That Part 4: Land Use Districts, section 2. Uses, subsection (4) Discretionary Uses – Municipal Planning Commission within the Industrial – I-1 land use district is amended to add "Recreation facility, private" to the list of uses.
2. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout.
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 3rd day of December, 2024.

READ a **second** time this 7th day of January, 2025.

READ a **third** time and finally passed this 7th day of January, 2025.

***Mayor** – Jim Depew*

***Chief Administrative Officer** – Kurtis Pratt*

TOWN OF RAYMOND

BYLAW NO. 1145-25

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond deems it prudent to update certain minimum notification requirements within the Land Use Bylaw to ensure sufficient time of receipt by adjacent landowners and persons likely to be affected and to update certain development standards within the General Residential – R-1 land use district to enhance compatibility of development and efficiency in use of land.

AND WHEREAS THE PURPOSE of Bylaw No. 1145-25 is to amend section 36, Part 1, to increase the minimum notification requirement to 14 days (21 days where notice is provided by postal service) when notification is required in advance of issuance of a decision on a development permit; amend section 2(4), General Residential – R-1, Part 4, to remove "Group care facility" as a use within the district and the accompanying use specific standards in section 21; and amend section 4, General Residential – R-1, Part 4, to reduce the minimum lot width requirement for a single-detached dwelling to 15.3 metres (50 feet) and adjust the corresponding lot area accordingly.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, 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 duly assembled does hereby enact the following:

1. That section 36 Notification of Adjacent Landowners and Persons Likely Affected, subsection (1), Part 1: Administrative, is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in <u>underline</u>):

   (1) Where notification of adjacent landowners and other persons likely to be affected is required or undertaken under Part 1, sections 31 to 35, the Development Officer shall, at least ~~seven days~~ <u>21 days (when notification is provided by postal service), or 14 days (when notification is provided by any other means),</u> before the meeting of the Municipal Planning Commission or the decision of the Development Officer:

2. That section 2. Uses, subsection (4) Discretionary Uses – Municipal Planning Commission within the General Residential – R-1 land use district, Part 4: Land Use Districts, is amended to delete "Group care facility" from the list of uses.

3. That section 4. Minimum Lot Size, Dwelling, single-detached (all types) within the General Residential – R-1 land use district, Part 4: Land Use Districts, is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in <u>underline</u>):

Use	Width		Length		Area	
	m	ft	m	ft	m	ft
Dwelling, single-detached (all types)	~~18.3~~ <u>15.2</u>	~~60~~ <u>50</u>	33.5	110	~~613.1~~ <u>511.0</u>	~~6600~~ <u>5500</u>

4. That section 21. Group Care Facilities within the General Residential – R-1 land use district, Part 4: Land Use Districts, is deleted in its entirety.
5. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting bylaw amendment 1145-25 is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout.
6. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of March, 2025.

READ a **second** time this 1st day of April, 2025.

READ a **third** time and finally passed this 1st day of April, 2025.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*

TOWN OF RAYMOND

BYLAW NO. 1147-25

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

The Southern Portion of Lot 1, Block 1, Plan 9211847
Totalling Approximately 5 Acres

from "General Commercial – C-1" to "Public and Institutional – PI-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future public and institutional uses.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the Southern Portion of Lot 1, Block 1, Plan 9211847 Totalling Approximately 5 Acres, as shown on the attached Schedule 'A', is designated Public and Institutional – PI-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

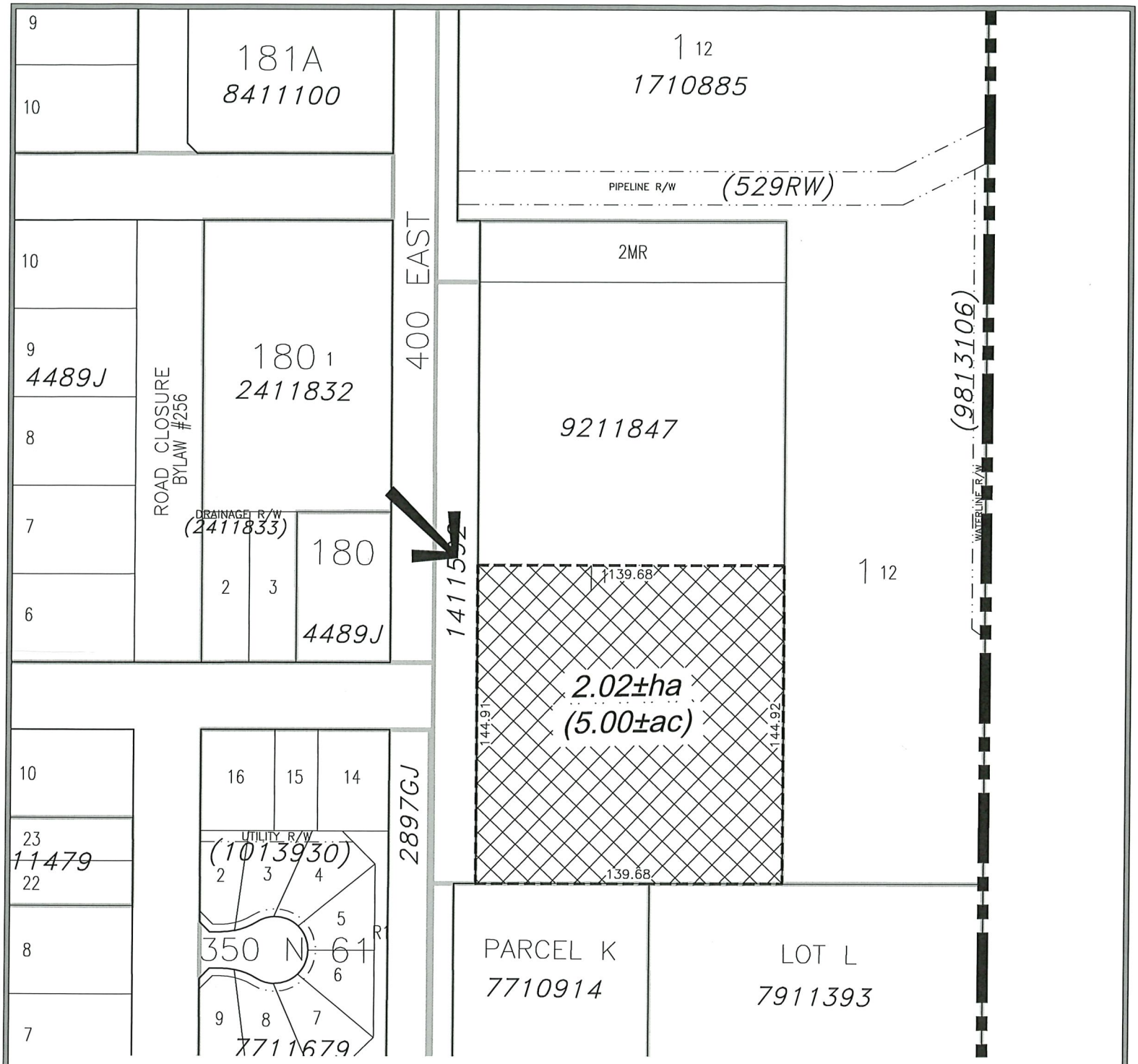
READ a **first** time this 18th day of February, 2025.

READ a **second** time this 18th day of March, 2025.

READ a **third** time and finally passed this 18th day of March, 2025.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: GENERAL COMMERCIAL – C-1

TO: PUBLIC AND INSTITUTIONAL – PI-1

PORTION OF LOT 1, BLOCK 1, PLAN 9211847
WITHIN SW 1/4 SEC 16, TWP 6, RGE 20, W 4 M

MUNICIPALITY: TOWN OF RAYMOND

DATE: FEBRUARY 14, 2025

Bylaw #: 1147-25

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 14, 2025 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\UpdatedLUDRedesignations\Raymond Portion of Lot 1, Block 1, Plan 9211847 – Bylaw 1147-25.dwg

TOWN OF RAYMOND

BYLAW NO. 1151-25

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond desires to redesignate the following lands described as:

The West Portion of Lot 7, Block A, Plan 2312289
Totalling Approximately 0.432 ha (1.07 acres)

from "Parks and Open Space – POS-1" to "General Residential – R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as the West Portion of Lot 7, Block A, Plan 2312289 Totalling Approximately 0.432 ha (1.07 acres), as shown on the attached Schedule 'A', is designated General Residential – R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

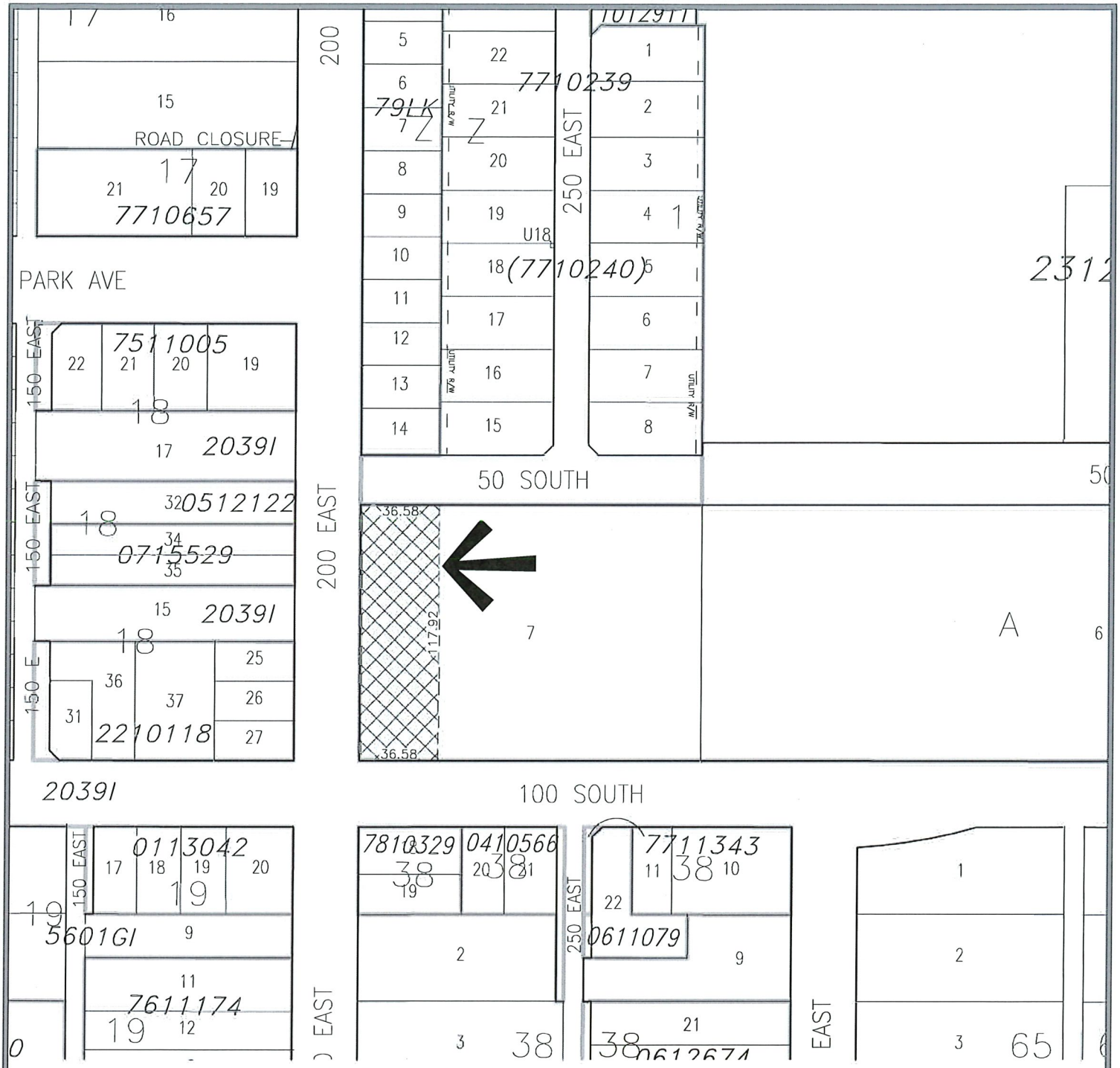
READ a **first** time this 20th day of May, 2025.

READ a **second** time this 17th day of June, 2025.

READ a **third** time and finally passed this 17th day of June, 2025.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: PARKS AND OPEN SPACE – POS-1
TO: GENERAL RESIDENTIAL – R-1

PORTION OF LOT 7, BLOCK A, PLAN 2312289
WITHIN NE 1/4 SEC 8, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 5, 2025

Bylaw #: 1151-25

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

May 05, 2025 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond – Pln of Lot 7, Block A, Plan 2312289 – Bylaw 1151-25.dwg

TOWN OF RAYMOND

BYLAW NO. 1153-25

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw and Bylaw No. 1124-23, being the Direct Control District for Aspen Pointe.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to amend the setback requirements for Lot Unit #12 prescribed in Section 7.3 Setbacks/Lot Coverage/Building Width, Schedule C Conceptual Design Scheme Aspen Pointe, Direct Control Bylaw No. 1124-23.

AND WHEREAS THE PURPOSE of Bylaw No. 1153-25 is to rectify a building encroachment into the Secondary Front and Minimim Side setbacks for Lot Unit #12 (registered as Lot 19, Block 70, Plan 2312233).

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That Section 7.3, Schedule C of Bylaw No. 1124-23 being the Direct Control District for Aspen Pointe is amended as follows:
    1. That the Secondary Front setback for Lot Unit #12 shall be 3.0m (10').
    2. That the Minimum Side setback for Lot Unit #12 shall be 0.914m (3').
2. That Part 4: Land Use Districts, DC-1 of Bylaw No. 987-11, being the Land Use Bylaw, is amended to incorporate Bylaw No. 1153-25 accordingly.
3. That a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 3rd day of June, 2025.

READ a **second** time this 15th day of July, 2025.

READ a **third** time and finally passed this 15th day of July, 2025.

Mayor *– Jim Depew*

Chief Administrative Officer *– Kurtis Pratt*

TOWN OF RAYMOND

BYLAW NO. 1162-26

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is considering an application to redesignate the following lands described as:

Area A, Plan 2210085
Totalling Approximately 2.309 Hectares (5.71 Acres)
And
Portions of Blocks 1 & 2, Plan 7391CT
Totalling Approximately 4.779 Hectares (11.81 Acres)

from "Urban Fringe – (UF)" to "Urban Reserve – 'UR-1" as shown on the map in Schedule 'A', attached hereto.

AND WHEREAS the purpose of the proposed amendment is to redesignate the described lands, which were annexed from the County of Warner and have retained the County of Warner's Urban Fringe land use district, to the Town of Raymond's Urban Reserve land use district, administered under the Town of Raymond Land Use Bylaw, in accordance with the Town of Raymond Municipal Development Plan policies applicable to annexed lands.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Area A, Plan 2210085, totalling approximately 2.309 hectares (5.71 acres) as shown on the attached Schedule 'A', is designated Urban Reserve – 'UR-1'.
2. That the land described as Portions of Blocks 1 & 2, Plan 7391CT, totalling approximately 4.779 hectares (11.81 acres), as shown on the attached Schedule 'A', is designated Urban Reserve – 'UR-1'.
3. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
4. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

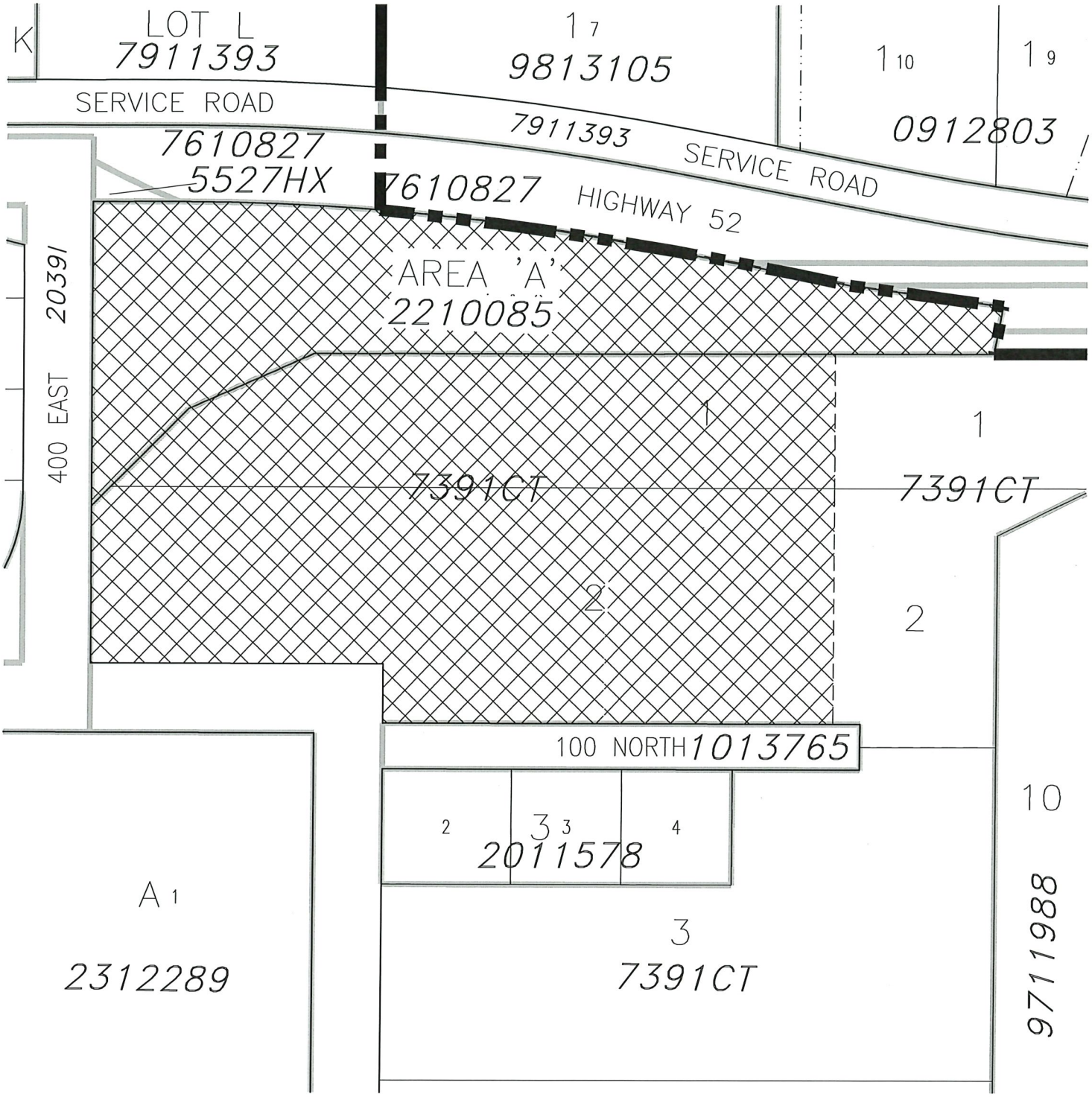
READ a **first** time this 9th day of February, 2026.

READ a **second** time this 4th day of April, 2026.

READ a **third** time and finally passed this 4th day of April, 2026.

Mayor *– Bryce Coppieters*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1162-26

AREA A, PLAN 2210085 AND PORTIONS OF BLOCKS 1 & 2, PLAN 7391CT

FROM: Urban Fringe (UF)*
TO: Urban Reserve - 'UR-1'

WITHIN NW 1/4 SEC 9 AND SW 1/4 SEC 16, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JANUARY 13, 2026

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

*From County of Warner No. 5 Land Use Bylaw No. 930-17

January 13, 2026 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\Raymond - Block 1 & 2, Plan 7391CT - Bylaw 1162-26.dwg

TOWN OF RAYMOND

BYLAW NO. 1165-26

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw, and Bylaw No. 1124-23, being the Direct Control District for Aspen Pointe.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to amend the fencing standards prescribed in Section 13(1), Schedule B Bylaw No. 1124-23 Direct Control District Regulations; eliminate Section 6.2 Home Owners Association (HOA) within Schedule C Conceptual Design Scheme, Direct Control Bylaw No. 1124-23; and amend several provisions prescribed in the Architectural Guidelines within Schedule C Conceptual Design Scheme, Direct Control Bylaw No. 1124-23.

AND WHEREAS THE PURPOSE of Bylaw No. 1165-26 is to eliminate the requirement for a Home Owners Association, and provide additional flexibility in fencing allowances, architectural guidelines for dwellings, and landscaping within the Aspen Pointe development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That Section 13(1), Schedule B Bylaw No. 1124-23 Direct Control District Regulations is amended as follows (text to be deleted shown in strikethrough; text to be added shown in red underline):

   (1) (a) No fence, wall, gate or other means of enclosure shall be permitted in the front yard~~, secondary front yard, side yard, or rear yard of a lot except for subdivision perimeter fencing in accordance with the approved conceptual design scheme in Schedule. C.~~

   (b) No fence, wall, gate or other means of enclosure shall be permitted to extend more than 0.9 m (3 ft) above the ground in any secondary front yard without an approved development permit.

   (c) Fences in the rear and side yards shall not exceed 2.0 m (6.6 ft) in height without an approved development permit.

2. That Schedule C Conceptual Design Scheme of Direct Control District Bylaw No. 1124-23 is amended as indicated in the attached Schedule A, except for Section 4.15 Fencing of the Architectural Guidelines, which shall be amended as follows (text to be deleted shown in strikethrough; text to be added shown in red underline):

   4.15 Fencing

   The only fencing permitted will be the subdivision boundary fencing as outlined in the Conceptual Design Scheme~~.~~ and internal fencing subject to the following:

   Fences shall not extend more than 0.9 m (3 ft) above the ground in any secondary front yard without an approved development permit. Fences in the rear and side yards shall not exceed 2.0 m (6.6 ft) in height without an approved development permit.

   The Aspen Pointe Direct Control District prohibits internal fencing in the front yard~~, side yard, secondary front yard, and rear yard fencing~~.

3. That Part 4: Land Use Districts, DC-1 of Bylaw No. 987-11, being the Land Use Bylaw, is amended to incorporate Bylaw No. 1165-26 accordingly.

4. That a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 8 day of June, 2026.

READ a **second** time this 13 day of July, 2026.

READ a **third** time and finally passed this 13 day of July, 2026.

Mayor – *Bryce Coppieters*

Chief Administrative Officer – *Kurtis Pratt*

APPROVED
MAR 01 2023

CONCEPTUAL DESIGN SCHEME

Greg M. Peterson greg.p@rkheggie.com
403.915.3006

FEBRUARY 3, 2023 2.0

ASPEN POINTE
ADULT LIVING HOMES

RK HEGGIE DEVELOPMENTS LTD

R.K. HEGGIE GRAIN

esr.1959

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1.0 INTRODUCTION

1.1 Background

The purpose of this report is to describe the site and its surrounding lands uses, and outline the development proposal, summarize the relevant planning policies and regulations, outline the proposed draft zoning by-law, and provide the justification and rationale for approval.

Ridgeland Developments Ltd. is a subsidiary of R.K Heggie Grain Ltd. located in Raymond Alberta. We propose to develop a parcel of land located in Raymond for the development of residential properties for 55+ Active Adult Living single unit homes. This is a development solution that we believe is uniquely suited to the needs of the community, the Town of Raymond, and the site itself. This development will be comprised of residential lots. The area will be zoned to the Aspen Pointe Direct Control Land Use District for the purposes of establishing characteristic development standards. This will allow the Developer to customize specific characteristic development standards.

The Developer owns the three titled properties in proximity to each other that comprises the development. The development area is separated by the Closed Road parcel of 100 East. The Town of Raymond owns the 1.5 acre Closed Road (which is titled property).

