

Block 49
Area Structure Plan

Village of Barnwell Bylaw No. 06-24



© 2024 Oldman River Regional Services Commission
Prepared for the Village of Barnwell

This document is protected by Copyright and Trademark and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Municipalities addressed and the Oldman River Regional Services Commission. This disclaimer is attached to and forms part of the document.

Drawings provided by Wilde Bros Engineering & Surveys

VILLAGE OF BARNWELL
IN THE PROVINCE OF ALBERTA

BYLAW NO. 06-24

A BYLAW OF THE VILLAGE OF BARNWELL IN THE PROVINCE OF ALBERTA TO ADOPT BYLAW 06-24 THE BLOCK 49 AREA STRUCTURE PLAN.

WHEREAS in accordance with Section 633 of the Municipal Government Act, RSA-2000, Chapter M-26, and all amendments thereto, the Council of the Village of Barnwell deems it advisable to adopt the Block 49 Area Structure Plan Bylaw No. 06-24 as provided in Schedule "A"; on lands legally known as:

> Lots 1-2, Block 4, Plan 0911904 and All that Portion of Road as shown on Plan 0911904 Within SE ¼ SEC 29, TWP 9, RGE 17, W4M located within the Village of Barnwell.

AND WHEREAS the purpose of proposed Bylaw No. 06-24 is to adopt an Area Structure Plan that provides a framework of standards and requirements for future subdivision and development of lands within the plan area;

AND WHEREAS the municipality wishes to provide for orderly growth and development to occur;

AND WHEREAS a Public Hearing, as required by Section 692 of the Municipal Government Act, will be held prior to second reading of this Bylaw;

NOW THEREFORE, the Council of the Village of Barnwell in the Province of Alberta hereby enacts as follows:

1. This bylaw may be cited as the Block 49 Area Structure Plan.
2. That the Block 49 Area Structure Plan attached hereto as Schedule "A" and forming part of Bylaw No. 06-24 be adopted.
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15 day of October, 2024.

Melissa Foster
***Mayor** – Melissa Foster*

Angela Jensen
***Municipal Administrator** – Angela Jensen*

Motion made by Councillor Anderson to accept the amendments made to Bylaw 06-24.
CARRIED

READ a **second** time, as amended this 25 day of November, 2024.

Melissa Foster
***Mayor** – Melissa Foster*

Angela Jensen
***Municipal Administrator** - Angela Jensen*

READ a **third** time, as amended, and finally PASSED this 25 day of November, 2024.

Melissa Foster
***Mayor** – Melissa Foster*

Angela Jensen
***Municipal Administrator** - Angela Jensen*

Amendments to Bylaw 06 - Block 49 ASP

The following amendments are proposed for Bylaw 06-24 – Block 49 Area Structure Plan

Text amendment

Page 1, Section 1.2,
Remove the following text:

"An open house will be scheduled whereby citizens can review the Area Structure Plan and offer their comments. Any comments will be forwarded to Village Council."

Replaced with:

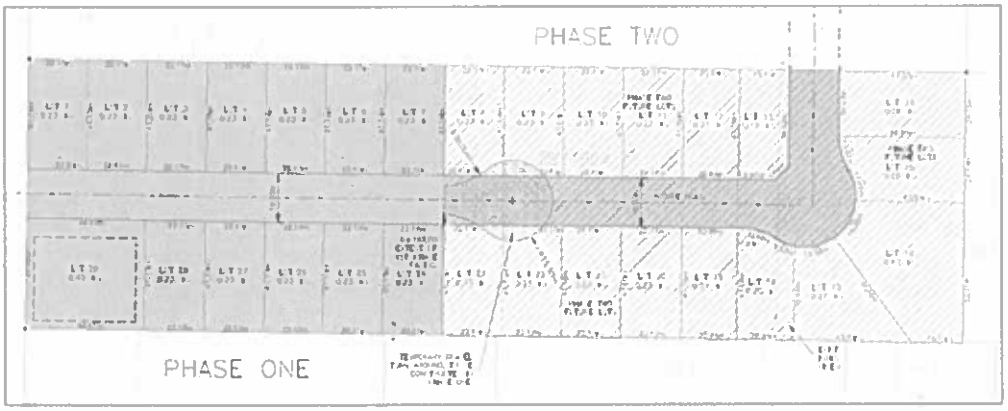
"The proposed plan was posted at the Village office for a period prior to the public hearing to provide opportunity whereby citizens can review the Area Structure Plan and offer their comments. Any comments will be forwarded to Village Council."

Image amendment

Page 11, Section 3.6

Remove image and text: "Example of a phased development. Source: Moncton, ON"

Replace with:



Proposed phasing option for Block 49 Area Structure Plan (Drawing No. 4)

Table of Contents

1.0 INTRODUCTION 1

1.1 PURPOSE AND INTENT OF THE PLAN 1

1.2 PROCESS 1

1.3 INTERPRETATION 2

1.4 OBJECTIVES 3

1.5 COMPLIANCE WITH MUNICIPAL PLANNING DOCUMENTS 3

2.0 DESIGN CONSIDERATIONS 6

2.1 SITE CONTEXT AND ADJACENT LAND USES 6

2.2 OWNERSHIP AND EXISTING LAND USE 6

2.3 EXISTING ROAD NETWORK, SERVICING, AND INFRASTRUCTURE 6

2.4 RESIDENTIAL HOUSING DEMAND AND EXISTING CONDITIONS 7

3.0 LAND USE CONCEPT 8

3.1 OVERVIEW OF DESIGN 8

3.2 ARCHITECTURUAL CONTROLS 8

3.3 WATER, WASTEWATER AND STORM SEWER SERVICING 9

3.4 SHALLOW UTILITIES 10

3.5 ROADS, SIDEWALKS AND STREET LIGHTING 10

3.6 IMPLEMENTATION OF DESIGN – PHASING 11

4.0 SEQUENCE OF DEVELOPMENT 12

4.1 REDESIGNATION OF LAND (REZONING) 12

4.2 SUBDIVISION OF LAND 12

4.3 DEVELOPMENT OF INDIVIDUAL LOTS 14

DEFINITIONS 15

APPENDIX A 16

Drawings

Location Plan ..... Drawing 1

Existing Titles – Location of Proposed Subdivision ..... Drawing 2

Layout Plan – Phase 1 ..... Drawing 3

Layout Plan – Phases & Lot Dimensions ..... Drawing 4

Utilities Plan ..... Drawing 5

Drainage Plan - Existing ..... Drawing 6

Drainage Plan – New ..... Drawing 7

Plan Profile – Road Design ..... Drawing 8

Section – Detail Typical Paved Road ..... Drawing 9

1.0 INTRODUCTION

An area structure plan (ASP) is a planning document which provides a framework for the subdivision and development of specific area of land within a municipality. To promote the development of new residential lots within the Village of Barnwell, the Village Council decided to partner with the landowners of two parcels of land in order to aid in the development of their lands for residential lots. To assist in this process the Village requested the Oldman River Regional Services Commission (ORRSC), to review the design drawings as submitted by the landowner and to build the planning portion of the Area Structure Plan (ASP) for the potential development in collaboration with the landowner, the landowner's engineer, and the municipality.

The lands subject to this ASP are readily serviceable and in close proximity to existing amenities, transportation, and infrastructure. The Block 49 ASP will outline the future subdivision and development for the lands legally known as Lots 1-2, Block 4, Plan 0911904 as shown in the highlighted area in Appendix A, Drawing 1.

1.1 PURPOSE AND INTENT OF THE PLAN

The intent of the Block 49 Area Structure Plan is to set the stage for the future subdivision and development of residential lots in the lands identified in Appendix A, Map 1. It is proposed that this Area Structure Plan will meet the requirements of higher-level planning documents, provide an appropriate level of planning detail which reflects a suitable balance between the Village's long-range vision and the flexibility to respond to future challenges. The adoption of the Area Structure Plan will provide for a level of certainty for Village citizens, Council, and the land development community in defining Council's long-range vision for development of the subject lands. If the original vision and design intent is proposed to be significantly modified, an amendment of the revised version of the Area Structure Plan shall be forwarded to Council for consideration.

1.2 PROCESS

The following process will be used to prepare the Block 49 Area Structure Plan:

- draft plan reviewed by developer, Council and Village administration
- public consultation; and
- adoption of the Area Structure Plan by bylaw.

Public consultation in the planning process is intended to give citizens input into the land use planning process. The information gathered through public consultation is used to establish or confirm the goals, objectives and policies in support of the land use concept for the land within the ASP area. The proposed plan was posted at the Village office for a period prior to the public hearing to provide opportunity whereby citizens can review the Area Structure Plan and offer their comments. Any comments will be forwarded to Village Council.

Following adoption of the Area Structure Plan by Council, the appropriate administrative and decision-making bodies will be using this Area Structure Plan in concert with other local plans and bylaws to guide decisions concerning future subdivision and development of the ASP area.