The Developer is proposing to purchase the closed road parcel in phases and will be utilizing it for:

A. Dedicating portions of the north end of the parcel as road allowance to serve the development.
B. Utilizing portions of the south end of the parcel as community amenity green space that is to be comprehensively developed as laid out in the Conceptual Design Scheme.



1.2 Purpose and Intent of the Concept Design Scheme

The Project Site comprises 7.36 acres and is located between 50 E and 150 E which is currently zoned General Residential (R1). There is a need to rezone the Project Site to the Aspen Pointe Direct Control District to accomplish the goals of the development. The purpose of the Aspen Pointe Conceptual Design Scheme is to establish and provide a design framework to facilitate the of the development of an innovative 55+ Active Adult Living community.

The Aspen Pointe Direct Control District development standards are different from the General Residential R1 development standards.

Example:

Smaller lot sizes, different development standards for fences, setbacks and restricted permitted and discretionary uses for which the Town of Raymond is authorized to issue a development permit, etc.

1.3 Developers Vision for the Development

Ridgeland Developments Ltd. is a subsidiary of R.K Heggie Grain Ltd. located in Raymond Alberta. We propose to develop a parcel of land located in the Town Raymond for 55+ active living single unit homes and is proposing a development solution that we believe is uniquely suited to the needs of the community, the Town of Raymond, and the site itself.

The new 55+ community of Aspen Pointe, situated on **Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E** within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond, will be a community with distinct character and unique personality.

The site was intentionally selected for Homes at Aspen Pointe because of its location, setting and unique features, including panoramic views of the Ridge, and proximity to the excellent walking path and green strip.



The site is a desirable setting for aging in place development given its beauty and quiet location. Aspen Ponte also provides a unique and much needed transitional housing of our aging population. The development will also build a sense of community within the local area.

Homes at Aspen Pointe
55+ Active Living Community

1.4 Principle Development Consideration and Objectives

Homes at Aspen Pointe will have the following conceptual Design Scheme considerations:

- To establish the appropriateness of the **Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E** within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond the land use proposed by Ridgeland Developments while protecting and enhancing the adjacent community. The Developer is proposing to purchase the closed road parcel in phases.
- To facilitate sustainable subdivision of the subject development site within the context of the Town of Raymond and other municipal statutory plans, policies, and procedures.
- To accommodate the phased development as it applies to subject development site.
- The location of the development is situated to allow residents access to local supportive living facilities (Ridgeview Lodge and Good Sam's).
- The quality of an active living lifestyle.
- Natural green space will be located on the purchased 100 E Closed Road Allowance from the Town of Raymond. The planned green space will allow people to interact daily and also contribute to the well-being of the residents. The benefits of green space are extensively recognized as the potential to provide opportunities to enhance wellbeing in different ways:
    - Physical wellbeing through physical activity and fresh air.
    - Mental well-being through stress reduction through healthy living.

- Social wellbeing through social integration, engagement and participation.
- The Town of Raymond as a whole will benefit as it will be a gathering point for social interaction for visitors to the Aspen Pointe development, as well as the Ridgeview Lodge and Good Sam's facilities.

- Access to the existing Town of Raymond green strip and the existing pathway system to encourage residents to maintain both physically mobile and social relationships.
- Water and wastewater services will be provided through a tie to existing municipal infrastructure.
- Transportation will be utilized by public roads constructed to municipal infrastructure standards.

ASPEN POINTE
ADULT LIVING HOMES



2.0 PROPOSED SUBDIVSION

2.1 Legal Description and Ownership

The subject site is located within the urban area of the Town of Raymond, AB.

Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of the Town of Raymond.

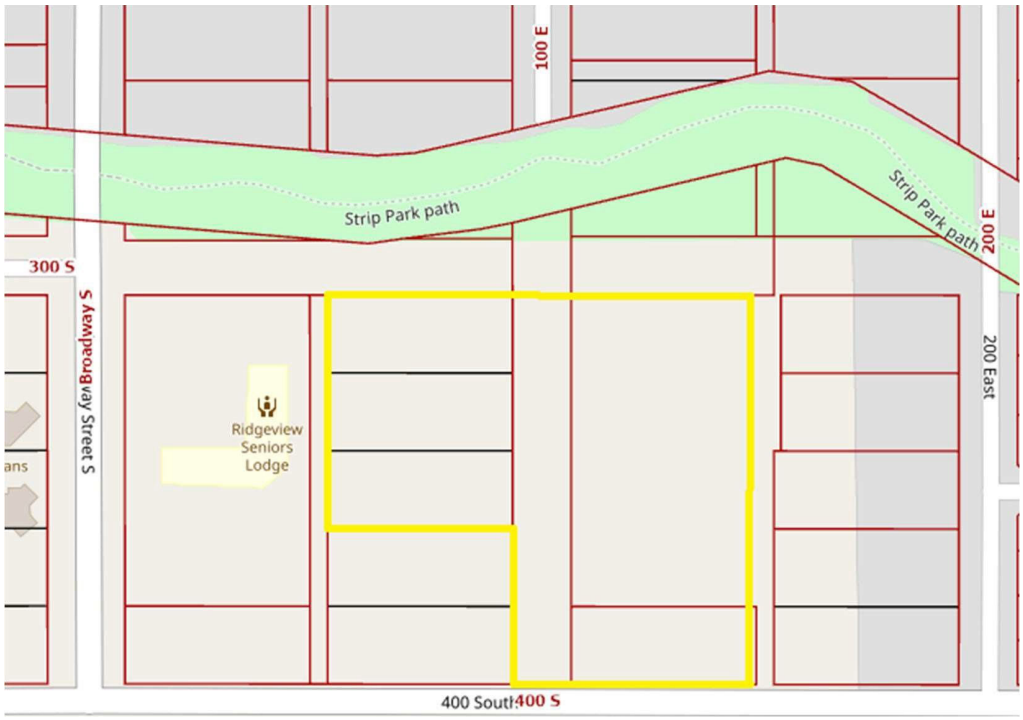
The subject site has an area of 7.360 acres (2.98 hectares).

The land is currently owned by RK Heggie Grain Ltd. of Raymond, AB.

The Developer owns the three titled properties in proximity to each other that comprises the development. The development area is separated by the Closed Road parcel of 100 East. The Town of Raymond owns the 1.5-acre 100 E Closed Road Parcel (which is a titled property).

The Developer is proposing to purchase the closed road parcel in phases

The subject site has 606.34 ft of frontage on 300 St S. The property is at the edge of the south urban boundary limit of Raymond. Refer to Figure #1



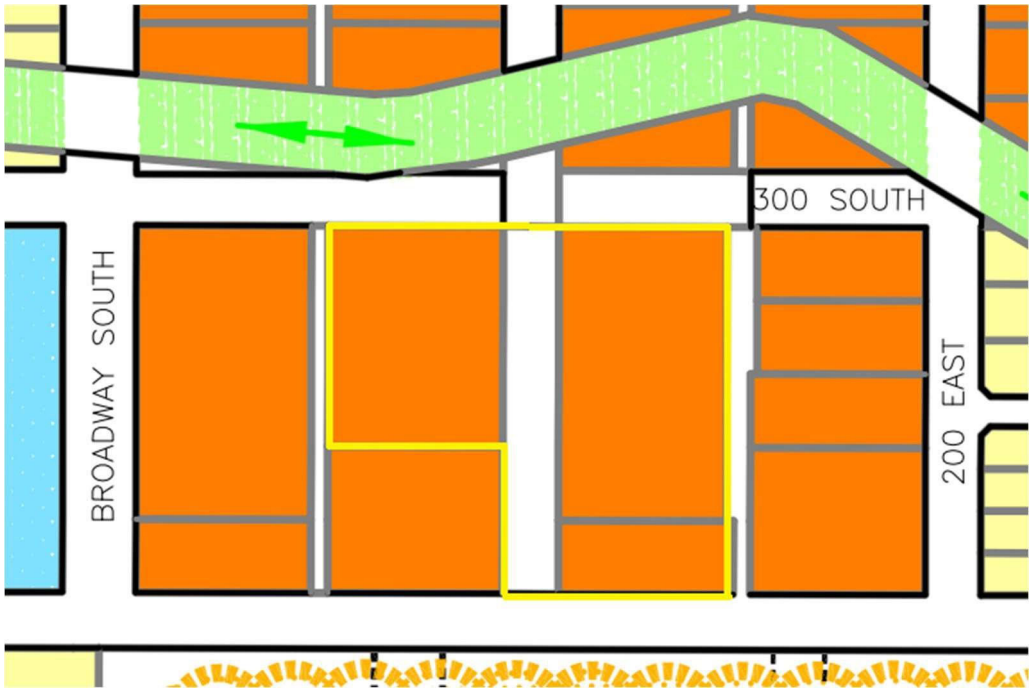
PROPERTY BOUNDARY - FIGURE #1

2.2 Current Site Conditions

Currently the subject site is prairie grass bare land with no buildings or structures. The perimeter of the property has a barbed wire fence.

2.2.1 Surrounding Land Use

The surrounding property is designated General Residential – (R1) and is residential consisting of single detached dwellings. Immediately to the west of the subject site is a retirement facility (Ridgeview Lodge. The subject site boundary is 400 south which is the southern boundary for the Town of Raymond. A clipping from the Future Land Use and Growth Direction from the Town of Raymond is show in Figure #2. This shows the development plan is for Residential Infill with an Open Space Component.

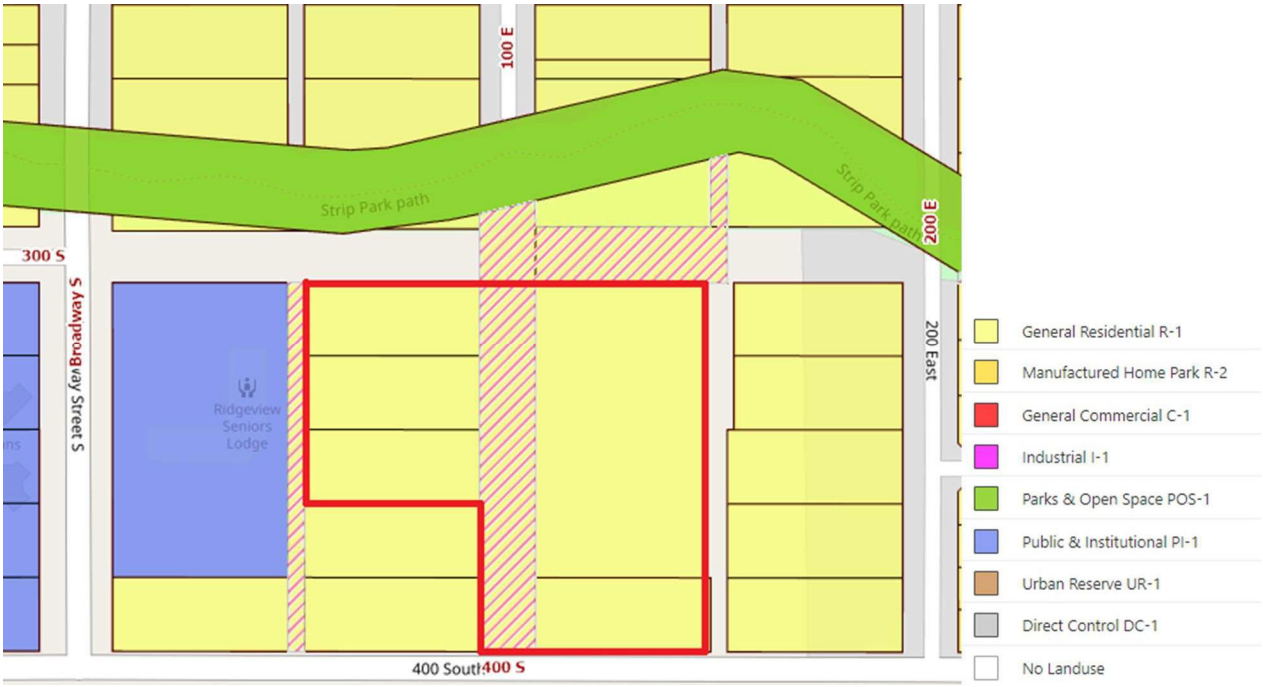


FUTURE LAND USE / GROWTH DIRECTIONS

- Residential Infill With An Open Space Component
- Residential With An Open Space Component
- Commercial
- Industrial
- Parks & Open Space
- Public & Institutional
- To Be Determined By ASP or Conceptual Design Scheme (See Policy 1C5)
- Trail / Walkway
- Future Growth Directions

SURROUNDING LAND USES - FIGURE #2

Current and surrounding land use illustrates the community context and land use within proximity to the subject area at the time of the Conceptual Design Scheme preparation. Adjacent land use to the development is shown in Figure #3.



ADJACENT LAND - FIGURE #3

The location of the development provides convenient access to the newly constructed Ridgeview Lodge and the Good Sam's facilities. Our extensive research has determined that there is a critical housing need in the Town of Raymond for those adults who are seeking a low-maintenance lifestyle, but don't require access to senior care services and want to down-size and transition into a 55+ Active Adult Living Community. The development has been designed for middle-aged adults usually 55 and older who want to live independently but still have access to amenities, community programs and convenient services. With active living at the Homes at Aspen Pointe, landscaping and snow removal are included as a part of the proposed Home Owners Association (HOA) monthly fees. Residents do not have to worry about lawn care and snow removal.

2.3 Development Phases

The Homes at Aspen Pointe development is expected to be developed in 6 phases as illustrated in Figure 4. In order to promote the most efficient development of the community, the project is to be completed in phases. The development of the phases will be in sequence from Phase 1 to 6. Drawing #2 illustrates the proposed developmental phases with a potential development sequence. The developer may subdivide multiple phases at once or further break it down into smaller manageable subphases.

The applicant will install all necessary stormwater management, servicing, transportation infrastructure and other improvements including the improvements of open spaces that serve the development. The infrastructure will be installed as is required for each phase.

Dedication of road right of way will be as follows:

Phase 1 and 2- no roadway right of way will be dedicated.

Phase 3 – will see dedication of roadway within its extent as outlined in Drawing #2.

Phase 4 – will see dedication of roadway within its extent as outlined in Drawing #2, including the road dedication for the temporary cul-de-sac.

Phase 5 – will see dedication of roadway within its extent as outlined in Drawing #2

Phase 6- will see the closure of a portion of the cul-de-sac roadway and the title transferred back to the developer so it can be incorporated back into moving the westerly property line of Units 19& 20 in line with the westerly property line of Unit 21. See Section 2.4.6 Phase 6 for more comments.

2.3.1 Phase 1

Phase 1 subdivision within the Planning Area comprises of 1.38 Acres and will create six (6) parcels.

2.3.2 Phase 2

It is anticipated that Phases 1 and 2 will be submitted concurrently to comprise the initial subdivision application.

Phase 2 subdivision within the Planning Area comprises 1.58 Acres and will create six (6) parcels. The storm pond and temporary turnaround at the east end of 300 South will also be completed during this phase.

2.3.3 Phase 3

Phase 3 subdivision within the Planning area comprises of 1.73 Acres and will create eight (8) parcels. The walking path and green space between Lot 23 and Lot 24 will be developed as part of Phase 3.

2.3.4 Phase 4

Phase 4 subdivision within the Planning area comprises of 1.68 Acres and will create eight (8) parcels and will see the dedication of roadway within it's extent as outlined in Drawing #2, including the full road dedication for the cul-de-sac on "Aspen Way".

2.3.5 Phase 5

Phase 5 subdivision within the Planning area comprises of 3.26 Acres and will create twelve (12) parcels. The development of the Green Space and walking trail in the Green Strip area will be a part of Phase 5 (or earlier).

2.3.6 Phase 6

Phase 6 subdivision will create two lots for Unit 19 and Unit 20 and may proceed as outlined in Drawing #2 when "Aspen Way" roadway is continued further south onto the adjacent lands (*Lots 6 to 7 Block 71 Plan 20391 within SE ¼ 8, Twp. 6 Range 20 w of 4th mer*). Upon extension of "Aspen Way" to the south, a road closure application will be initiated by the Town of Raymond on behalf of the Developer to close the easterly portion of the cul-de-sac which was dedicated in Phase 4 to be unlikely, the Developer he alternative Phase 6 layout shown in Drawing #2a.



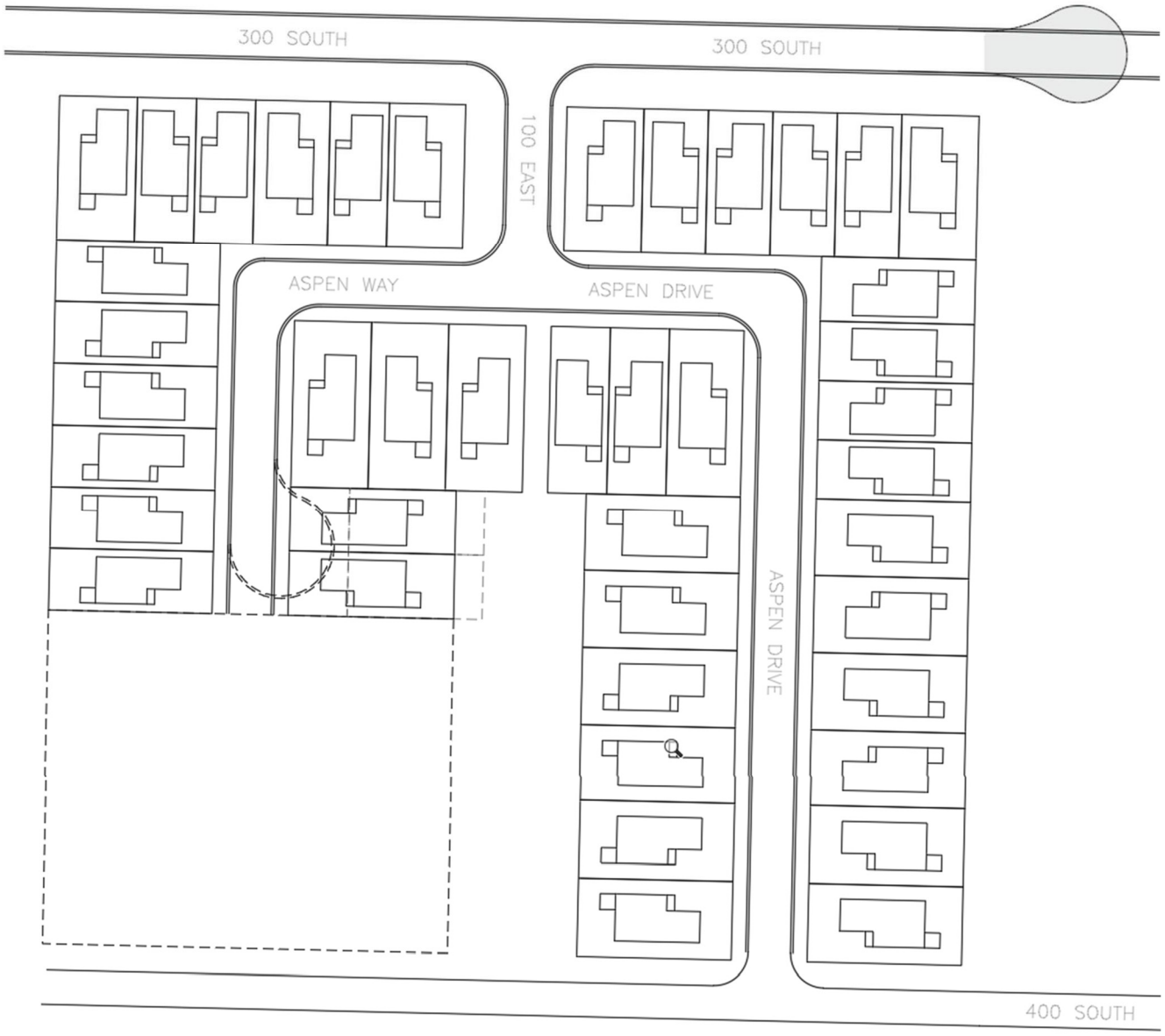
PHASED DEVELOPMENT - FIGURE #4

2.3.7 Subdivision Perimeter Fencing

See Drawing #18 for locations of perimeter fencing. Fences will be installed as phases are completed.

2.4 Street Names

The street names as shown on Figure-5 and resident addresses will be developed in consultation with the Town of Raymond to ensure conformity with existing street naming and address formats.



STREET NAMES - FIGURE #5

The road design is based on the 18m R.O.W. LOCAL ROAD (CURB ONLY) as outlined in the Dec. 3, 2018 Town of Raymond Engineering Standards. See Drawing #14.

ASPEN POINTE
ADULT LIVING HOMES





3.0 INFASTRUCTURE

3.1 Required Underground Infrastructure

There are seven main services to be provided to each lot; Electrical, ATCO natural gas, Telus, Shaw Cable, potable water, raw water, and sanitary waste disposal. Telus, Shaw, electrical, and gas installation plans are provided by their respective parties. Potable water, raw water, and sanitary waste disposal are shown on drawings 8-13.

3.1.1 Shallow Underground Infrastructure

The shallow utilities (Telus, Shaw, ATCO gas, and electrical) will be installed in the boulevard for Phase 1 and 2 and in a 3.5m utility right-of-way located at the front of each unit for Phases 3 through 6.

Street lighting for the development will be provided at intersections and as deemed suitable by the Town of Raymond. The Town of Raymond will waive the standards recommended by Fortis Alberta "Illuminating Engineering Society of North America" guidelines for street lighting.

3.1.2 Potable Water

The development will be supplied with potable water from the Town of Raymond water network. The new water lines will connect in two places to the existing system. One connection will be to an existing main under 300 St S and one will be extended across the green space to an existing main under 100 E. New water mains and services lines will be installed under the road as new roads are constructed. All new water lines will be 200mm diameter. Refer to drawings 8-13 for plan and profile views.

3.1.3 Raw Water (Irrigation)

To prevent an excessive draw on the Town's treated water system, a raw water main will be installed as each phase of development is constructed. This main line will connect to the Town of Raymond raw water main that runs along the 50E on the west edge of the development. Raw water lines will be installed in either the green space behind the lots or a 3.0m utility easement in the backs of the lots. Once the

installation is complete, the raw water services will be turned over to the Town of Raymond. The Town currently has the systems to collect fees and maintain service mains. Refer to drawing 15 for line and service locations.

3.1.4 Sanitary Waste

The development will be serviced via gravity sewer mains. Basement development with bathroom and / or laundry will require each residence to have a sewage lift pump. The sewer main will connect with existing Town of Raymond sanitary main north of the development across the green space. The main trunk through the development will be 250mm and the branches will be 200mm. The 250mm trunk will extend to the south end of the development to promote future development. Sewer lines will be installed in phases as the roads are constructed. Refer to drawings 8-13 for plan and profile views.

3.2 Transportation Planning

The road layout ties in to the existing grid system of the Town of Raymond, but the interior roads vary slightly to maximize the available space. The north entrance to the development is in line with the right of way for 100 East, but terminates in an intersection partway through the development. Due to the current lack of access south through the western portion of the development, the west road ends in a cul-de-sac, with provisions made to carry the road through should the land become available sometime in the future. The east road connects to 400S in between the right of ways for 100E and 200E. The south portion of the 100 E closed road allowance will be turned into green space with a walking path as part of Phase 5. The east side of 300S will terminate in a temporary turn around bulb until such time that the Town of Raymond decides to implement future development, or another subsequent development occurs to the east.

4.0 MUNICIPAL RESERVE

There will be one municipal reserve area in this subdivision. It is located in the Closed Road allowance of 100 E. It is well suited for passive recreation.

Phase 6 does not proceed until the bulb and the westerly property line of units 19 and 20 line up approximately with the westerly property line of Unit 21 if space is adequate. Phase 6 could then proceed at any time.