Once adopted by bylaw, the Village will use the plan to guide and direct future subdivision and development decisions on the subject lands.

1.3 INTERPRETATION

Regulatory & Planning Framework

According to the MGA all statutory plans passed by the municipality must be consistent with each other. This ASP must be consistent with the higher-level planning documents of the Village of Barnwell. The diagram below illustrates the planning hierarchy of the plans in Barnwell and where an ASP fits within the process.



This plan has been prepared to be consistent with the goals and objectives of higher-level legislation and plans, which are:

- The MGA and any associated regulations,
- The South Saskatchewan Regional Plan,
- The Intermunicipal Development Plan with the MD of Taber,
- The Municipal Development Plan for the Village of Barnwell,
- Other documents such as the Village of Barnwell Land Use Bylaw and the Village of Barnwell Municipal Engineering Standards Policy.

An ASP is a long-term planning document that promotes a vision for the Plan Area and guides development through policies and guidelines to work toward achieving that vision over time. The ASP may be amended as needed, either in relation to the Village initiative or future land use applications which may differ from the existing plan.

The policies and guidelines in the ASP are established to ensure the intention and direction of the development is upheld over time until all lands within the Plan Area are fully developed in accordance with the ASP adopted by Council.

For the purposes of this bylaw **Shall, Must, or Will** means a directive term that indicates the actions outlined are mandatory and apply to all situations. **Should or May** means a directive term that indicates a preferred outcome or course of action but one that is not mandatory.

Acronyms:

ASP: Area Structure Plan
LUB: Land Use Bylaw
MDP: Municipal Development Plan
MGA: *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26*
MR: Municipal Reserve
PUL: Public Utility Lot

1.4 OBJECTIVES

The Block 49 Area Structure Plan will seek to accomplish the following:

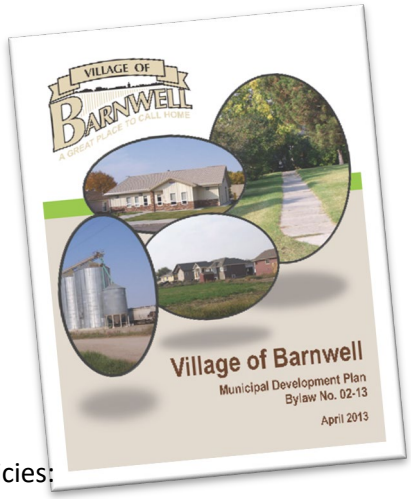
OBJECTIVE 1	Create a vision for development of the subject lands that balances the needs of future residents for high-quality residential living in the Village of Barnwell.
OBJECTIVE 2	Provide a framework and guidance for the orderly subdivision and development of lands within the ASP area.
OBJECTIVE 3	Ensure that the plans for subdivision and development comply with the policies and objectives of the Village's policy documents, including the Municipal Development Plan and Land Use Bylaw.

1.5 COMPLIANCE WITH MUNICIPAL PLANNNING DOCUMENTS

The lands subject to the ASP have been identified in the Village's Municipal Development Plan (MDP) as areas for "Residential Infill & New Development". The goals stated in the MDP encourage moderate community growth and development in an orderly economic manner with a desire to maintain an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for the citizens of Barnwell.

The Village's MDP also contains specific policies that must be considered when developing an Area Structure Plan including:

- Planning Process;
- Land Use and Future Development;
- Residential and Commercial/Industrial Development;
- Recreation,
- Parks and Open Space;
- Transportation; and
- Utilities and Infrastructure.



The Area Structure Plan was based on the following applicable MDP policies:

Planning Process

1.3 The Village should give consideration to the following matters when reviewing proposed development and/or amendment to the Land Use Bylaw:

(a) goals and policies of this and other statutory and non-statutory plans adopted by Council;
(b) views of the public;
(c) physical characteristics of the subject and adjacent lands;
(d) use of other land in the vicinity;
(e) access to and possible impact on transportation systems;
(f) overall design; and
(g) any other matter Council deems relevant.

New development and redevelopment will be required to pay its fair share of expanding existing or creating new public facilities and services.

Land Use and Future Development

2.4 All future subdivision and development shall be evaluated by Council and the Municipal Planning Commission as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan.

2.5 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the impact of the proposals on existing residential, commercial, and industrial activities in the area.

2.6 Proposed subdivisions should be evaluated with respect to the following considerations:

(a) compatibility with possible future development of residual and/or adjacent lands;
(b) appropriate connections to existing roadway and utility infrastructure as deemed necessary; and
(c) the suitability of the land to accommodate the proposed use.