The Municipal Reserve will be located on the purchased 100 E Closed Road Allowance from the Town of Raymond. The planned green space will allow people to interact on a daily basis and also contributes to the well-being of the residents. The benefits of the green space are extensively recognized as the potential to provide opportunities to enhance wellbeing in different ways:

- Physical wellbeing through physical activity and fresh air.
- Mental wellbeing through stress reduction through healthy living.
- Social wellbeing through social integration, engagement and participation.
- The Town of Raymond as a whole will benefit as it will be a gathering point for social interaction for visitors to the Aspen Pointe development, as well as the Ridgeview Lodge and Good Sam's facilities.

The primary access point is at the north end via a walking path from the street. This walking path continues up the side of 100E and will eventually connect to the walking path north of the development. The walking path will split into a loop where the reserve widens. The interior of the loop will be used for a gazebo.

The back of all the lots will empty on to the reserve, which has a <1% slope northwards. The north end will drain into a catch basin that ties to the proposed storm system.

In **Phase 5** the developer will be responsible for the development/ construction of the walking trail, shaping, grass seeding, irrigation system and structure. The remainder of any MR owing will be either deferred or paid as cash in lieu, or a combination there of on decision of the subdivision authority.

5.0 STORMWATER MANAGEMENT

The proposed development is to have paved roads with curb and gutter. The lots would be split drained with the front of the lots sloping towards the curb. The rear of the lots will slope either towards a swale that will carry water north towards the curb or into a municipal reserve that drains into a catch basin connected to the storm network. Catch basins along the curb would tie into a new storm sewer network for the development.

New subdivisions are required to be able to restrict the post-development peak flow rate of a 1 in 100 year storm. This requires a storage pond to limit flow to the calculated pre-development flow rate. In order to meet the detention requirements, the storm sewer network would carry the runoff to the green strip north of the development where a pond would be constructed. This would be a detention pond, meaning that it would be empty and dry when there are no storm events. The storm sewer network would discharge into the pond near the east end, and a discharge pipe would be installed at the west end that would tie into the existing storm sewers just northwest of the development. The discharge pipe would be a 200mmø, which would restrict the peak outflow to ~0.74 m^3/s, which is approximately the calculated pre-development peak flow rate of a 1 in 5 year storm. The pond will also have weeping tile installed at the bottom to promote complete drainage after a storm event. See Drawing 13 for details on the detention pond.

Because the runoff is throttled by the outlet pipe, the model indicates that approximately 1850 m^3 of storm runoff would need to be detained. The proposed pond has a maximum capacity of approximately 2000 m^3 and thus will be adequate to serve as a detention pond.

Lots 1-3, 10-12, and 21-26 would require a swale at the back to carry away the water from the sides of lots 13, 20, 27, and 42. These swales would be constructed in the utility easement created for the irrigation lines. See Drawing 17 for approximate swale slopes. Slopes below 1% will be concrete, slopes above 1% could be either concrete or grass.

The swales on the east and west edges of the development will be responsible for conveying water from the backs of all lots on the edges to the curb of 300 South. These swales will be constructed in an easement at the back of the lots. See Drawing 16 for location and average slope.

6.0 PROPOSED LAND USE

6.1 Overview

The proposed land use will be consistent with the Aspen Pointe Direct Control Land Use District which will outline permitted and discretionary uses. The Concept Design Scheme is designed to maximize the use of existing topographical and landscape features of the site. Details of these areas will be refined through more detailed planning and engineering which will be done in conjunction with the site servicing plan and the Town of Raymond Development permit applications.

The total number of developed lots is 42. All lots will contain single detached dwellings that are considered Low Density Residential. Due to the intended purpose of the development as a 55+ Active Adult Living Community, an average occupancy per lot of 3 people was used for density calculations.

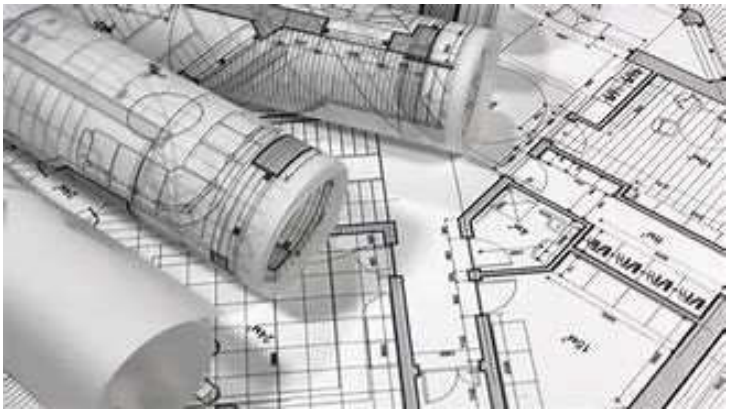
# of Lots	Occupants /Lot	Estimated Occupants	Developed Area (ha)	Est. Density Occupants /ha
42	3	126	2.53	49.76

~~6.2 Home Owners Association (HOA)~~

~~All lots within the subdivision are to be included as part of the proposed Aspen Pointe Home Owner's Association (HOA) as confirmed by the Developer and will exclude all municipal reserve areas and roadways, which will not be included in the Home Owner's Association. The municipal reserve areas and roadways will be installed by the Developer, but as outlined in a Development Agreement will eventually be the jurisdiction of the Town of Raymond to own and maintain.~~

7.0 DEVELOPMENT STANDARDS

7.1 Architectural Design Guidelines



The *Architectural Design Guidelines and Controls* for Aspen Pointe will establish the character of the community and ultimately strive to maintain the integrity of the community for years to come. The *Architectural Design Guidelines and Controls* aim to ensure that the community of Homes at Aspen Pointe presents an impression of high quality.

The community character of Aspen Pointe will be developed through enduring architectural elements that truly define the character of each home. The unique personality of this community will be expressed through the traditional Craftsman architectural style with contemporary design interpretations. The result will be the creation of a highly desirable neighborhood that satisfies the 55+ maintenance free home buyer.

Aspen Pointe will combine the enduring charm of the Craftsman architectural style to form the creative base from which the exterior design of the homes will be developed.

Aspen Pointe is a community that will accommodate the needs of the 55+ Active Adult Living lifestyle. The contemporary Craftsman architectural style will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.



Contemporary Craftsman Architectural Style

7.2 Compatibility with Adjacent Land Use

The need for a balanced approach in the assessment of intensification is required, understanding that there is potential for competing objectives that need to be evaluated accordingly. In this regard, the height, massing, and scale of the proposed development is similar to the existing dwelling types in the area.

The proposed development will be successfully integrated into the neighborhood through appropriate setbacks, building shape and orientation, façade detailing and building materials.

By providing additional residential population to the immediate area, the existing retail and commercial establishments and service-related business in the area will

contribute to the long-term viability of such uses, while at the same time contributing to the achievement of the housing development objectives in the Town of Raymond.

7.3 Setbacks / Lot Coverage / Building Width

The Aspen Pointe Direct Control District will establish the minimum setbacks, building widths and lot coverage for the development. Refer to **Figure #6** for details.

All other Development Standards will be approved / outlined in the Aspen Pointe Direct Control Land Use District.

	Setbacks				(*m x 3.28= ft.*)	Building Envelope Width	
Lot Unit #	Front	Secondary Front	Min. Side	Max. Lot Cover.	Lot Width Eng. Drawing Dimensions	Max. Building Envelope Width (*-setbacks*)	Min. Building Envelope Width (*-1.5 m*)
1	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.44 m (60.48')	13.14 m (43.48')	11.64 m (38.48')
2	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
3	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
4	3.0 m (10')	N/A	1.5 m (5')	45%	17.65 m (57.89')	14.65 m (47.89')	13.15 m (42.98')
5	3.0 m (10')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.99')	9.52 m (30.98')
6	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.07 m (59.27')	12.79 m (41.77')	11.29 m (36.77')
7	3.0 m (10')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	12.98 m (42.45')	11.48 m (37.45')
8	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
9	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
10	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
11	3.0 m (10')	N/A	1.5 m (5')	45%	15.27 m (50.08')	12.27 m (40.08')	10.77 m (35.08')
12	3.0 m (10')	3.0 m (10.0')	0.914m (3')	45%	18.28 m (59.96')	12.27 m (40.08')	10.77 m (35.08')
13	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
14	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
15	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
16	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
17	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.66 m (48.09')	11.66 m (38.08')	10.16 m (33.08')
18	7.6 m (12.5')	N/A	1.5 m (5')	45%	14.65 m (48.05')	11.66 m (38.08')	10.16 m (33.08')
19	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.27 m (50.09')	12.27 m (40.08')	10.77 m (35.08')
20	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.27 m (50.09')	12.27 m (40.08')	10.77 m (35.08')
21	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	12.98 m (40.08')	10.77 m (35.08')
22	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.78 m (44.96')
23	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.78 m (44.96')
24	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
25	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
26	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	17.65 m (57.89')	12.35 m (40.39')	10.85 m (35.39')
27	7.6 m (25.0')	N/A	1.5 m (5')	45%	15.34 m (50.32')	12.34 m (40.32')	10.84 m (35.32')
28	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
29	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
30	7.6 m (25.0')	N/A	1.5 m (5')	45%	14.02 m (45.99')	11.02 m (35.98')	9.52 m (30.98')
31	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
32	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
33	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
34	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
35	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
36	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
37	7.6 m (25.0')	3.8 m (12.5')	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
38	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
39	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
40	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
41	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.28 m (59.96')	15.28 m (49.96')	13.75 m (44.96')
42	7.6 m (25.0')	N/A	1.5 m (5')	45%	18.26 m (59.96')	15.28 m (49.96')	13.75 m (44.96')

SETBACKS / LOT COVERAGE / BUILDING ENVELOPE - FIGURE #6

ASPEN POINTE
ADULT LIVING HOMES



"A Place to Call Home"

8.0 APPENDICES AND DRAWINGS

DWG. NO.	DESCRIPTION
PLAN	The new 55+ community of Aspen Pointe, situated on Lots 8 to 10 Block 71 Plan 2039I, Lot 13 Block 70 Plan 031 2808, Lot 5 Block 70 Plan 031 031 2808 and Closed Road parcel of 100 E within SE ¼ Sec. 8, Twp. 6, Range 20 w of 4th mer. of the Town of Raymond.
COVER	HOMES AT ASPEN POINTE
1	PLAN VIEW
2	DEVELOPMENT PHASES
3	PHASE 1
4	PHASE 2
5	PHASE 3
6	PHASE 4 & 6
7	PHASE 5
8	300 SOUTH PLAN PROFILE
9	S100E PLAN PROFILE
10	WEST ROAD PROFILE
11	EAST ROAD PROFILE
12	300 SOUTH EAST PLAN PROFILE
13	DRAINAGE POND PLAN PROFILE
14	TYPICAL ROAD SECTIONS
15	IRRIGATION PLAN
16	DRAINAGE PLAN
17	REAR LOT DRAINAGE PROFILES
18	FENCES
19	SETBACKS

RIDGELAND DEVELOPMENTS LTD
RK HEGGIE GRAIN LTD.

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT

LIST OF DRAWINGS

DWG. NO.	DESCRIPTION
1	PLAN VIEW
2	DEVELOPMENT PHASES
3	PHASE 1
4	PHASE 2
5	PHASE 3
6	PHASE 4&6
7	PHASE 5
8	300 SOUTH PLAN PROFILE
9	S100E PLAN PROFILE

DWG. NO.	DESCRIPTION
10	WEST ROAD PLAN PROFILE
11	EAST ROAD PLAN PROFILE
12	300 SOUTH EAST PLAN PROFILE
13	DRAINAGE POND PLAN PROFILE
14	TYPICAL ROAD SECTIONS
15	IRRIGATION PLAN
16	DRAINAGE PLAN
17	REAR LOT DRAINAGE PROFILES
18	FENCES
19	SETBACKS

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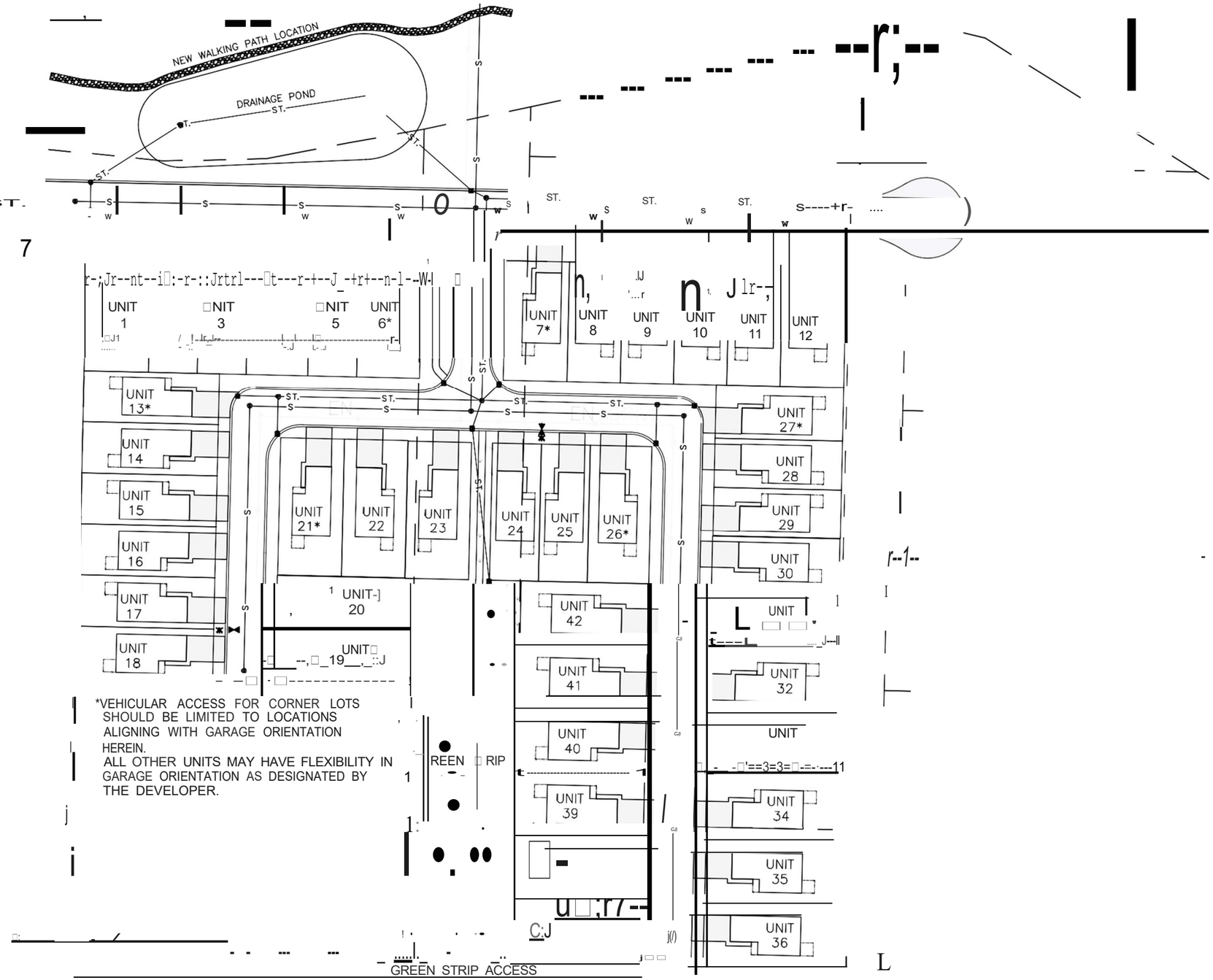
3 February 2023

JOB: 9920-01



LEGEND / NOTES

-EX.W---- EXISTING WATER MAIN
-EX.R----EXISTING IRRIGATION MAIN
-Ex.s----EXISTING SANITARY SEWER
-EX.ST.---EXISTING STORM SEWER

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP

-NEW W---PROPOSED WATER MAIN
-NEW R---PROPOSED IRRIGATION MAIN
--S----PROPOSED SANITARY SEWER
--ST.---- PROPOSED STORM SEWER

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	30AUG'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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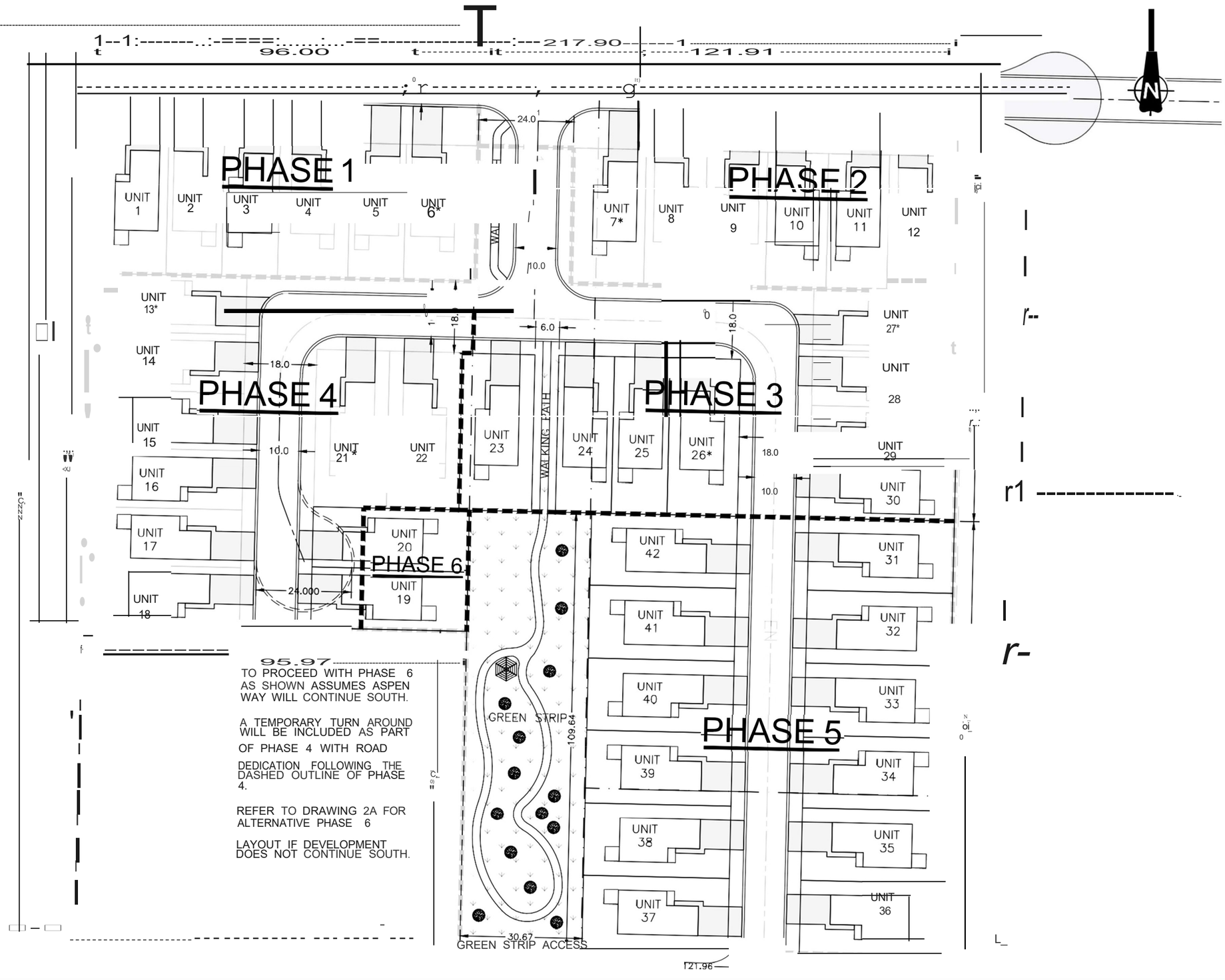
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE SENIOR DEVELOPMENT PLAN VIEW

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1:1250	DIMENSIONS: METERS
DATE, 23 NOVEMBER 2022	DRAWING No: 1

MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG



LEGEND / NOTES

-EX.W	EXISTING WATER MAIN
-EX.R----	EXISTING IRRIGATION MAIN
-EX.S	EXISTING SANITARY SEWER
- EX.ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--W----	PROPOSED WATER **MAIN**
-NEW R	PROPOSED IRRIGATION MAIN
--S----	PROPOSED SANITARY SEWER
--SR.----	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
1><J	PROPOSED VALVE
1><1	PROPOSED CURB STOP
-	EXISTING PROPERIY LINES
□	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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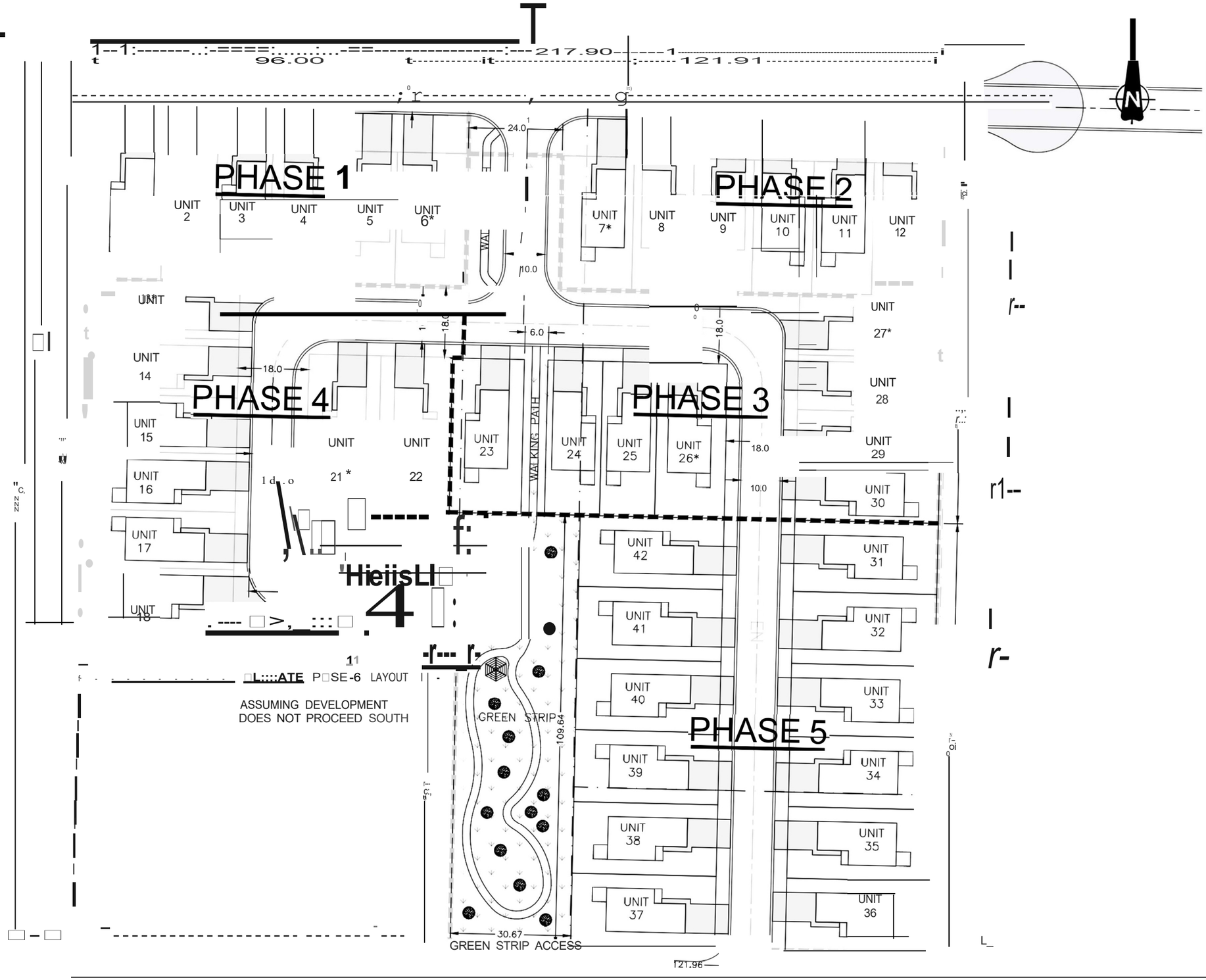
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
DEVELOPMENT PHASES

DESIGNED: JMD	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1: 1000	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No: **2**

C:\USERS\DAVID\DROPBOX\ENGINEERING\9920 MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG (2) DEV PHASES) Feb 2023 - 09:03



LEGEND / NOTES

-EX.W	EXISTING WATER MAIN
-EX.R----	EXISTING IRRIGATION MAIN
-EX.S	EXISTING SANITARY SEWER
- EX.ST.	EXISTING STORM SEWER
(S)	EXISTING SANITARY MANHOLE
(ST)	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--W----	PROPOSED WATER MAIN
-NEW R	PROPOSED IRRIGATION MAIN
--S----	PROPOSED SANITARY SEWER
--SR.---	PROPOSED STORM SEWER
(S)	PROPOSED SANITARY MANHOLE
(ST)	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
1><1 CB	PROPOSED CURB STOP
-	EXISTING PROPERIY LINES
	FENCE

ISSUF	DAIF	RFVISION DFSCRIPIION
1	23NOV"2	FOR RFVIFW
0	30AUG"22	FOR RFVIFW

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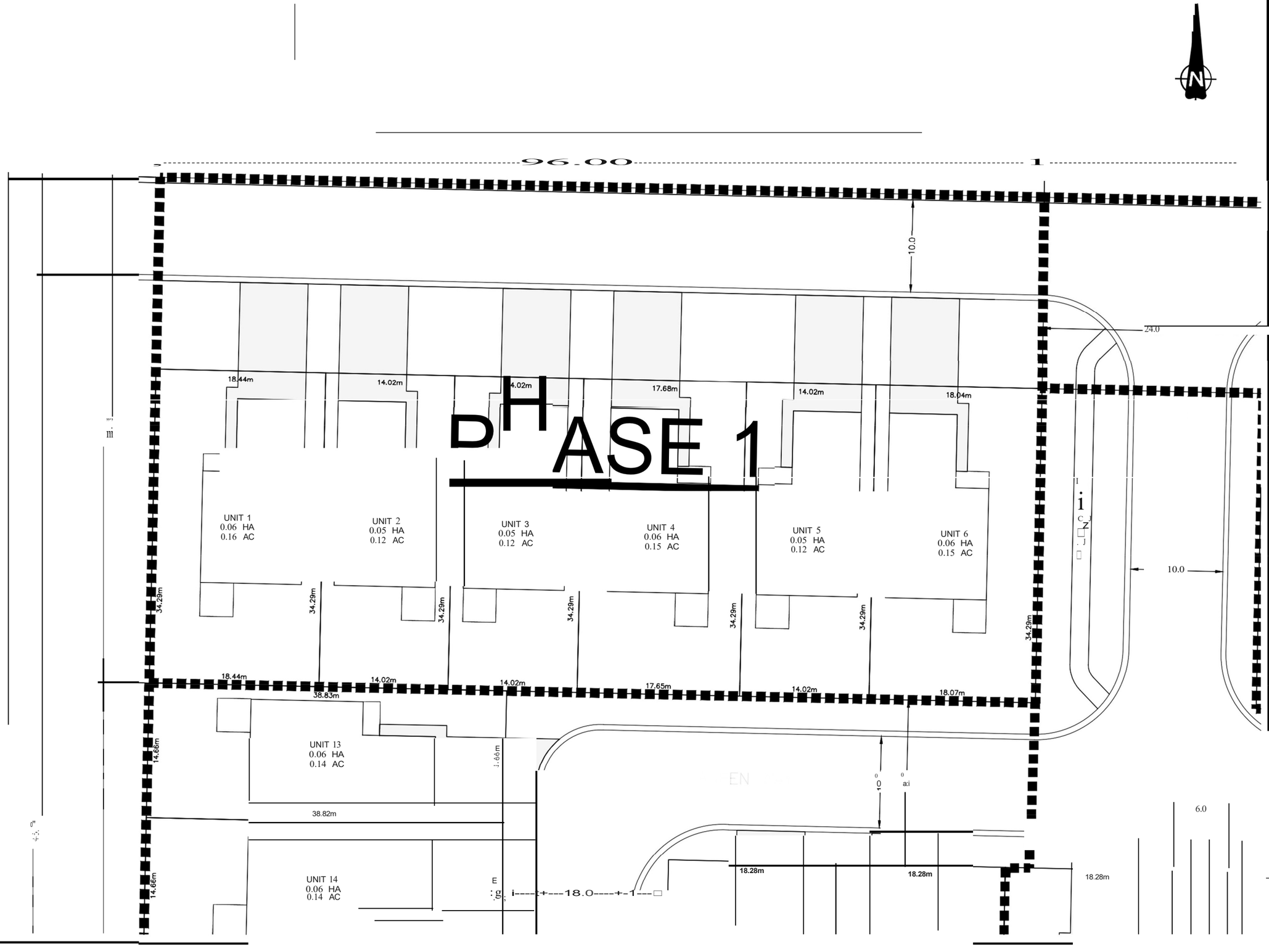
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
DEVELOPMENT PHASES
PHASE 6 ALTERNATIVE

DESIGNED: JMD	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1: 1000	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No:

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG (2A) DEV PHASES ALT) [PLOTTED ON Feb 2023 - 09:03]



LEGEND / NOTES

--EX.W	EXISTING WATER MAIN
--EX.R	EXISTING IRRIGATION MAIN
--EX.S	EXISTING SANITARY SEWER
--EX.ST.	EXISTING STORM SEWER
	EXISTING SANITARY MANHOLE
®	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
@	EXISTING CATCHBASIN MANHOLE
M	EXIST. HYDRANT
[><]	EXIST. VALVE
(J	EXISTING CURB STOP
--W	PROPOSED WATER MAIN
--NEW R	PROPOSED IRRIGATION MAIN
--S	PROPOSED SANITARY SEWER
--ST.	PROPOSED STORM SEWER
®	PROPOSED SANITARY MANHOLE
@	PROPOSED STORM MANHOLE
9!I	PROPOSED STORM CATCHBASIN
@	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
⊳<⊲	PROPOSED VALVE
⊳<⊲	PROPOSED CURB STOP
	-EXISTING PROPERTY LINES
--'"v'v-	FENCE

ISSUF	DATF	RFVISION DFSCRIPIION
	23NOV'2	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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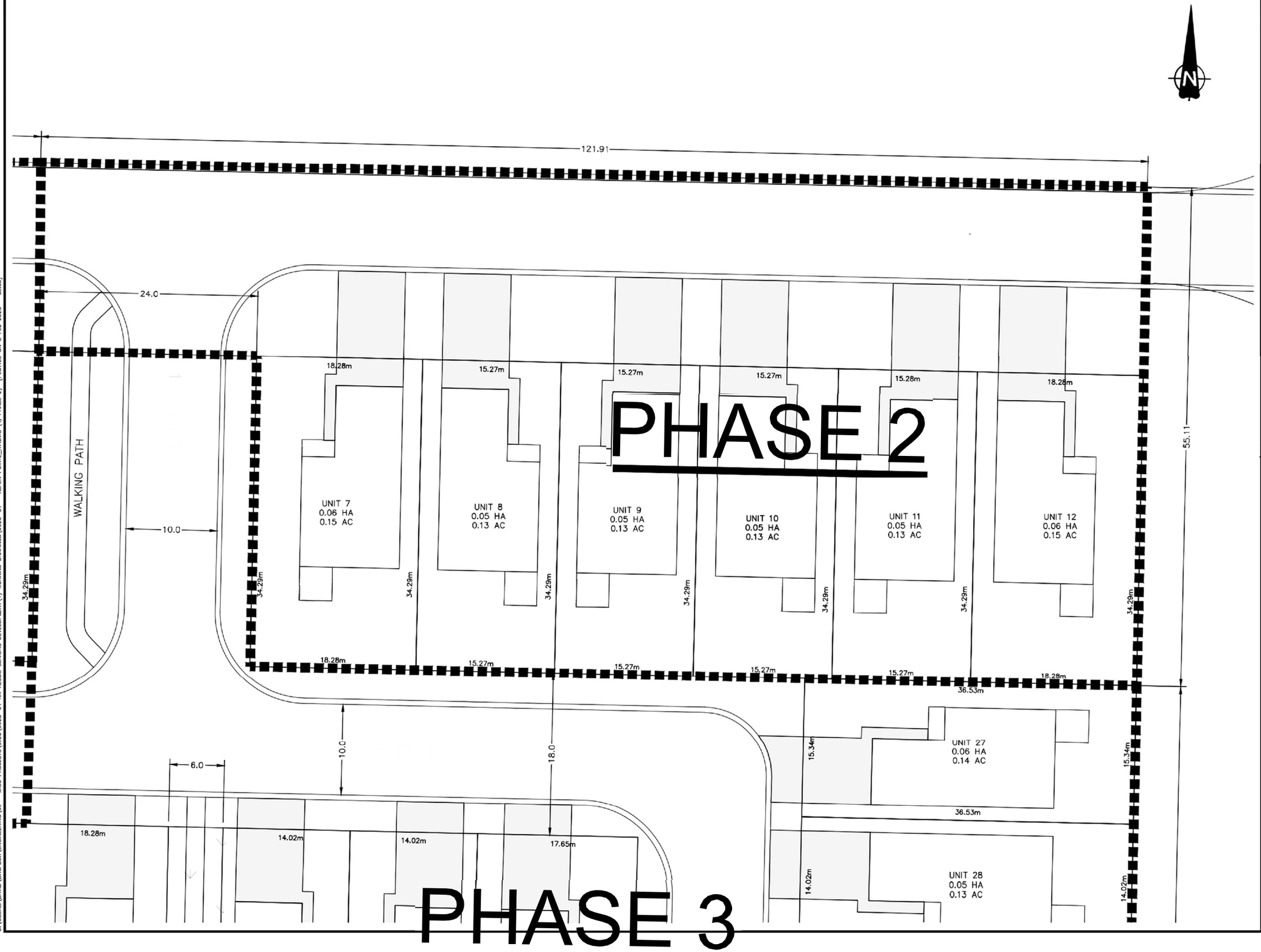
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 1

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	3



LEGEND / NOTES

EX.W	EXISTING WATER MAIN
EX.R	EXISTING IRRIGATION MAIN
EX.S	EXISTING SANITARY SEWER
EX.ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CS	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 2

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	4

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (4) PHASE 2) [PLOTTED ON 3 Feb 2023 - 09:05]

PHASE 2

PHASE 3

WALKING PATH

UNIT 6
0.06 HA
0.15 AC

UNIT 7
0.06 HA
0.15 AC

UNIT 8
0.05 HA
0.13 AC

UNIT 9
0.05 HA
0.13 AC

UNIT 10
0.05 HA
0.13 AC

UNIT 11
0.05 HA
0.13 AC

UNIT 12
0.06 HA
0.15 AC

UNIT 23
0.07 HA
0.18 AC

UNIT 24
0.06 HA
0.14 AC

UNIT 25
0.06 HA
0.14 AC

UNIT 26
0.07 HA
0.17 AC

UNIT 27
0.06 HA
0.14 AC

UNIT 28
0.05 HA
0.13 AC

UNIT 29
0.05 HA
0.13 AC

UNIT 30
0.05 HA
0.13 AC

UNIT 42

LEGEND / NOTES

- EX. W — EXISTING WATER MAIN
- EX. R — EXISTING IRRIGATION MAIN
- EX. S — EXISTING SANITARY SEWER
- EX. ST. — EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- W — PROPOSED WATER MAIN
- NEW R — PROPOSED IRRIGATION MAIN
- S — PROPOSED SANITARY SEWER
- ST. — PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- FENCE

ISSUF	DATF	RFVISION DFSCRIPTION
1	23NOV'22	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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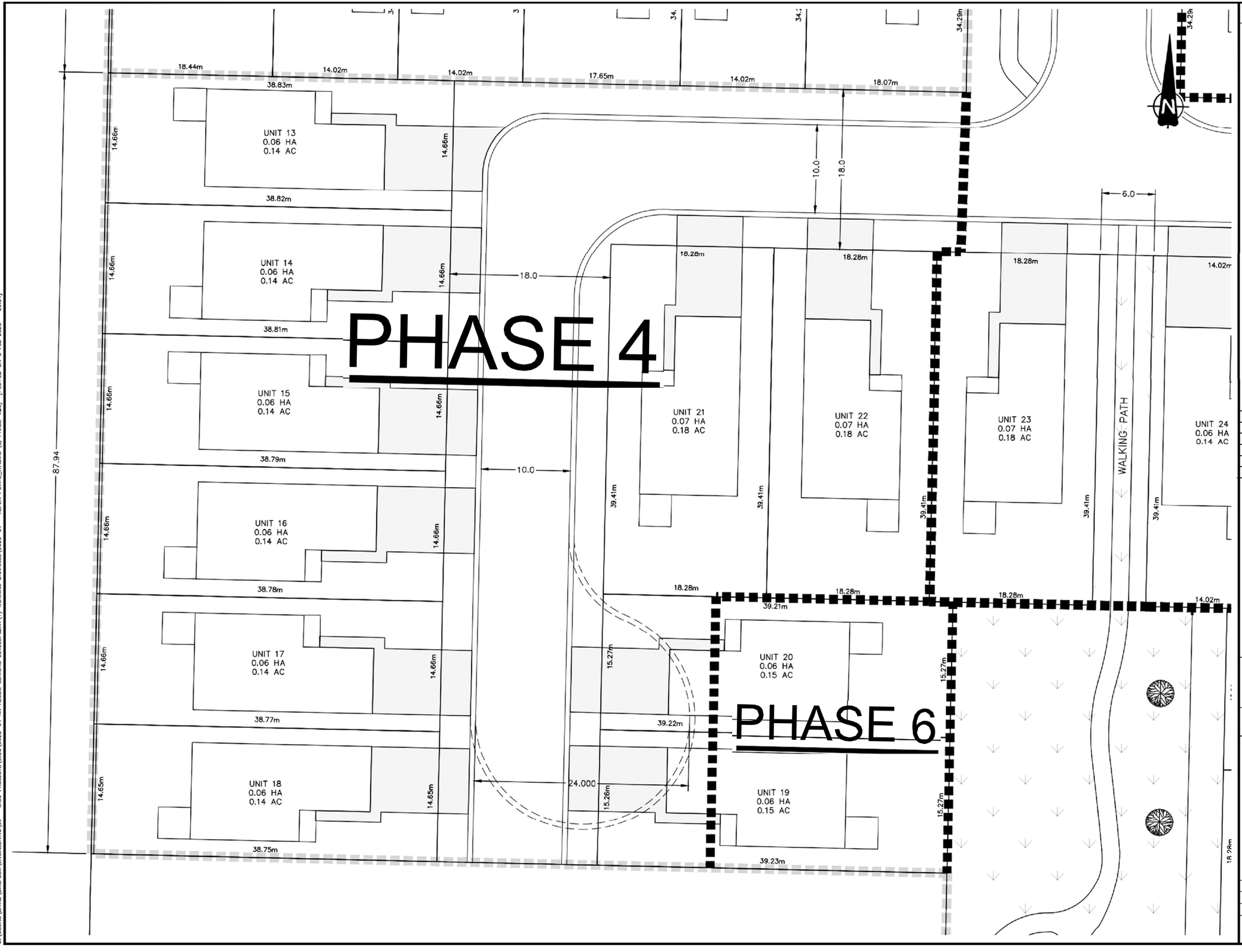
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PHASE 3

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	5

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (5) PHASE 3) [PLOTTED ON 3 Feb 2023 - 09:03]



EX. W — EXISTING WATER MAIN
EX. R — EXISTING IRRIGATION MAIN
EX. S — EXISTING SANITARY SEWER
EX. ST. — EXISTING STORM SEWER
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING STORM CATCHBASIN
EXISTING CATCHBASIN MANHOLE
EXIST. HYDRANT
EXIST. VALVE
EXISTING CURB STOP
W — PROPOSED WATER MAIN
NEW R — PROPOSED IRRIGATION MAIN
S — PROPOSED SANITARY SEWER
ST. — PROPOSED STORM SEWER
PROPOSED SANITARY MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM CATCHBASIN
PROPOSED CATCHBASIN MANHOLE
PROPOSED HYDRANT
PROPOSED VALVE
PROPOSED CURB STOP
EXISTING PROPERTY LINES
FENCE

ISSUF	DAIF	RFVISION DFSCRIPTION
1	23NOV'22	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:400	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	6

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (6) PHASE 4&6) [PLOTTED ON 3 Feb 2023 - 09:04]

PHASE 6

PHASE 5

UNIT 20
0.06 HA
0.15 AC

UNIT 19
0.06 HA
0.15 AC

UNIT 42
0.07 HA
0.16 AC

UNIT 41
0.07 HA
0.17 AC

UNIT 40
0.07 HA
0.17 AC

UNIT 39
0.07 HA
0.17 AC

UNIT 38
0.07 HA
0.17 AC

UNIT 37
0.07 HA
0.17 AC

UNIT 30
0.05 HA
0.13 AC

UNIT 31
0.07 HA
0.17 AC

UNIT 32
0.07 HA
0.17 AC

UNIT 33
0.07 HA
0.17 AC

UNIT 34
0.07 HA
0.17 AC

UNIT 35
0.07 HA
0.17 AC

UNIT 36
0.07 HA
0.17 AC

GREEN STRIP

GRFFN STRIP

ACCESS

18.28m
39.21m
14.02m
17.65m
36.57m
15.27m
18.26m
39.23m
109.64
79.07
30.67
10
18.0
36.55m
36.56m
36.58m
121.96
109.72

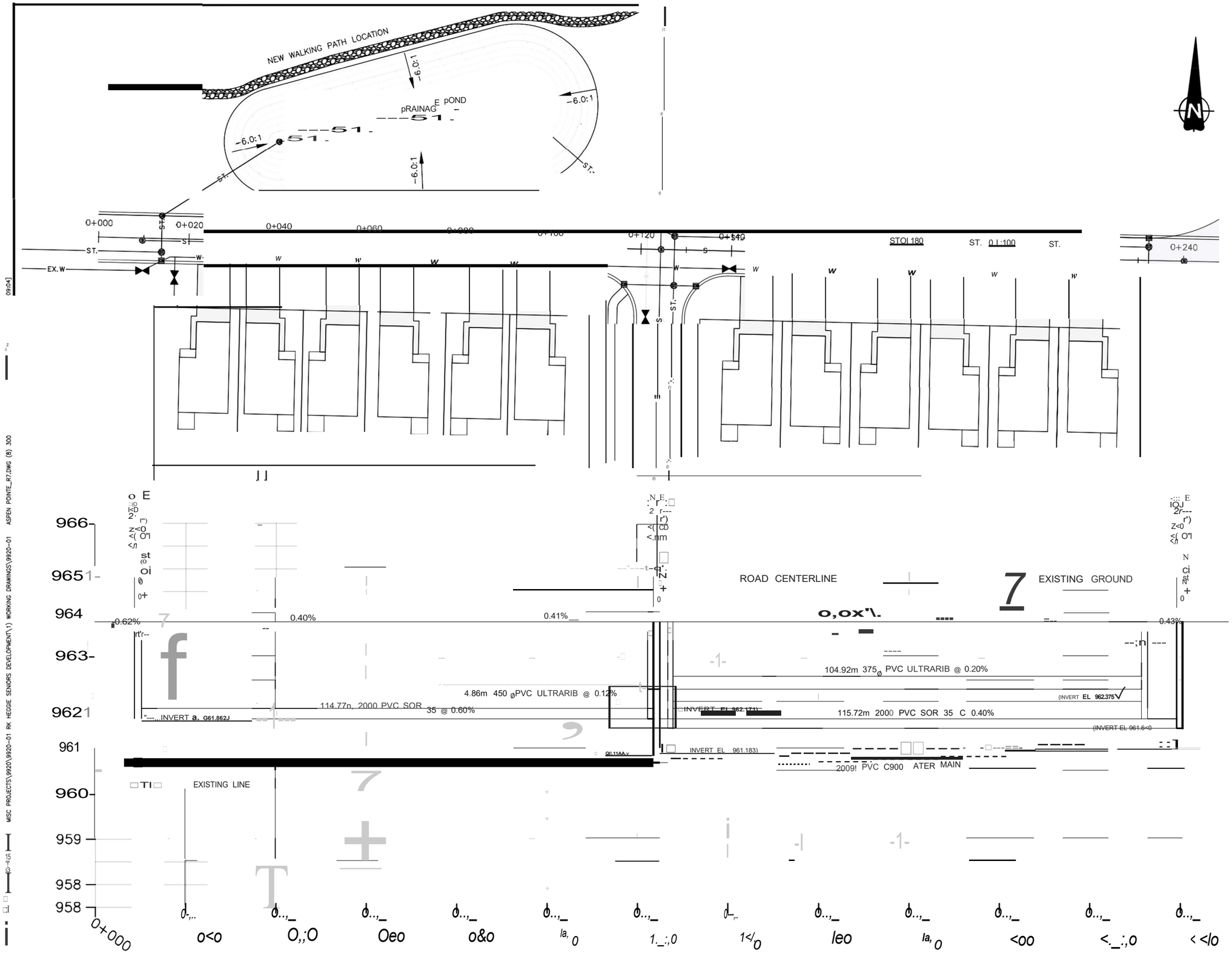
N

EX.W	EXISTING WATER MAIN
EX.R	EXISTING IRRIGATION MAIN
EX.S	EXISTING SANITARY SEWER
EX.ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:500	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	7

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (7) PHASE 5) [PLOTTED ON 3 Feb 2023 - 09:04]



LEGEND / NOTES

- -EX.W----EXISTING WATER MAIN
- -EX.R EXISTING IRRIGATION **MAIN**
- -Ex.s----EXISTING SANITARY SEWER
- - EX.ST.----- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- --W-----PROPOSED WATER MAIN
- -NEW R----PROPOSED IRRIGATION MAIN
- --s------PROPOSED SANITARY SEWER
- --ST.----PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- - EXISTING PROPERTY LINES
- -""../'v- FENCE

ISSUF	DATF	RFVISION DFSCRIPIION
1	23NOV'22	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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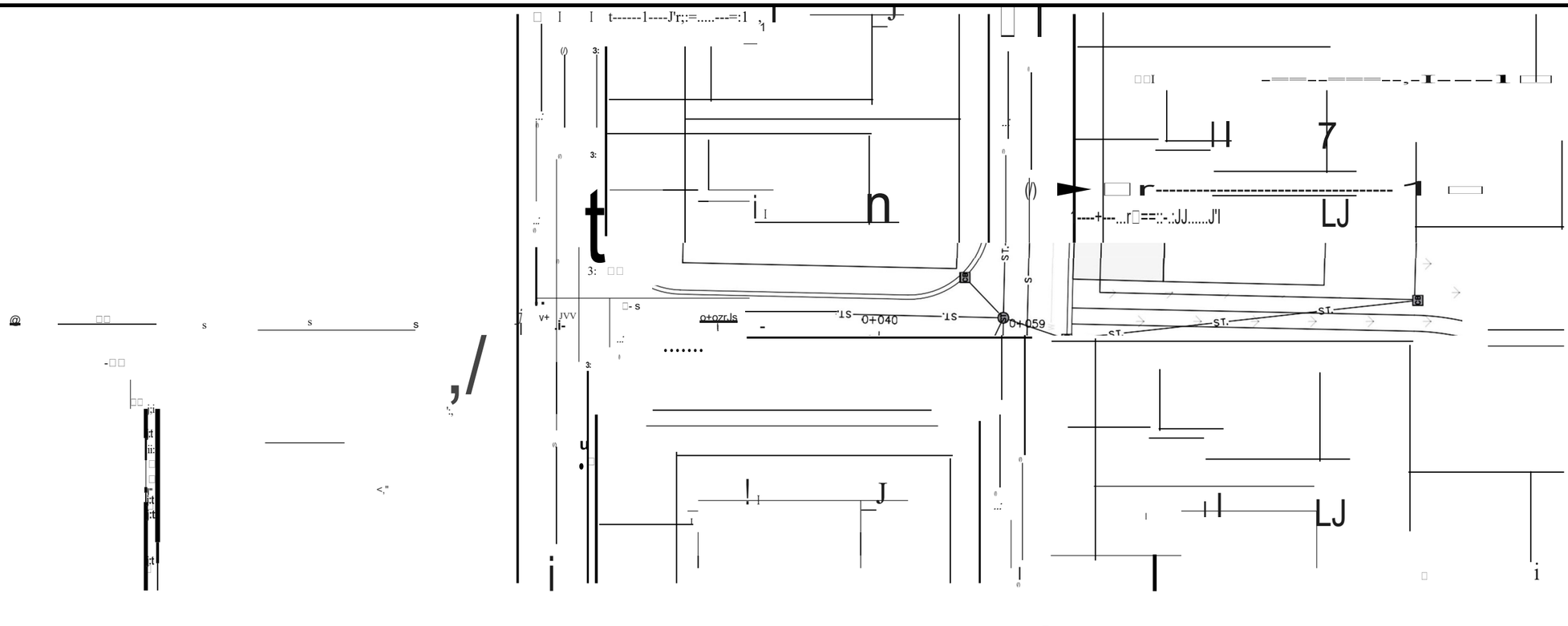
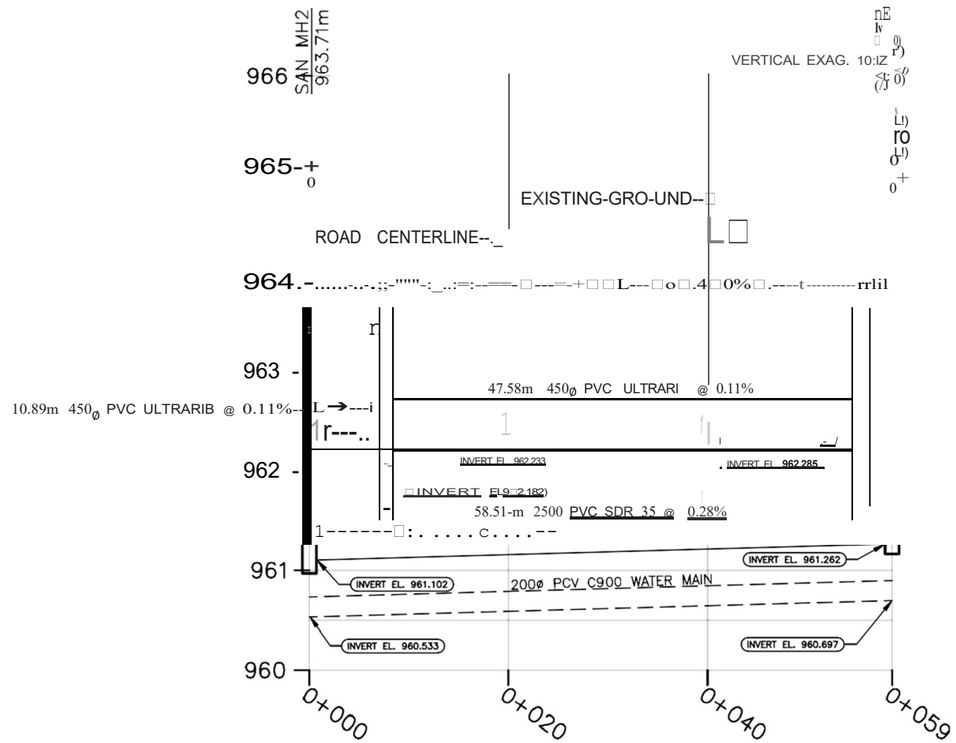
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
300 ST SOUTH

DESIGNED: DL
DRAWN: DL
CHECKED: DJW
SCALE: PL-1:800 PR-1:800
DIMENSIONS: METERS
JOB: 9920E01
DATE: 23 NOVEMBER 2022
DRAWING No: 8

MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG (8) 300 09:04]





LEGEND / NOTES

--EX.W----EXISTING WATER **MAIN**	
--EX.R	EXISTING IRRIGATION **MAIN**
--Ex.s----	EXISTING SANITARY SEWER
-EX.ST.----	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--W-----PROPOSED WATER **MAIN**	
-NEW R----PROPOSED IRRIGATION MAIN	
--S-----PROPOSED SANITARY SEWER	
--ST.----- PROPOSED STORM SEWER	
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CB	PROPOSED CURB STOP
- -- --	EXISTING PROPERTY LINES
	FENCE

ISSUF	DATF	RFVISION DFSCRIPIION
1	23NOV'2	FOR RFYIFW
0	30AUG'22	FOR RFYIFW

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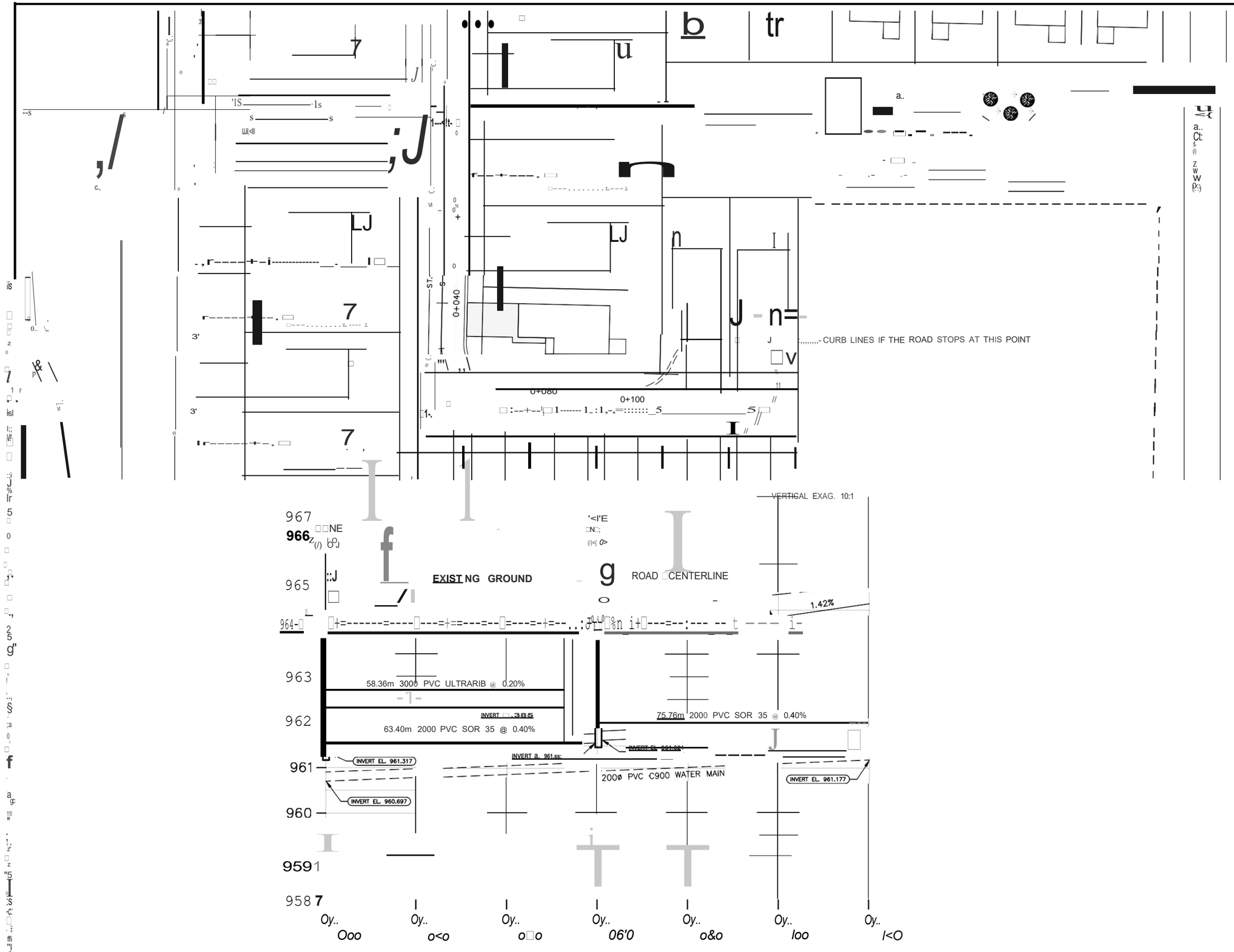
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
S100E

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: PL-1:600 PR-1:600	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No:



LEGEND / NOTES

- -EX.W---- EXISTING WATER MAIN
- -EX.R----EXISTING IRRIGATION MAIN
- -EX.S---- EXISTING SANITARY SEWER
- -EX.ST.---- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- --W------ PROPOSED WATER MAIN
- -NEW R----PROPOSED IRRIGATION **MAIN**
- --S------ PROPOSED SANITARY SEWER
- --ST..----PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- --'''V'v- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'2	FOR RFYIFW
0	30AUG'22	FOR RFYIFW

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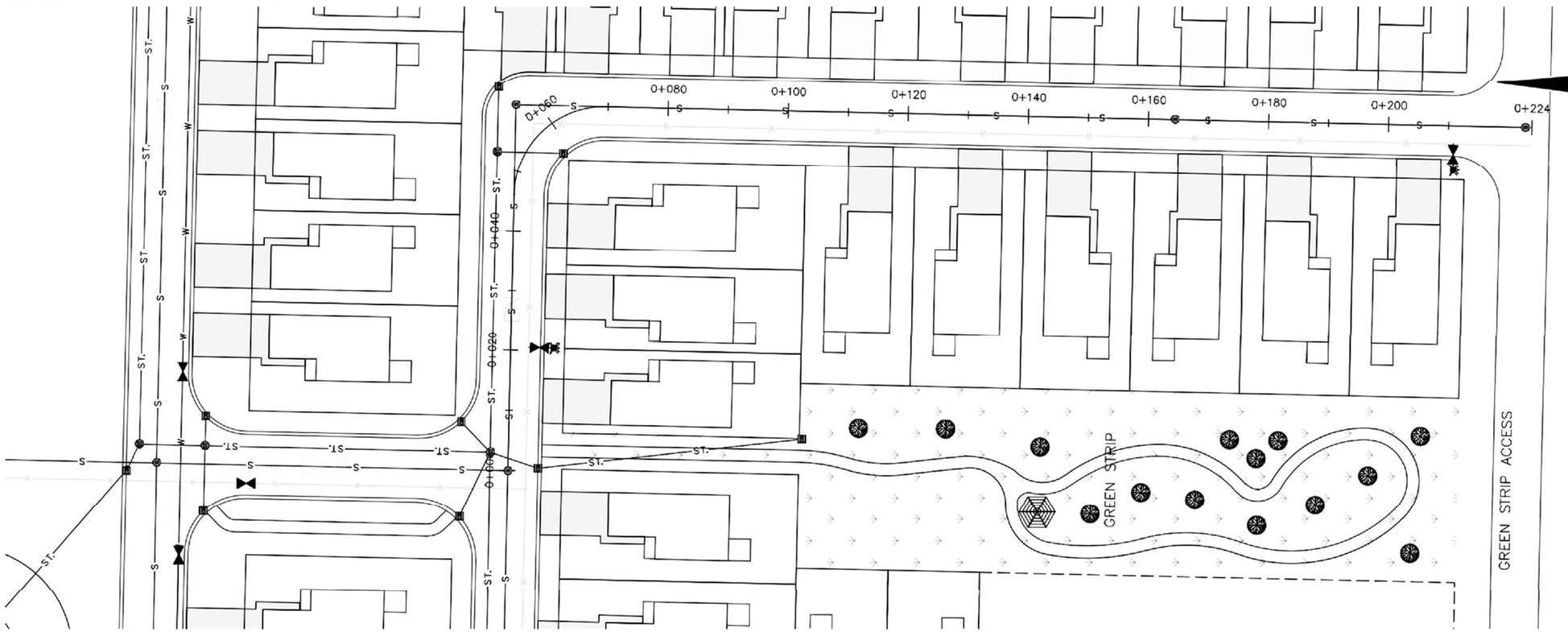
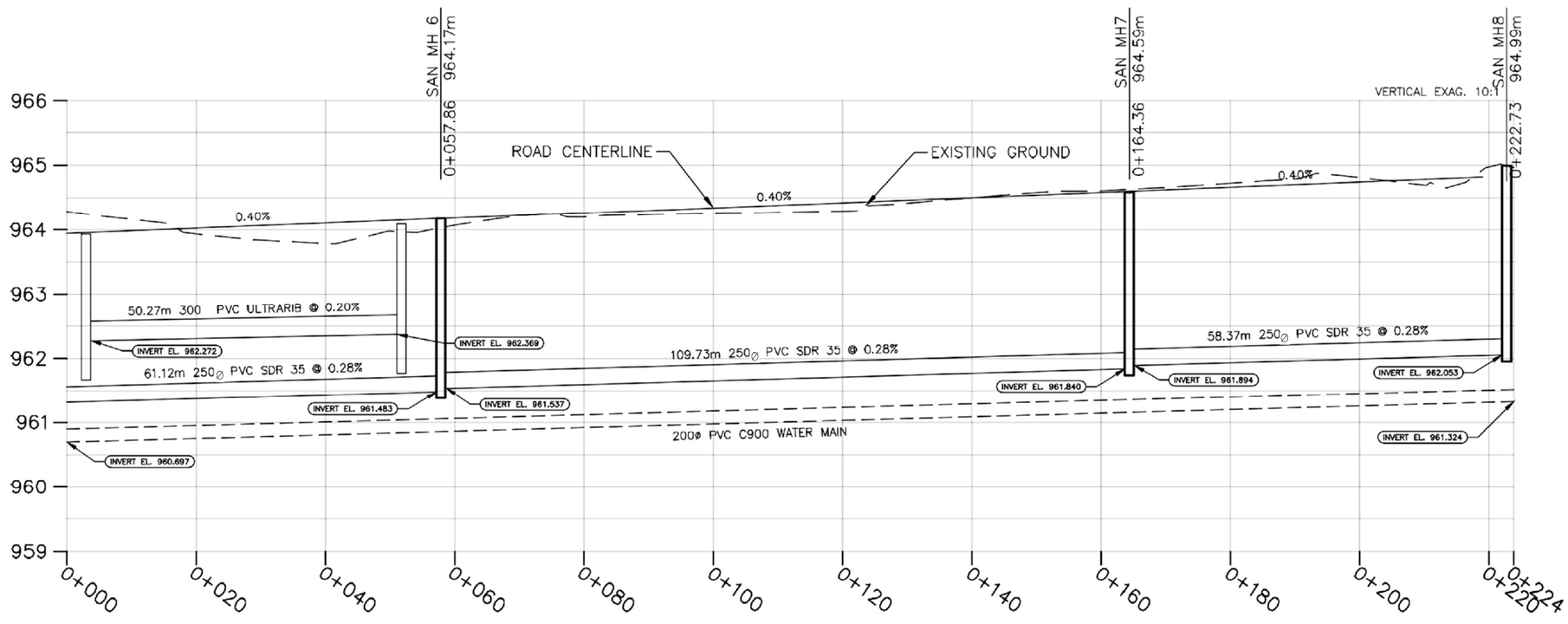
HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
WEST ROAD

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	1 0



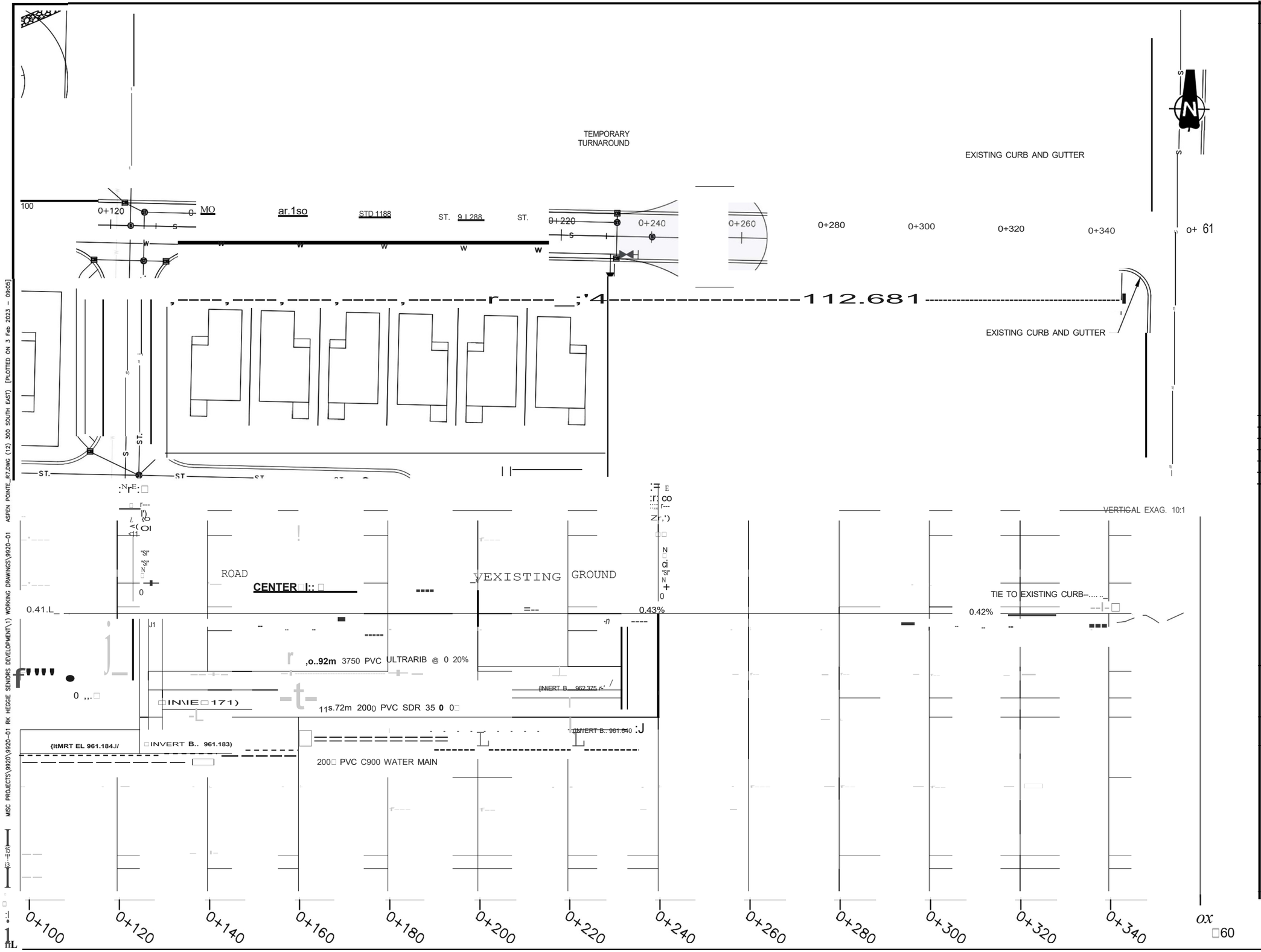


EX.W	EXISTING WATER MAIN
EX.R	EXISTING IRRIGATION MAIN
EX.S	EXISTING SANITARY SEWER
EX.ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	11

C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (11) EAST ROAD PLPR) [PLOTTED ON 3 Feb 2023 - 09:04]



LEGEND / NOTES

--EX.W----EXISTING	WATER MAIN
--EX.R----EXISTING	IRRIGATION MAIN
--EX.S	EXISTING SANITARY SEWER
-EX.ST.----EXISTING	STORM SEWER
@	EXISTING SANITARY MANHOLE
®	EXISTING STORM MANHOLE
§	EXISTING STORM CATCHBASIN
0	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
⋈	EXIST. VALVE
()	EXISTING CURB STOP
--W------	PROPOSED WATER MAIN
-NEW R----	PROPOSED IRRIGATION MAIN
--S------	PROPOSED SANITARY SEWER
--ST.-----	PROPOSED STORM SEWER
Ⓢ	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
⋈	PROPOSED VALVE
⋈ CS	PROPOSED CURB STOP
-	EXISTING PROPERTY LINES
-"V'V-	FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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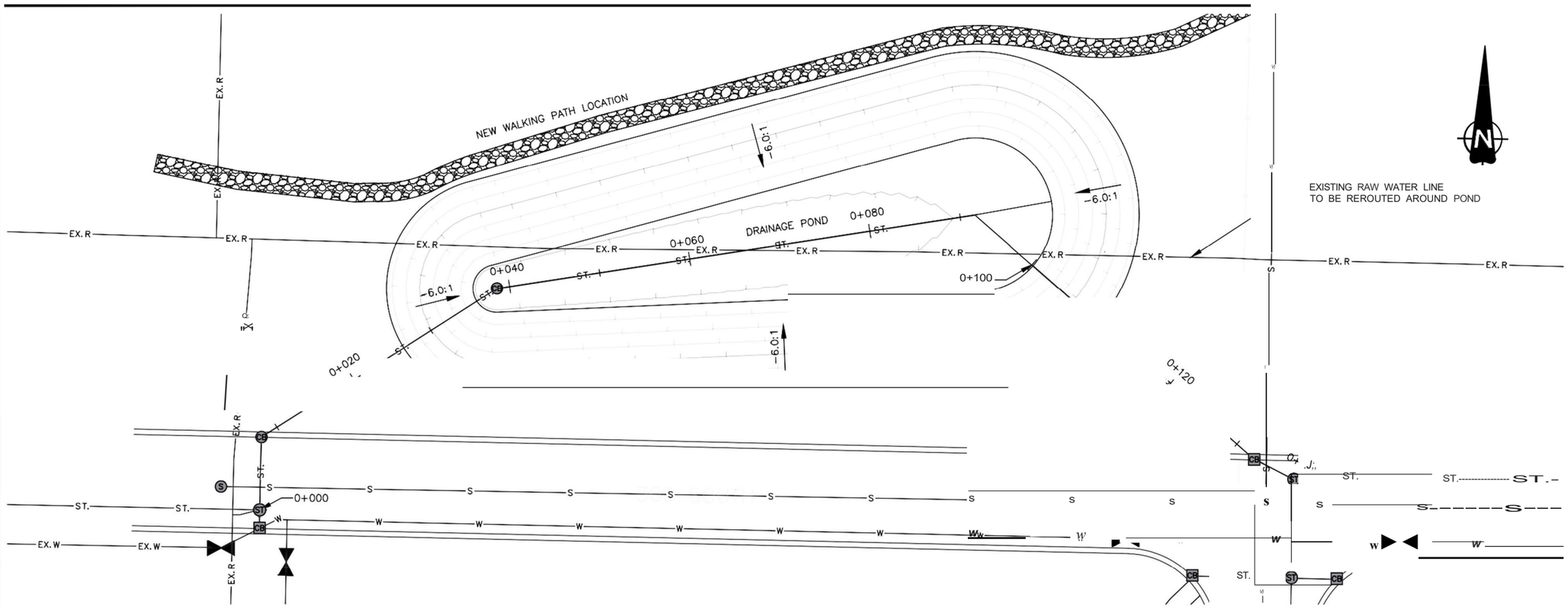
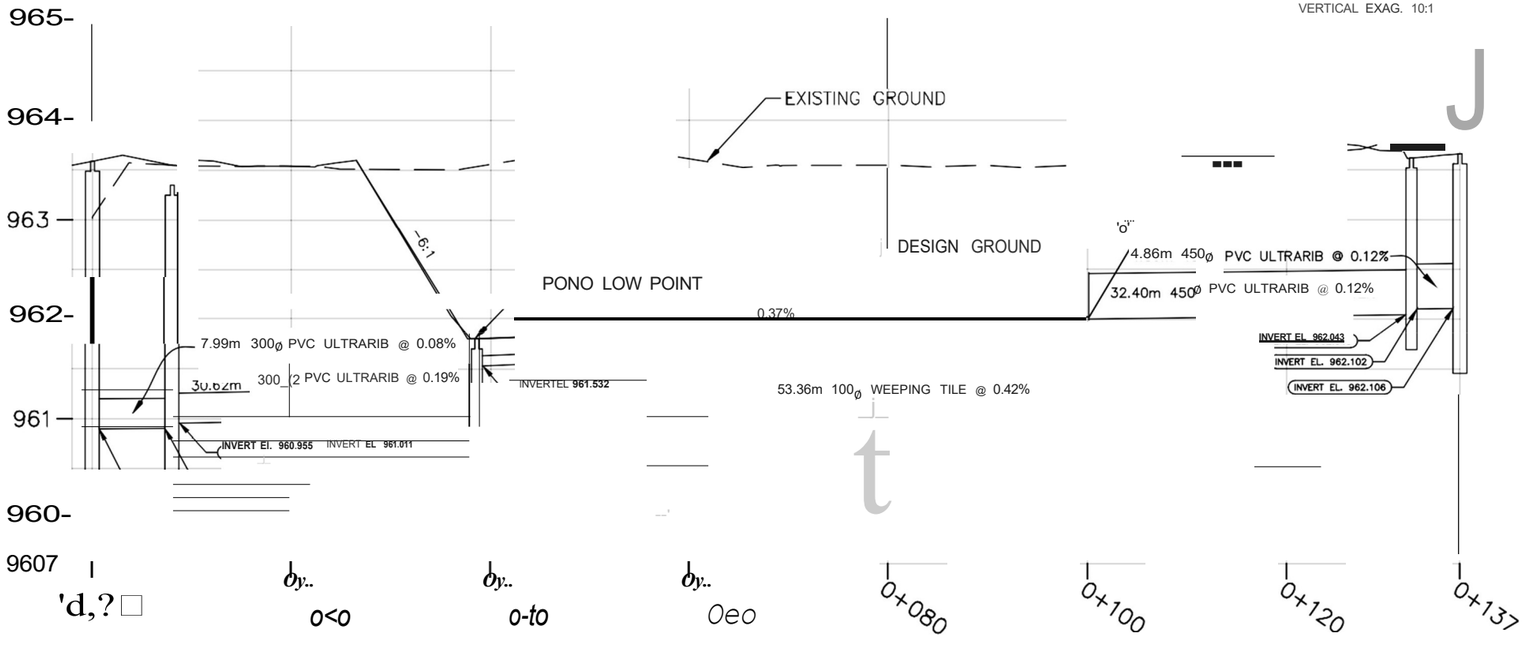
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
300 ST SOUTH, 150E TO 200E

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	PL-1:800 PR-1:800	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	12

MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\(1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG (12) 300 SOUTH EAST) [PLOTTED ON 3 Feb 2023 - 09:05]





LEGEND / NOTES

- --Ex.w---- EXISTING WATER MAIN
- --EX.R---- EXISTING IRRIGATION **MAIN**
- --EX.S---- EXISTING SANITARY SEWER
- – EX.ST.---- EXISTING STORM SEWER
- Ⓢ EXISTING SANITARY MANHOLE
- ST EXISTING STORM MANHOLE
- CB EXISTING STORM CATCHBASIN
- CB EXISTING CATCHBASIN MANHOLE
- EXIST. HYDRANT
- EXIST. VALVE
- EXISTING CURB STOP
- --W"----- PROPOSED WATER MAIN
- -NEW R----PROPOSED IRRIGATION MAIN
- --S-----PROPOSED SANITARY SEWER
- --ST.----- PROPOSED STORM SEWER
- @ PROPOSED SANITARY MANHOLE
- @ PROPOSED STORM MANHOLE
- gI PROPOSED STORM CATCHBASIN
- @ PROPOSED CATCHBASIN MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CURB STOP
- EXISTING PROPERTY LINES
- -"vAv- FENCE

ISSUE	DATE	REVISION DESCRIPTION
1	22NOV'22	FOR RFYIFW
0	30AUG'22	FOR RFYIFW

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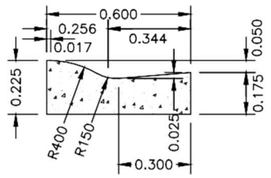
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
PLAN PROFILE
POND STORM SEWER LINE

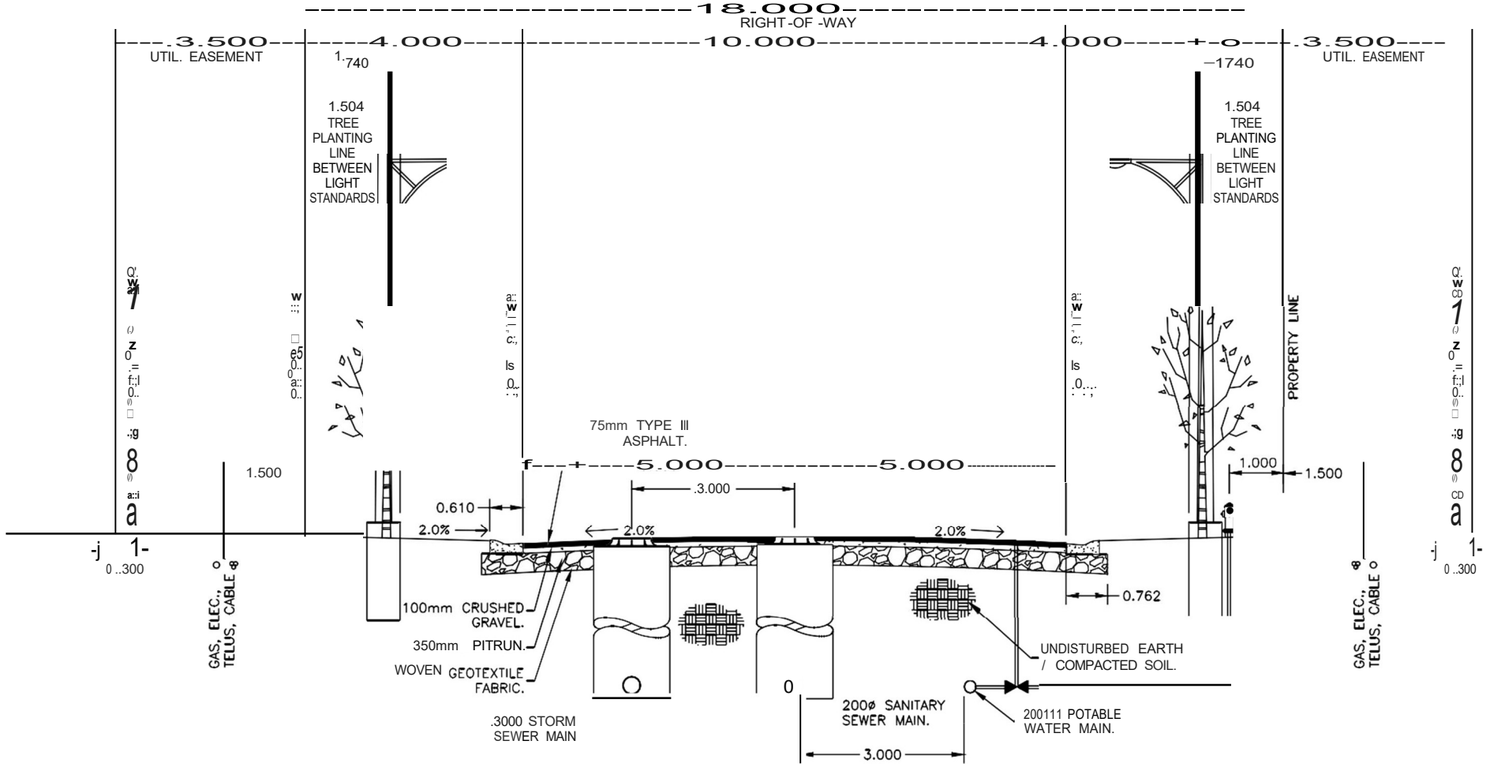
DESIGNED: JMD	CHECKED: DJW
DRAWN: JMD	JOB: 9920-01
SCALE: PL 1:500 PP 1:600	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No: 1 3

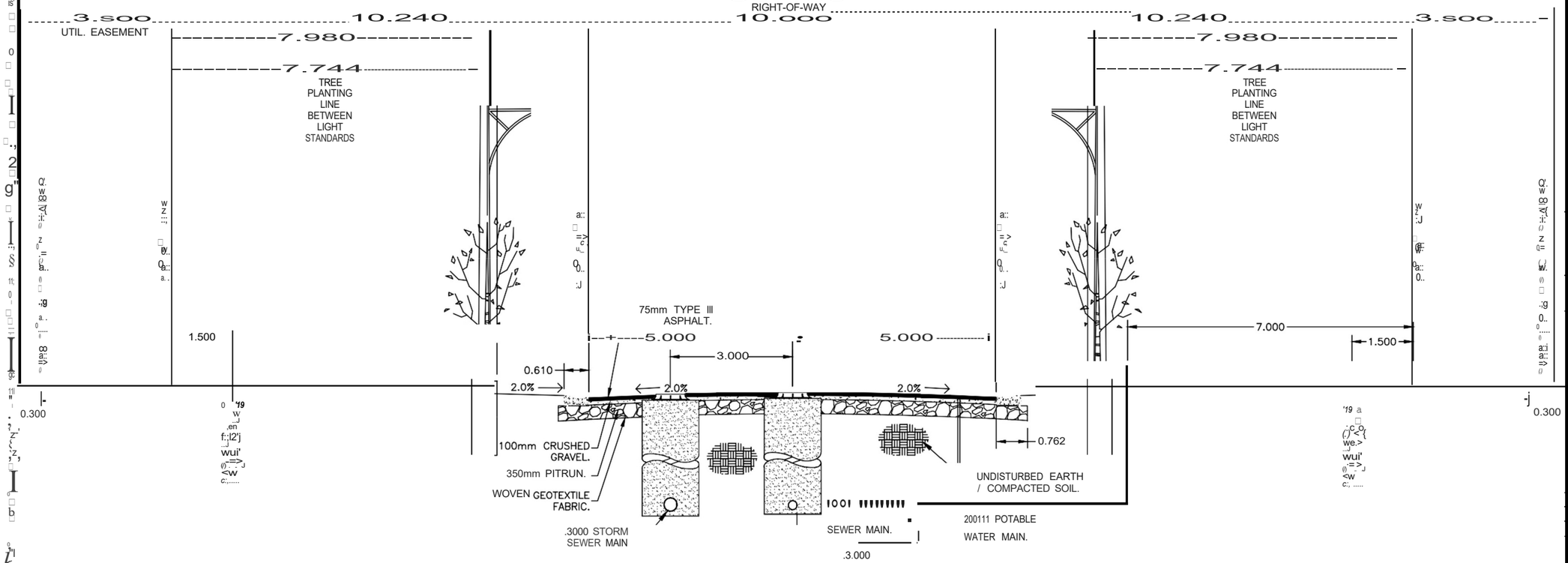
MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\(1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG (13) POND ALIGNMENT)
05 Feb 2023



NOTES:
-CONCRETE TO BE 30MPo
40mm-75mm SLUMP, 5.5%-8% ENTRAINED AIR, 25mm MAXIMUM AGGREGATE SIZE.

TYP. CURB & GUTTER SECTION





LEGEND / NOTES

--EX.W----EXISTING WATER **MAIN**	
--EX.R	EXISTING IRRIGATION MAIN
--EX.S----	EXISTING SANITARY SEWER
--EX.ST.----EXISTING	STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
M	EXIST. HYDRANT
⊳⊲	EXIST. VALVE
()	EXISTING CURB STOP
--W-----	PROPOSED WATER MAIN
--NEW R----PROPOSED	IRRIGATION MAIN
--S-----	PROPOSED SANITARY SEWER
--ST.-----	PROPOSED STORM SEWER
@	PROPOSED SANITARY MANHOLIE
@	PROPOSED STORM MANHOLE
□	PROPOSED STORM CATCHBASIN
	PROPOSED CATCHBASIN MANHOLE
□	PROPOSED HYDRANT
1><J	PROPOSED VALVE
⊳⊲ CB	PROPOSED CURB STOP
-	EXISTING PROPERTY LINES
□	FENCE

ISSUF	DATF	RFVISION DFSCRIPTION
1	23NOV'2	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
TYPICAL ROAD SECTION

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:110	DIMENSIONS:	METERS
DATE,	23 NOVEMBER 2022	DRAWING No,	14

--EX.W'-----EX.W' ----------EX.W

TEE TO EXISTING LINE

NEW SERVICE LINES
F'ROM EXISTING LINE

UTILITY EASEMENT

NEW R

3.000

EX.R

GREEN RIP

GREEN STRIP ACCESS

NEW SERVICE LINES
F'ROM EXISTING
SUBLINE

-----EX.R-----EX.R----

LEGEND / NOTES

--EX.W----	EXISTING WATER MAIN
--EX.R----	EXISTING IRRIGATION **MAIN**
--EX.S----	EXISTING SANITARY SEWER
- EX.ST.	EXISTING STORM SEWER
Ⓢ	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
¥	EXIST. HYDRANT
[X]	EXIST. VALVE
()	EXISTING CURB STOP
--W------	PROPOSED WATER MAIN
-NEW R	PROPOSED IRRIGATION MAIN
--S------	PROPOSED SANITARY SEWER
--ST.-----	PROPOSED STORM SEWER
Ⓢ	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
□	PROPOSED HYDRANT
[X]	PROPOSED VALVE
⋈ CS	PROPOSED CURB STOP
-	BUILDING SETBACKS
A	IRRIGATION SERVICE POINT

ISSUE	DATE	REVISION DESCRIPTION
	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

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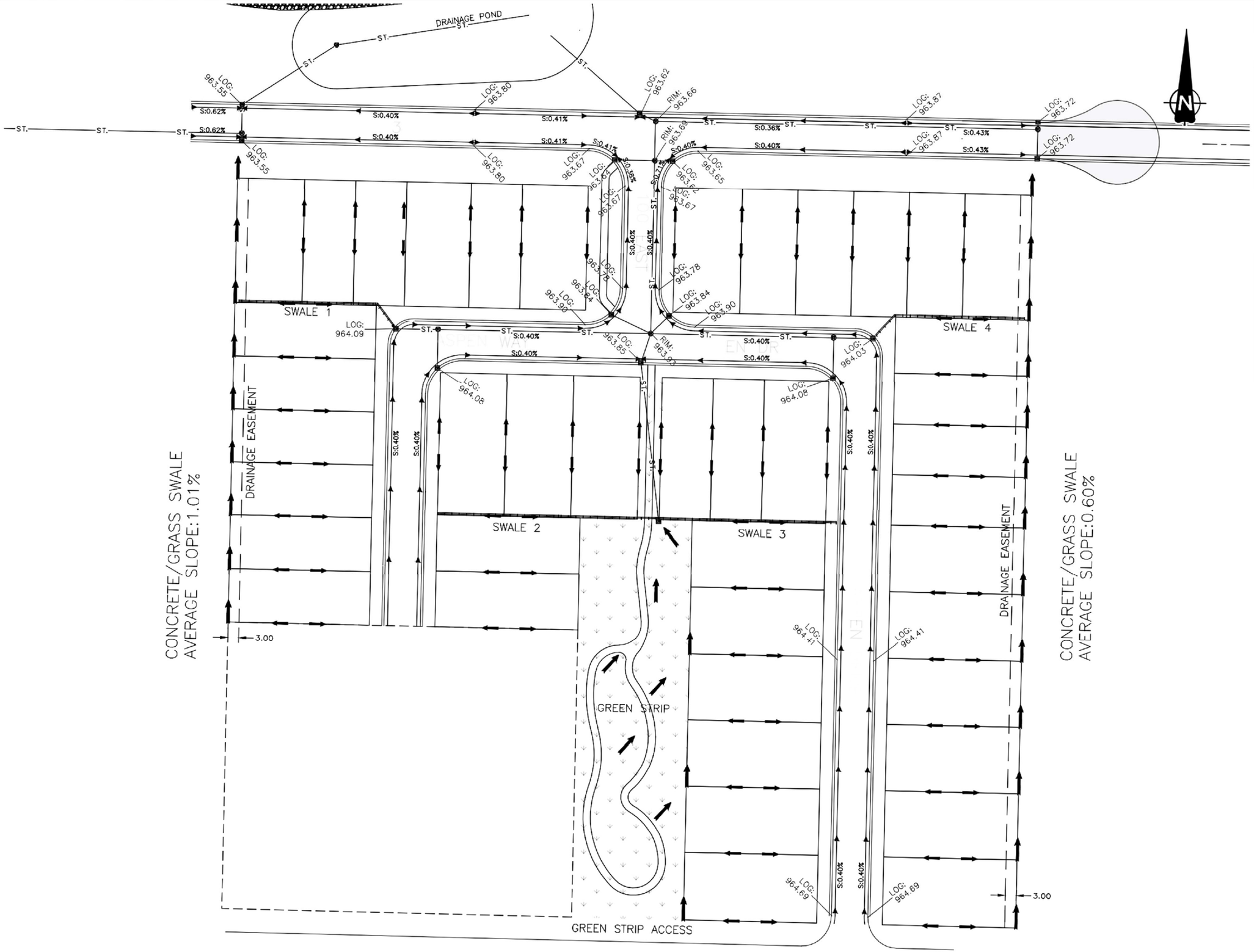
RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
IRRIGATION PLAN VIEW

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1:1000	DIMENSIONS: METERS
DATE, 23 NOVEMBER 2022	DRAWING No, 15

P:\USERS\DAVID\DROPBOX\ENGINEERING\99 MISC PROJECTS\9920\9920-01 RC HEGGIE SENIORS DEVELOPMENT\11 WORKING DRAWINGS\9920-01 ASPEN POINTE R2.DWG (15) IRRIGATION) [PLOTTED ON 3 Feb 2023

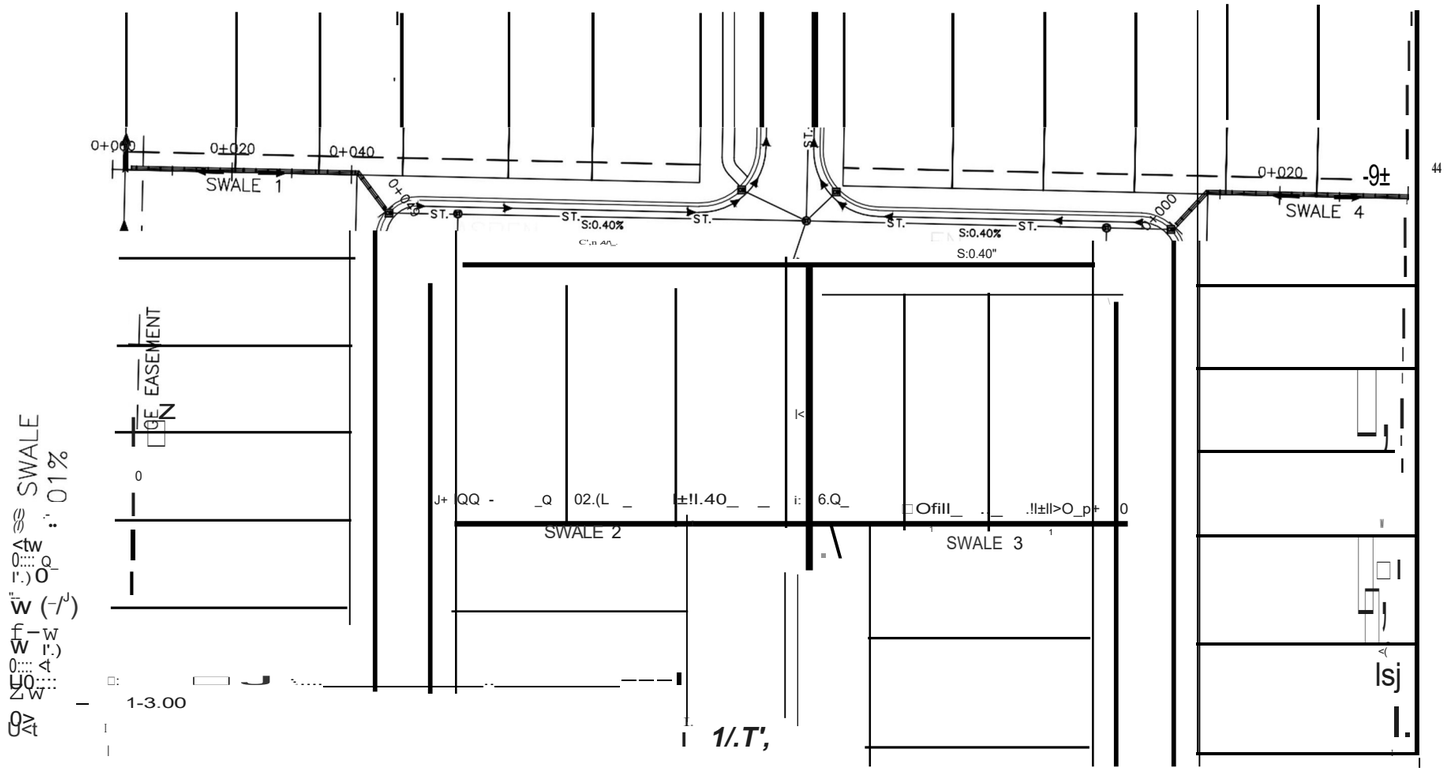
C:\USERS\DAVID\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01 - ASPEN POINTE_R7.DWG (16) DRAINAGE) [PLOTTED ON 3 Feb 2023 - 09:05]

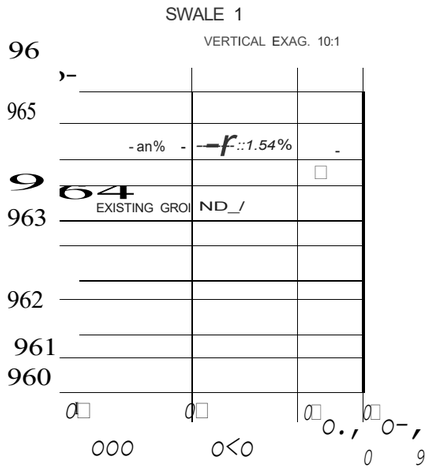


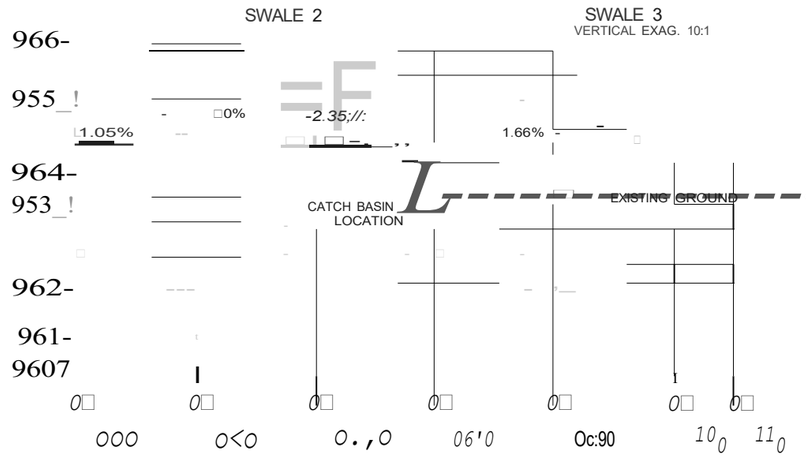
EX. W	EXISTING WATER MAIN
EX. R	EXISTING IRRIGATION MAIN
EX. S	EXISTING SANITARY SEWER
EX. ST.	EXISTING STORM SEWER
S	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
W	PROPOSED WATER MAIN
NEW R	PROPOSED IRRIGATION MAIN
S	PROPOSED SANITARY SEWER
ST.	PROPOSED STORM SEWER
S	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED CURB STOP
	EXISTING PROPERTY LINES
	FENCE

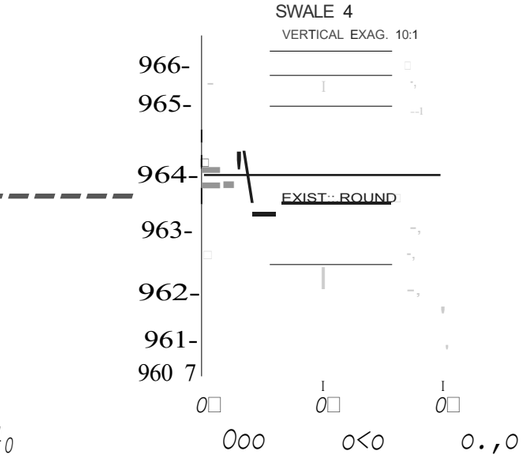
ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'22	FOR REVIEW
0	30AUG'22	FOR REVIEW

DESIGNED:	DL	CHECKED:	DJW
DRAWN:	DL	JOB:	9920-01
SCALE:	1:1000	DIMENSIONS:	METERS
DATE:	23 NOVEMBER 2022	DRAWING No:	16









LEGEND / NOTES

-EX.W----	EXISTING WATER MAIN
-EX. R	EXISTING IRRIGATION MAIN
-Ex.s	EXISTING SANITARY SEWER
- EX. ST.	EXISTING STORM SEWER
Ⓢ	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--W----	PROPOSED WATER MAIN
-NEW R	PROPOSED IRRIGATION MAIN
--S----	PROPOSED SANITARY SEWER
--ST.----	PROPOSED STORM SEWER
Ⓢ	PROPOSED SANITARY MANHOLE
ST	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED CURB STOP
-	EXISTING PROPERTY LINES
-"'/'v-	FENCE

1	23NOV'22	FOR RFVIFW
0	30AUG'22	FOR RFVIFW
ISSUF	DATF	RFVISION DFSCRIPIION

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Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
SWALE PROFILES

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1:1000	DIMENSIONS: METERS
DATE, 23 NOVEMBER 2022	DRAWING No,

MISC PROJECTS\9920\9920-01 RK HEGGE SENIORS DEVELOPMENT\(1) WORKING DRAWINGS\9920-01 ASPEN POINTE_R7.DWG || SWALE PROFILES)



LEGEND / NOTES

--EX.W	EXISTING WATER MAIN
--EX.R----	EXISTING IRRIGATION MAIN
--Ex.s	EXISTING SANITARY SEWER
- EX.ST.	EXISTING STORM SEWER
(S)	EXISTING SANITARY MANHOLE
(ST)	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--W-----	PROPOSED WATER MAIN
-NEW R	PROPOSED IRRIGATION MAIN
--S-----	PROPOSED SANITARY SEWER
--ST-----	PROPOSED STORM SEWER
(S)	PROPOSED SANITARY MANHOLE
(ST)	PROPOSED STORM MANHOLE
CB	PROPOSED STORM CATCHBASIN
CB	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
CB	PROPOSED CURB STOP
-	EXISTING PROPERTY LINES
-'''/'V-	FENCE

1	23NOV'2	FOR RFVIFW
0	30AUG'22	FOR RFVIFW
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WILDE BROTHERS
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P08438

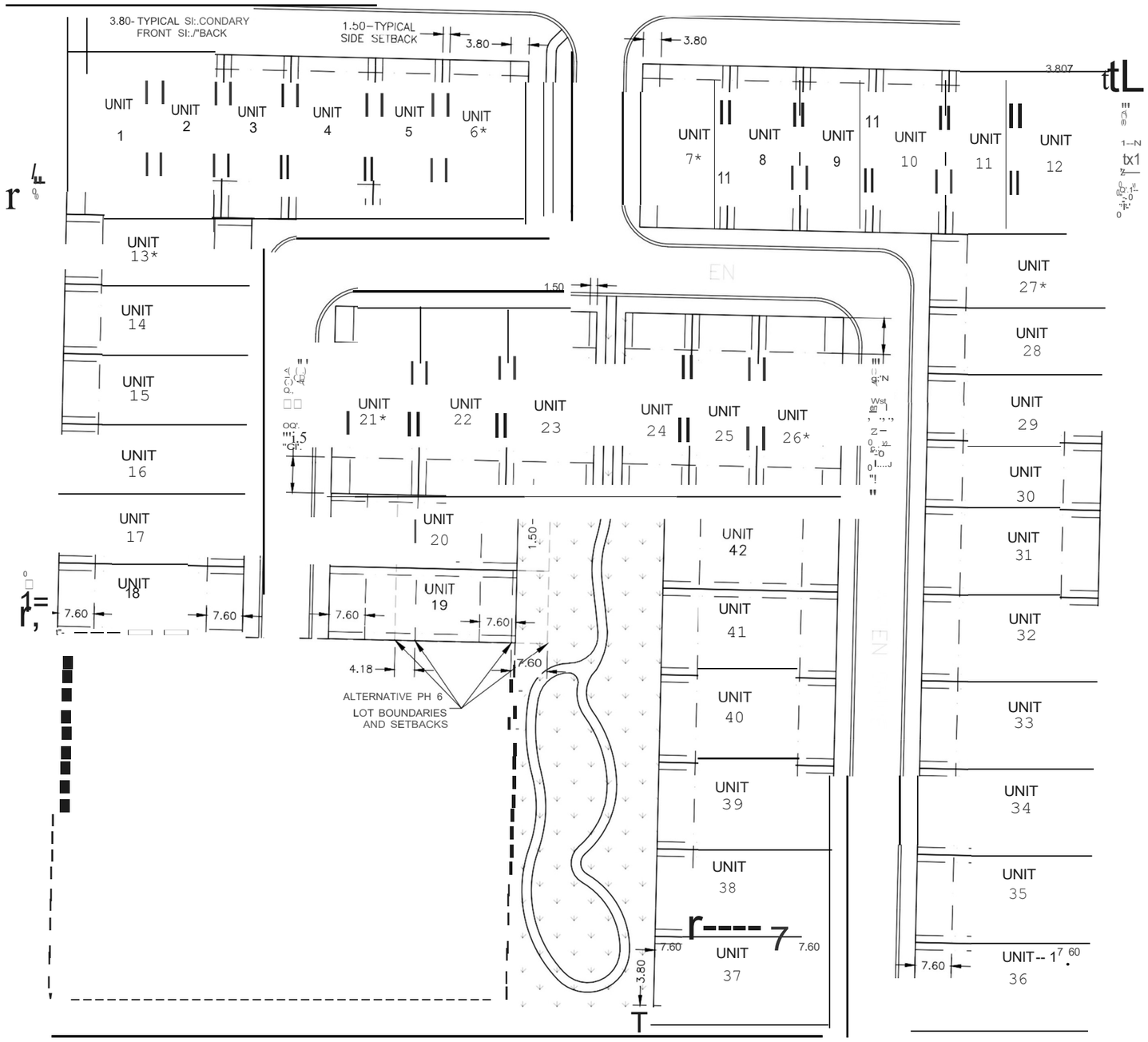
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
FENCE PLAN

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1:1000	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No: 1 8

C:\USERS\DAVID\DROPBOX\ENGINEERING\99_MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01_ASPEN POINTE_R7.DWG (18) FENCING) [PLOTTED ON 3 Feb 2023



LEGEND / NOTES

-EX.W	EXISTING WATER MAIN
-EX.R----EXISTING	IRRIGATION MAIN
-EX.S	EXISTING SANITARY SEWER
- EX.ST.	EXISTING STORM SEWER
(S)	EXISTING SANITARY MANHOLE
(ST)	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCHBASIN
CB	EXISTING CATCHBASIN MANHOLE
	EXIST. HYDRANT
	EXIST. VALVE
	EXISTING CURB STOP
--w-----PROPOSED	WATER **MAIN**
-NEW R	PROPOSED IRRIGATION MAIN
--S------PROPOSED	SANITARY SEWER
--ST.	PROPOSED STORM SEWER
@	PROPOSED SANITARY MANHOLE
@	PROPOSED STORM MANHOLE
1§!1	PROPOSED STORM CATCHBASIN
Clt	PROPOSED CATCHBASIN MANHOLE
	PROPOSED HYDRANT
I><1	PROPOSED VALVE
I><I	PROPOSED CURB STOP
-	BUILDING SETBACKS
t;.	IRRIGATION SERVICE POINT

ISSUE	DATE	REVISION DESCRIPTION
1	23NOV'2	FOR RFVIFW
0	30AUG'22	FOR RFVIFW

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WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

RIDGELAND DEVELOPMENTS LTD

HOMES AT ASPEN POINTE
SENIOR DEVELOPMENT
LOT SETBACKS

DESIGNED: DL	CHECKED: DJW
DRAWN: DL	JOB: 9920-01
SCALE: 1:1000	DIMENSIONS: METERS
DATE: 23 NOVEMBER 2022	DRAWING No:

C:\USERS\DAVID\DROPBOX\ENGINEERING\99_MISC PROJECTS\9920\9920-01 RK HEGGIE SENIORS DEVELOPMENT\1) WORKING DRAWINGS\9920-01_ASPEN POINTE_R7.DWG (19) SETBACKS) [PLOTTED ON 3 Feb 2023

ASPEN POINTE
ADULT LIVING HOMES

55+Adult Active Living Community

Architectural Design Guidelines and Controls



January 30, 2023 3.0

RIDGELAND DEVELOPMENTS LTD

Authored by: Greg Peterson

Architectural Guidelines

1.0 Introduction

The *Architectural Design Guidelines and Controls* for The Homes at Aspen Pointe establish the character of the community and ultimately maintain the integrity of the community for years to come. The guidelines and controls aim to ensure that the community presents an impression of quality yet recognizes the importance of a cost-effective housing project.

These *Architectural Design Guidelines and Controls* will ensure that this project, once completed, will reflect the style and the integrity of The Developer and its participating builders in the project, and as such, the homeowners will be the ultimate beneficiaries. This document outlines the opportunities and limitations associated with this development, and provides a set of guidelines, which at the initial design/construction phase of the homes will direct home buyers, designers, and builders toward an aesthetically pleasing development.

RIDGELAND DEVELOPMENTS Ltd. (Developer), from time to time in its sole discretion acting responsibly or as required by any government authority, may change, vary or modify these *Architectural Design Guidelines and Controls*.

All homes will be constructed in compliance with all municipal, provincial, and federal codes and regulations as currently published.

Note: Compliance with these *Architectural Design Guidelines and Controls* DOES NOT supersede the required approvals of the Town of Raymond.

The builders and purchasers agree that the Developer will, in its sole and unfettered discretion, interpret, implement, and enforce these *Architectural Design Guidelines and Controls*. The builders and purchasers agree to be bound by these *Architectural Design Guidelines and Controls*. The builders and purchasers acknowledge and agree that the Developer may need to vary these *Architectural Design Guidelines and Controls* at its discretion on a site-specific basis.

In order to maintain a consistent level of quality for the subdivision, the Developer has hired an Architectural Coordinator to review each plan created by the builders. The Architectural Coordinator compares the builders' plans to the *Architectural Design Guidelines and Controls* and applies them consistently. This ensures the overall streetscape embodies the design principles intended. The process requires the Architectural Coordinator to exercise professional judgment in reviewing individual housing plans.

2.0 Objective

The objective of the *Architectural Design Guidelines and Controls* is to achieve the highest standard possible of visual appeal and streetscape for the residents in a cost-effective manner. It must also offer enough variety of lifestyle choices to build and sustain a vibrant neighborhood.

These guidelines are for the ultimate protection of the new homeowner, intended to protect homeowners from other houses being built to lesser standards that may detract from the value of the neighborhood. These *Architectural Design Guidelines* and *Controls* are the mechanism which will contribute towards a high level of quality of design and integrate this project with the surrounding community.

Each house plan application will be reviewed in terms of its adherence to the *Architectural Design Guidelines and Controls* set out in this document. Without being rigid, the Developer may require certain modifications to the house plans and/or specifications to reflect the spirit and intent of the *Architectural Design Guidelines and Controls* or to take advantage of unique lot features or characteristics.

Builders may submit alternative details to those outlined in these, providing they conform to the overall objectives of the project and maintain the overall quality of the streetscape and appearance. The acceptance of such alternatives will be at the sole discretion of the Developer. Outlining the opportunities and constraints of building, this *Architectural Design Guidelines and Controls* will assist builders, designers and home buyers in achieving problem-free construction.

3.0 Architectural Influencing Style and Vision

The character of The Homes at Aspen Pointe shall reflect the traditional Craftsman architectural style with contemporary design interpretations.

The following outlines the architectural characteristics envisioned for Aspen Pointe. Homes in Aspen Pointe will reflect a "Craftsman Style Home" theme. Such homes are characterized by:

The level of detailing shall capture the essence of the style, incorporate distinctive architectural elements and place emphasis on the front entry area.

The Craftsman Style Home are characterized by:

- Main entry to be the dominant feature of the home. Full width entry porches are common on the front elevation with the main roof extending to cover the porch.
- Wood detailing, side gable roofs accentuated by wide overhangs.
- Gabled or hip roofs with inset front facing gables, minimum ~~5~~4/12 roof pitch and maximum 7/12 with minimum 24" and maximum 36" overhangs.
- Massing reflects an articulated façade with variations in plane and roof lines.
- Entry porch enclosed with a roof line at the first level.
- Columns/posts are minimum 10" panel clad with collar trims or a substantial upper post with oversized base, typically stone clad**.** Partial width porches often have a front gabled roof matching the pitch and detailing of the main gables and are typically supported by heavy battered (tapered) square columns although a variety of column configurations are used. The columns and plinths are usually massive in appearance, emphasized by the battered (tapered) column piers.
- ~~Decorative attic vents.~~
- The columns, balustrades and brackets are typically painted wood with stone or wood shingled bases.
- Craftsman style homes are finished in traditional profile composite lap siding.
- Simple raised trim details are composite "Smart Board" or equivalent.
- Trims are minimum 4" and may include a sill detail.
- Additional finishes at visible elevations are layered horizontally and include flat panel with raised battens, shakes and Board & Batten vertical siding. Stone is applied in panel effect.

- All gables to include 6” shadow band and stepped shadow bands are recommended.
- Windows are vertical in orientation with minimum 5/8” grills in traditional pattern.
- ~~Colors suited to the Craftsman style are dark and medium earth tones accented by light contrasting trims.~~



Contemporary Craftsman Architectural Style

To assist builders in meeting the architectural style, several examples of Contemporary Craftsman homes are included in Appendix “A”. Each one of these examples has a different approach to the Contemporary Craftsman Style and some of the elements will be required on each home which is approved for building and conforms with the general trend of the neighborhood.

4.0 Design Guidelines

4.1 General

Home designs, siting and grading of homes and the overall architectural appearance of the community will reflect the melding of traditional design with the practicality of current trends, to meet the needs of today's homeowners for personal comfort, safety, and efficiency with the result being a harmonious, attractive and desirable neighborhood. The front home width of all homes are highly encouraged to extend the width of the building pocket.

4.2 Windows and Doors

The placement of windows and doors on building elevations should create proportionate, balanced, and rhythmic compositions.

Front entry doors are to be designed compatible with the house style and to contain glazing or sidelight in lieu of door glazing. ~~Fanlight or sunburst door glazing is not permitted.~~

Craftsman windows are typically taller than wide and grouped in multiple units. All front elevations visible from public view are encouraged to use window grids or muntin bars (real or simulated) to divide windows into individual-appearing windowpanes.

Windows (on highly visible elevations) should be centered on the building mass, aligned both horizontally and vertically (except where functional or structural composition of the structure warrants otherwise). All window openings with should be trimmed with decorative "Smart Board" (or equivalent) molding a minimum of 4" – 6" wide. Trims are to be applied consistent with house style.

Window frames and casements are highly encouraged to reflect the color scheme of the home.

4.3 Porches

All houses are required to have a covered front porch which shall have a minimum depth of 6 feet.

The following is a list of requirements for porches:

• All front porches are required to have a solid skirt. Vinyl or treated wood will not be accepted. “Smart Board” or equivalent panel with 4 inch trim to hide panel edges is the recommended skirting material.
• Front entry steps are restricted to a maximum of ~~four~~five risers per set. Where the grade or design calls for more than ~~four~~five risers, the run must be split.
• Wood exterior stairs are required to have closed risers. All vertical surfaces of wood are required to be stained or painted;
• Acceptable railing is aluminum pickets. Treated wood railing will not be permitted.

4.4 Cantilevers

Because cantilevers are not a feature of Craftsman design, no cantilevers are permitted at the front of the house. Box beams or corbels added to indicate a strong structure at the base would be considered.

4.5 Front Drive Garages

- Front drive attached garages are required on all lots where zoning allows and must be double car width as a minimum. If the setback is greater than 10 feet, design elements will need to be incorporated into the garage wall, such as returning masonry around the garage back to entrance, adding window etc.
- To minimize the garage door impact on the front, street-facing elevation, the front of the garage is recommended not extend more than 10 feet from the face of the porch.
- Garages over 22 feet wide may require two doors at minimum; staggered or jogged garage face is encouraged.
- The maximum garage door height is 8 feet.
- It is important to maintain a close relationship between the bottom of the garage eave line and the top of the garage door, i.e. a maximum of 18 inches (450mm) above the garage door or suitable alternative treatment.
- Garage door specifications are to be a minimum of Overhead Door Traditional Courtyard Collection or Clopay Gallery Collection and Carriage Craft CC10/CC-16 (from Lethbridge Overhead Door) or approved equivalent from another supplier.
- ~~The use of glass panels in overhead doors is required for all lots.~~

- The corners of overhead doors must be straight. Angled corners are not permitted.

4.6 Driveways

- Driveways shall be required to be concrete.
- Driveways shall be constructed in a manner which will permit adequate drainage, snow removal and maintenance.
- All sidewalks leading to the main entrances are to match the driveway material.
- One driveway per lot is permitted for single-detached residential development.
- Driveway standards for residential use are as follows:

a. Minimum width: 6.1 m (20 ft.)
b. Maximum width: 18.0 m (30 ft.)
c. Setback from lane: 3.0 m (10 ft.)
d. Setback from intersection of public roadways: 6.1 m (20 ft.)

4.7 Massing

- The minimum roof slope of all homes will be ~~5~~4:12 and a maximum roof slope of 7:12.
- Roof pitches will be adjusted to maintain and control the flow of the streetscape, especially on corner lots or special treatment areas.
- Exterior features, including the roof design, may be modified by the Architectural Coordinator to vary the street appeal of the project as site-specific conditions may dictate. All elements of the house design are to be consistent with the Craftsman Style of home.

4.8 Rear Elevations of Homes Backing onto Green Space

All rear elevations that back onto Open Space will require some additional detailing on the rear elevations. This treatment will be required as these lots are in very prominent locations with high visibility from a number of different locations. The rear elevations must be visually enhanced with the use of additional detailing, such as box outs, chimney chases, shadow battens, decking (where appropriate) and trim around windows (to be a minimum of battens around the windows and shadow boards under the soffit line). The following is a list of additional requirements:

- Rear gable treatment is to match front gables.
- Decks on green spaces are to be built at the time of house construction and have a minimum of 10 inches X 10 inches support posts with top and bottom capitals. Decks must be shown on submitted drawings and plot plans.
- Rear decks that are between 1.5 feet and 4 feet from top of joist to top of grade must be skirted with a smooth surface. “Smart Board” or equivalent panel with 4 inch trim to hide panel edges is the recommended skirting material;
- Columns and skirting are to be painted to match the rest of the exterior.

4.9 Corner Lots

Special attention must be paid to side elevations and side yard setbacks on all corner lots.

- The side elevations should have the same level of architectural treatment, i.e. box outs, detailed battens, stone/brick as the front elevation, as it is even more visible than the front elevation from the street.
- Principal roof planes must slope toward both street frontages. Detail and architectural style must be similar to the front and be carried down the side and the rear of the house. Side elevations on all corner lots must be approved by the Architectural Coordinator.
- Flanking side elevation on corner lots must have full front elevation treatment.
- Appropriate roof overhangs
- Number of openings suited to wall area (avoid blank wall space)
- Detailing consistent with the front elevation, including grills and trims window configuration and groupings consistent with front and styling
- Appropriate massing

4.10 Repetition of Designs

- House designs with similar elevations must not be repeated more than every 3rd house (“ABCABC”) on the same side of the street. The Developer may alter these criteria at its sole discretion, upon application by a builder on a site-specific basis.

- While similar house floor plans may occur along a section of street, differences such as changes in direction of roof slopes, size and location of windows and doors etc. will be required.
- Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape.

4.11 Standardized House Address Numbers

The following guidelines should apply to municipal address numbers:

• The Developer will provide a consistent approach to municipal address signage that reflects the quality level sought for this community.

4.12 Address Plaque

The Developer will provide a standardized address plaque, which is a requirement on all homes. Address plaques must be ordered through the Developer and to be installed by the Builder.

4.13 Front Entries

The front entry of a home is aesthetically, functionally and socially important to the design of both the individual home and the streetscape. A visible and well-designed entry area promotes an individual sense of address and collective sense of community and safety by providing “eyes on the street.”

- Front porches shall be the focal point of the home
- Extension of house design
- Porches should be deep enough for seating (minimum depth of 6’)
- Main entry should provide shelter from the weather
- Metal handrails are to be installed on all porches.

4.14 Decks

- All decks higher than 4’0” above finished grade is to have the supporting columns to be a minimum of 10 inches x10 inches and be complete with capping detail top and bottom, along with a painted or claded deck edge and beam.

- Landscape patios are an acceptable alternative, however must be detailed on the submitted site plan and are subject to the same completion requirements as deck construction noted above.
- All decks that back onto a green space are required to be completed at the time of construction completion.
- Metal handrails to consist of a top and bottom rail with vertical pickets.
- Enclosed decks shall match the exterior finish of the main home structure. Elevations of deck enclosure to be submitted to Architectural Coordinator for approval.
- Lattice panels are not acceptable material for skirting.

4.15 Fencing

The only fencing permitted will be the subdivision boundary fencing as outlined in the Conceptual Design Scheme.

The Aspen Pointe Direct Control District prohibits internal fencing in the front yard~~, side yard, secondary front yard, and rear yard fencing.~~.

4.16 Exterior Lighting

- All homes will require soffit lighting. All upper soffits and any soffits over the garage will require recessed pot lights to be installed in the soffit to give a presence to The Homes at Aspen Pointe.
- The location of soffit lighting will be required to be shown on the elevations and electrical plan at the time of submission for architectural approval.
- All corner lots will require soffit lighting on the side elevation.
- ~~No wall mounted exterior lighting will be permitted.~~

** Any alternative soffit lighting will require pre-approval from Architectural Coordinator.

5.0 Exterior Finishes, Materials, Colors & Specialties

5.1 Windows

Window frames and casements are highly encouraged to reflect the colour scheme of the home.

5.2 Soffit and Fascia

- Soffits and fascia shall be prefinished aluminum. All downspouts and eaves troughing shall be aluminum. Roof overhangs to be a minimum of 24 inches and a maximum of 36 inches with minimum 6-inch fascia.

5.3 Roofs

Roof pitches shall be a minimum of ~~5~~4/12 and a maximum of 7/12.

- Flashing should be colored to match the cladding around it;
- Skylights and roof vents should be located so they are not visible from the street;
- All roof and gas vents shall be colored or painted to match the roof color

5.4 Roof Materials

Asphalt shingles are the preferred roofing material but other roofing materials will be reviewed, subject to design merit; and Roof must be a minimum of architectural type asphalt shingles as follows:

BP HARMONY

- Charcoal Grey
- Graphite Black
- Granite Black
- Shadow Black

IKO Cambridge

- Harvard Slate
- Dual Black

5.5 Exterior Materials

Natural colour tones of materials are preferred, and medium and dark earth tones strongly encouraged. Consideration must be given to enhancing the architectural details found on the home.

Allowable exterior cladding materials include:

- Fiber cement siding (Hardie plank lap siding, Hardie Shingle Siding, Hardie Panel Vertical Siding
- Brick
- Stone tile

Special care and attention should be given to the design of elevations with material combinations, which will be reviewed on individual design merit with respect to:

- Maintaining consistency of detail.
- Material transitions occurring near the front corners shall be returned to a natural or logical break point, such as a plane change or jog.
  Alternatively, a material transition could be permitted to occur at 4'-0" if there is no logical break and is subject to design merit.

Siding Detailing

- Siding refers to the application of clapboard, board and batten, as well as shakes. These siding products may be used as primary cladding material or as an accent.
- Siding elevations are also encouraged to incorporate some masonry elements to provide additional architectural interest.
- Houses that are predominately clad with siding shall introduce enhanced architectural elements and higher level of trim detailing
- Trim boards shall be provided around all door and window openings, corners, and include a continuous frieze board detail under all eaves. 150mm (6") is considered a minimum board width on publicly exposed elevations, where larger widths are appropriate for window and door casings and frieze boards or cornices. Smaller windows and surrounds may be used in areas of reduced visibility.

5.6 Color Scheme

The approval of any colour scheme will be at the sole discretion of the Architectural Coordinator, having regard to the adjacent homes and general ambience of the neighborhood.

In order to achieve variety on the streetscapes, careful attention should be given to the selection of building color packages and the repetition of similar colors.

- A minimum of two houses shall separate houses with the same exterior color package.
- The same exterior color package should not be located across the street from one another.

- Identical color packages should not make up more than 30% of any streetscape block.
- Exterior pastel colours schemes ar not permitted
- Overhead doors are to match the colour scheme of either the main or trim color.

5.7 Battens & Trim

- All battens and window trim to be a minimum of 4 - 6 inches wide.
- Painted “Smart Board” or equivalent are encouraged, aluminum is permitted at a minimum.
- Unique craftsman exterior trim details encouraged and are consistent with the style of the home.

5.8 Parging

Special attention to be given to the treatment of exposed concrete foundation walls.

- Foundation parging required on all four sides of the house.
- Height of parging on all elevations shall be a maximum 24 inches above grade.

5.9 Chimneys, Metal Flues & Roof Vents

- Where practicable, all furnace and roof vents shall be located on a rear slope of the roof or wherever it is least visible to the street.
- Direct vent fireplaces must not vent to the front.

5.10 Brick

- The brick design on the home must incorporate soldier coursing, row lock-coursing, etc. Two-tone brick or a mix of masonry products will be reviewed on a case-by-case basis
- Very light, buff, or white masonry colours are not permitted.

5.11 Stucco

Stucco will not be permitted as exterior cladding material in The Homes at Aspen Pointe.

5.12 Siding

Fiber Cement siding “Hardie Board” or equivalent material is recommended for the exterior cladding finish. Darker colour pallets are to dominate the tonal colour scheme. Example: Dark grey siding with light grey trim. White or lighter trim colours will only be permitted depending on exterior design.

Overhead doors are to match the colour scheme of the main or trim colour.

Color Palette:

Cobblestone
Navajo Beige
Monterey Taupe
Khaki Brown
Timber Bark
Pearl Gray
Light Mist
Gray Slate
Night Gray
Boothbay Blue
Evening Blue
Aged Pewter
Iron Gray
Deep Ocean
Woodstock Brown
Rich Expresso
Mountain Sage

*Pastel colour schemes are not permitted.

5.13 Columns & Pillars

- All columns or pillars are to be a minimum of 10”x 10”.
- All siding corner boards must match the trim or siding colors
- Solid in appearance
- Column details are to be consistent with the style of the home.
- Vinyl siding and metal cladding on columns is not acceptable.
- All columns are to be clad with a minimum of “Smart Board” or equivalent panel board or stone are to match the colour scheme of the home.

6.0 Other Important Guidelines

6.1 Excavation Material

Builders must ensure that all excavation material to be kept within the confines of their lots. Any spillage onto a road, sidewalk or neighboring lot shall be removed immediately. If not removed immediately, the Developer will move the offending material and invoice the builder responsible.

6.2 Landscaping

It is the responsibility of the homeowner to landscape the front yard, side yards and rear yard. In the case of corner lots, the front yard shall include the flanking side yard, curb or boulevard and to the corner of the home.

- Builders are required to place topsoil in the front and rear yards.

Detailed landscaping requirements are as follows:

- Full Yard Landscaping
- All builders are required to sod or gravel up to the foundation. This is to be completed at the time of final grading.

Minimum Requirements

All lots landscaping includes:

- One deciduous tree in front or back yard
- Sod
- ~~Mulch, aggregates, and wood bark~~
- Washed, decorative or lava rock
- ~~Decorative rock.~~
- ~~Lava rock~~
- Edging may be landscape vinyl, brick, stone, or wood landscape ties.
  *Treated railway ties are not permitted for landscaping purposes.
- Side yards between houses- washed rock
- Large areas of rock or mulch will not be permitted in the front yard and highly visible rear yards.

Note: No decorative objects, such as sculptures, fountains, etc., shall be placed or installed on the street side of any lot without prior approval. Any yard ornamentation must be of sufficient quality and scale to be in keeping with the high

aesthetic standards required in the community and will not impede lawn maintenance or snow removal. ~~Artificial plants in pots or other containers shall not be approved.~~

~~6.3 Maintenance Services~~

~~All landscaping and snow removal shall be maintained on a regular basis and shall be the responsibility of the Developer until such time as a Home Owners Association (HOA) is created and shall include watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased materials and debris so as to present a healthy, neat, and well-kept appearance at all times.~~

~~A yearly maintenance fee shall be charged to each home owner to be set by the Developer until a Home Owners Association (HOA) is created.~~

~~6.4~~6.3 Water Conservation

To save water and protect the environment, Builders are encouraged to use low flush toilets. Aerated shower heads and hot water looping (to provide instant hot water) are encouraged.

~~6.5~~6.4 Appearance During Construction

Each builder is required to keep their lots and building sites clean and orderly during construction. Builders should encourage timely removal by sub-trades of litter on building sites. No debris or materials is to be stored on adjacent lots.

There will be no burning of garbage. Garbage bins are mandatory, will be supplied by each builder, and used for the disposal of garbage.

If compliance of this condition is not met, and the Developer believes a cleanup is necessary, then the builder will be back-charged for the costs of same incurred by the Developer.

~~6.6~~6.5 Signage

The Developer will provide directional signage to the subdivision.

~~6.7~~6.6 Sedimentation/Erosion Control

The Builder is responsible for adhering to the Erosion and Sedimentation Controls Plan as prepared by the Engineer and for their trades and contractors tracking mud onto the roadway.

~~6.8~~6.7 Builder's Responsibilities

- The granting of an architectural design approval by the Architectural Coordinator does not release the Builder/purchaser from the obligation to comply with all municipal bylaws, building codes, statues and regulations that are applicable to the development and are imposed by law.
- The Developer and Architectural Coordinator will not be responsible for any disputes arising from these guidelines.
- If at the time of construction on site, errors or discrepancies are noticed from information received at the time of approval, or from engineering drawings, or from existing site grading, or existing homes, the Builder is to contact the Architectural Coordinator so that the discrepancy may be reviewed, and adjustments made to accommodate the existing site construction.
- Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot, and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages become the sole responsibility of the Builder.
- The cost of repair due to builder damage to any underground utilities, roads, trees, drainage, or other items will be charged back to the Builder.

~~6.9~~6.8 Disclaimer

No approval by the Architectural Coordinator or its other consultants shall constitute compliance with any engineering requirements or any legal requirements of the Town of Raymond or any other government agency or body, all of which are the sole responsibility of the Builder.

The Developer and/or the Architectural Coordinator are not responsible for ensuring that the Builder's house plans comply with copyright laws etc.

The house plan approval process will be provided as a service by the Developer. While care is taken to provide precise data, the Developer and its Architectural Coordinator and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof. It remains the responsibility of the Builder to ensure that the construction of any buildings on the lot conform with Provincial and/or Municipal laws, regulations, by-

laws or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility right-of-way, easements, and restrictive covenants.
The Builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of sulphate resistant concrete, additional foundation reinforcement design or any other precautions in foundations where necessary.
THE DEVELOPER AND ITS ARCHITECTURAL COORDINATOR AND OTHER CONSULTANTS ASSUME NO RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH ANY OF THE FOREGOING

~~6.10~~6.9 Severability
If any provision hereof is made void or rendered invalid or unenforceable by any law from time to time in force in the Province of Alberta, or if any provision hereof is determined by any court of competent jurisdiction to not be a covenant running with the land, the same shall not invalidate or render in any way unenforceable any of the remaining provisions of these *Architectural Design Guidelines and Controls*.

7.0 Procedures

7.1 Approval Process
Before applying to the Town of Raymond for a Building Permit, the applicant must submit for *Architectural Design Guidelines and Controls* Approval an electronic PDF format copy of the following information to the Architectural Coordinator.
Architectural Drawings:
- o Drawings of the home (all Elevations (one per page), Floor Plans, Basement Plan and CrossSections dimensioned to a scale of 1/8" = 1'-0").
- o Drawing of all four elevations formatted to 11" x 17" or less, suitable for reproduction and printing.
- o Landscaping plan
- o Exterior lighting plan

Engineered Plot Plan
The preparation of plot plans and stakeout must be carried out by the *Designated Surveyor only*. Plot plan must include:

- Scale 1:300 metric with north arrow and municipal address;
- Legal description of the property;
- All property lines, designated and dimensioned;
- Size and location of proposed building dimensioned to property lines;
- All cantilevers;
- Spot elevations around building and drainage directions;
- Dimensions from property line to face of curb;

A completed Application Form indicating:

- colors for all portions of the exterior of the home;
- materials;
- and all other information as relevant or requested by the Developer.

The Architectural Coordinator reviews:

o The submitted complete set of construction drawings for compliance with the *Architectural Design Guidelines and Controls*;

o Colour scheme for repetition and appearance.

- reviews the plans and recommends approval, modification, or rejection based on the adherence to the *Architectural Design Guidelines and Controls* approval.

Engineering Consultant reviews:

- Grades for compliance with the Building Grade Plan and adjacent lots.

Should a dispute arise, the Developer and Engineering Consultant shall make the final decision on the acceptability of plans.

After approval, the submitted plans may not be altered without prior approval.

Builder submits:

- plans and plot plan to the Town of Raymond for a development and building permit.

• Any substantial revisions to the Plans after approval that affect the exterior elevation, plot plan or exterior colours are to be resubmitted to the Architectural Coordinator for approval and subject to $250.00 Change Fee.

• The Developer or Architectural Coordinator may carry out on-site inspections from time to time to ensure compliance by the builder to the *Architectural Design Guidelines and Controls* approval. Any infractions will be noted, and the builder will be requested to rectify the situation.
Prior to building, the Builder inspects the lot and all services. All discrepancies or damages are to be reported in writing with the application and a copy forwarded to the Developer.
• Upon completion of the construction including the grading and loaming of the lot, the builder shall notify the Developer in writing (using the As Built Lot Inspection Form) and including 2 photographs of the front and rear elevations of the home. The Engineering Consultant will then do a final lot inspection, checking for compliance with the engineering drawings, lot grading and for any damage to the adjacent improvements. If additional inspections are required after the initial final inspection the builder is subject to a fee per inspection to be payable to the Developer.
• The Architectural Coordinator provides either approval or requirements to obtain approval. Non-compliance or damage will result in the Developer invoicing the Builder for the infraction.

7.2 Compliance/Performance Deposits

To encourage and ensure compliance with the *Architectural Design Guidelines and Controls*, a performance deposit in an amount set by the Developer is required prior to the release of the architectural approval.
No construction can start prior to the release of the architectural approval and the approval of a Town of Raymond development and building permit.
The builder should note that due to the topography of the site, footing checks will be carried out in this project by the builder and the builder's surveyor. It is the builder's responsibility to contact their own legal surveyor prior to the pouring of the footing, but after the installation of the footing form work to get a footing check.

7.3 Compliance/Performance Deposit Refund

Upon receipt of the Final Inspection Report, the Developer will refund the Compliance Deposit less any outstanding for damage caused by the builder or its sub-contractors or agents to the following:

- Curb Stop
- Sidewalks, curbs, and gutters
- Driveway aprons and asphalt
- Boulevards, Landscaped Areas, and Trees
- Rear gutters and walkways
- Light standards
- Fire Hydrants
- Grading and Drainage Swales
- Fencing
- TELUS, Cable TV, and Telephone Structures
- Retaining Walls
- Sedimentation/Erosion
- Garbage, fill material, debris left on other lots or areas of the subdivision.

8.0 Schedule of Responsibilities

Function / Contact Person	Company / Address	Telephone / Email
Developer Contact Person	RIDGELAND Developments Ltd Greg Peterson	403. 915.3006 greg.p@rkheggie.com
Designated Engineering Consultant Contact Person	Wilde Bros. Engineering Darrin Wilde	403.752.0180
Architectural Coordinator Contact Person	TBA	
Real Estate Agent Contact Person	TBA	
Legal Services Contact Person	TBA	

Appendix “A”

Examples of Contemporary Craftsman Architectural Style





















ASPEN POINTE
ADULT LIVING HOMES

55+ Active Adult Living Homes

TOWN OF RAYMOND

BYLAW NO. 1166-26

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond desires to redesignate the following lands described as:

Portion of Area A, Plan 2210085
Excepting Thereout the Southwest 0.1± ha (0.25± acres)
Totalling Approximately 2.21 ha (5.45 acres)

from "Urban Reserve – UR-1" to "Parks & Open Space – POS-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future parks and recreation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Portion of Area A, Plan 2210085, Excepting Thereout the Southwest 0.1± ha (0.25± acres), Totalling Approximately 2.21 ha (5.45 acres) as shown on the attached Schedule 'A', is designated Parks & Open Space – POS-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

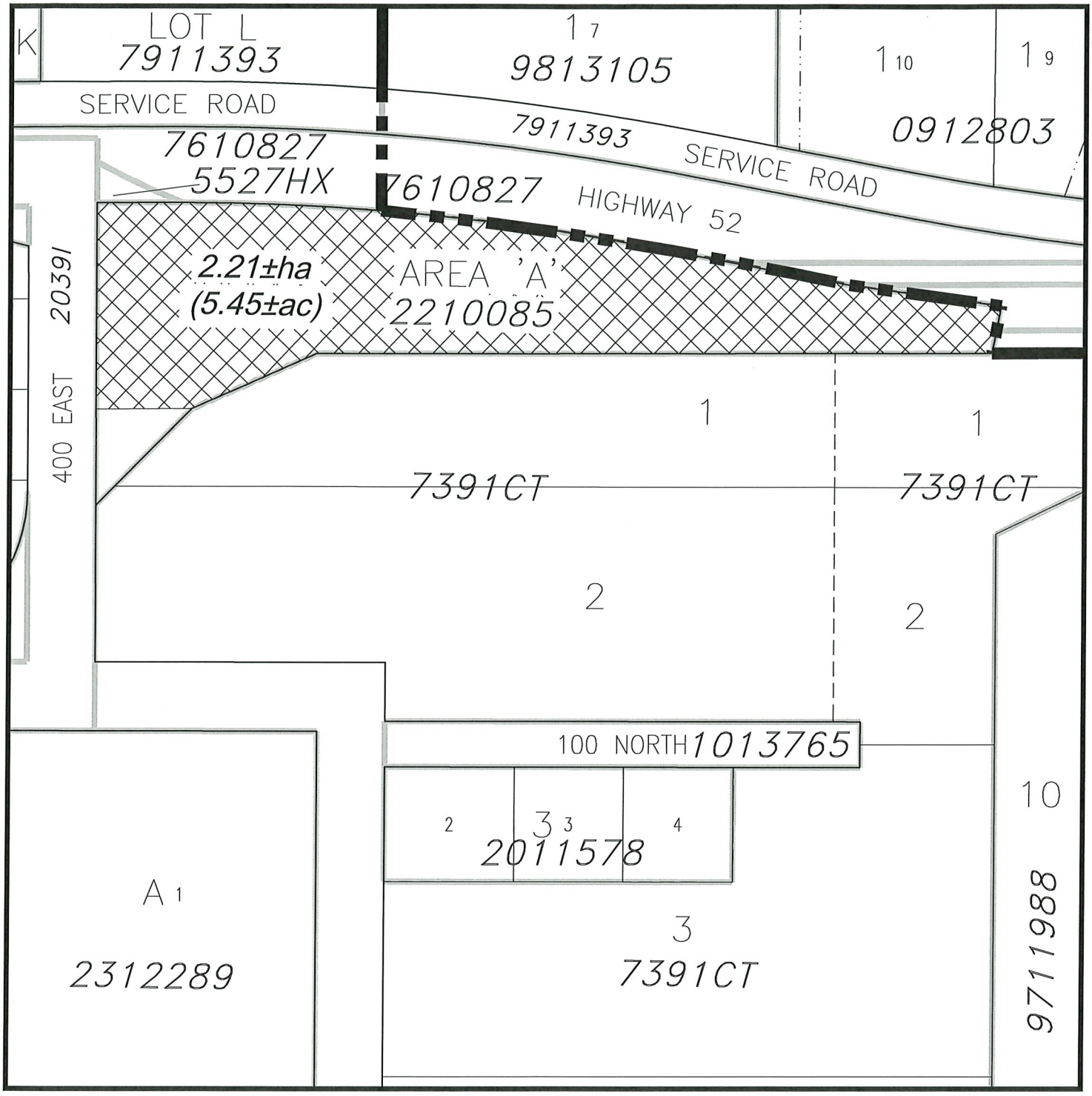
READ a **first** time this 8th day of June, 2026.

READ a **second** time this 13th day of July, 2026.

READ a **third** time and finally passed this 13th day of July, 2026.

Mayor *– Bryce Coppieters*

Chief Administrative Officer *– Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1166-26

FROM: Urban Reserve (UR-1)
TO: Parks & Open Space - 'POS-1'

PORTION OF AREA A, PLAN 2210085
WITHIN NW 1/4 SEC 9 & SW 1/4 SEC 16, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: MAY 12, 2026

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

May 12, 2026 N:\Warner-County\Raymond\Raymond LUD & Land Use Redesignations\
Raymond – Block 1 & 2, Plan 7391CT – Bylaw 1166-26.dwg

TOWN OF RAYMOND

BYLAW NO. 1169-26

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond is in receipt of a request to redesignate the following lands described as:

Lot 11, Block 175, Plan 8210295

from "Manufactured Home Park R-2" to "General Residential R-1", as shown on the map in Schedule 'A', attached hereto, to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE 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 duly assembled does hereby enact the following:

1. That the land described as Lot 11, Block 175, Plan 8210295 as shown on the attached Schedule 'A', is designated General Residential R-1.
2. That the Land Use Districts Map of the Town of Raymond Land Use Bylaw No. 987-11 is amended to reflect this designation.
3. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

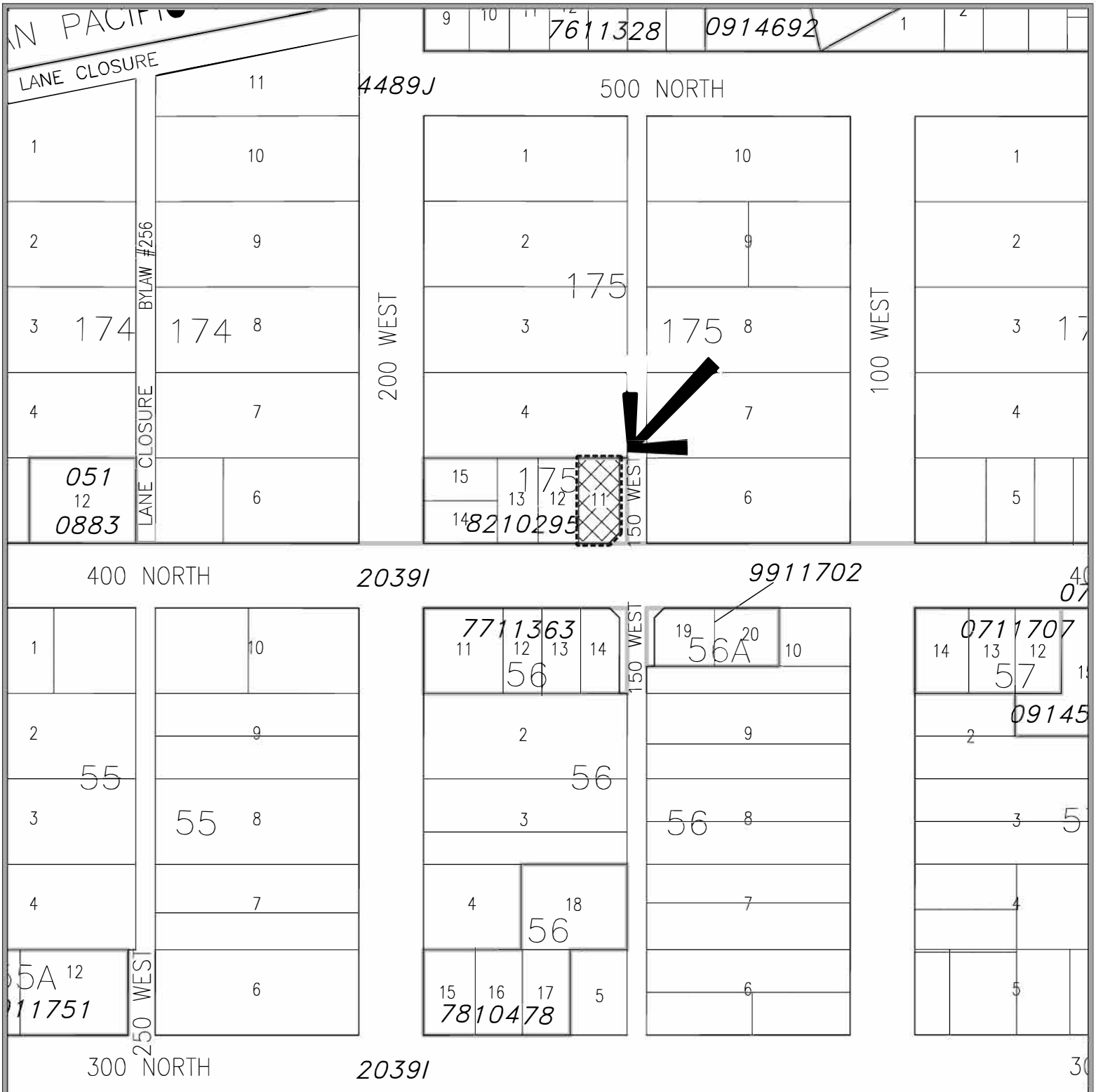
READ a **first** time this 10 day of August, 2026.

READ a **second** time this 14 day of September, 2026.

READ a **third** time and finally passed this 14 day of September, 2026.

***Mayor** – Bryce Coppieters*

***Chief Administrative Officer** – Kurtis Pratt*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1169-26

FROM: Manufactured Home Park R-2
TO: General Residential R-1

LOT 11, BLOCK 175, PLAN 8210295
WITHIN SW 1/4 SEC 17, TWP 6, RGE 20, W 4 M
MUNICIPALITY: TOWN OF RAYMOND
DATE: JULY 15, 2026

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

ORRSC

N

0 Metres 50 100

July 15, 2026

N:\Warner–County\Raymond\Raymond Projects\Raymond Location