2.7 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:

(a) adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;
(b) request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;
(c) may waive the requirements to provide any of the information requested to typically be provided;
(d) may require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.

Residential Development

3.1 All future residential development:

(a) shall comply with the objectives of this plan and the current Land Use Bylaw;

(b) should be directed to the areas of the municipality identified on the Municipal Development Plan Guide Map;

(c) shall be evaluated as to its suitability by Council and/or the Municipal Planning Commission.

3.2 Residential development programs and decisions should ensure:

(a) a choice of new residential neighbourhoods with provision for different housing types to cater to all housing needs and income levels of the public;

(b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing historic, natural and cultural quality of residential neighbourhoods;

(c) rational and economical extensions of existing municipal services.

Recreation, Parks and Open Space

5.1 The Village should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with special needs.

5.4 The municipality, pursuant to section 666 of the Municipal Government Act, may require a ten (10) percent land dedication or money-in-lieu which may be used for open space requirements in new residential and non-residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the Municipal Government Act.

Utilities and Infrastructure

7.1 All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is determined by the Municipal Planning Commission that is not required.

7.2 The burden of supplying infrastructure services to subdivisions or new development shall be borne solely by the developer and not by the municipality.

7.3 The Municipal Planning Commission may require a developer to enter into an agreement with the municipality pursuant to the Municipal Government Act and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the Municipal Government Act.

7.6 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.

2.0 DESIGN CONSIDERATIONS

2.1 SITE CONTEXT AND ADJACENT LAND USES

The Block 49 ASP area is located in the middle of existing residential development on the north side of Barnwell between Heritage Road and 4th Street West (see Appendix A, Drawing 1). Adjacent to the west is a fully developed subdivision of residential lots. On the east side are the rear yards of properties that run north/south along Heritage Road. To the north is a partially developed residential subdivision that has completed phase one and will need to complete the remaining phases of development. To the south, is the rear yards of ten residential lots, one public/institutional lot and two commercial/industrial lots along 8th Avenue West.

2.2 OWNERSHIP AND EXISTING LAND USE

The subject lands are currently owned by two separate private landowners. The subject property is currently vacant and has historically been used for passive agriculture. The total parcel size is approximately 3.5 ha (8.66 acres) and consists of the following:

Lot 1, Block 49, Plan 091 1904 – 2.008 ha (4.96 acres)
Lot 2, Block 49, Plan 091 1904 – 1.053 ha (2.60 acres)
Closed Road (10 Street) – 0.446 ha (1.10 acres)

The existing parcels are currently designated "*Transitional – TR"* in the Village Land Use Bylaw. The road currently does not have a land use district assigned to it and therefore, all lands included in this ASP will be required to be redesignated to the *"Residential – R"* land use district prior to any subdivision and development on the subject lands.

2.3 EXISTING ROAD NETWORK, SERVICING, AND INFRASTRUCTURE

The ASP area is bordered on the west by 4 Street W. It is proposed that access to the subject lands will be via an extension of 10 Street W which will be realigned from the current location to provide an aligned road from east to west across 4 Street West.

The subject lands have accessible servicing for water and wastewater on the west side from 4th Street West with potential future connection from the east end of the development north to 12th Avenue West. A new connection point would need to be established at 4th Street W for both water and wastewater.

The existing storm sewer system is overland to the natural drain which is the main drainage ditch along Highway 3A to the natural drain west of Barnwell to the Oldman River. The Village's existing water treatment plant has the capacity to handle additional residential development on the subject lands.

The wastewater collection system within the Village is sufficiently sized for current and projected peak dry weather flow conditions but not sufficiently sized for current and projected wet weather flows. Capacity upgrades to the wastewater treatment system are required. For more information regarding Engineered Servicing and Infrastructure needs prospective developers should contact the Village directly.



2.4 RESIDENTIAL HOUSING DEMAND AND EXISTING CONDITIONS

The existing housing stock in the Village of Barnwell is predominantly single-detached dwelling units with a few duplex/semi-detached dwellings, and apartment/rowhouse dwellings. At this time, there are only two residential lots that have not yet been built upon. The Village of Barnwell is currently in need of more residential lots ready for development. The Block 49 Area Structure Plan will seek to provide approximately twenty-eight (28) additional residential lots in the community.

3.0 LAND USE CONCEPT



3.1 OVERVIEW OF DESIGN

The Block 49 Area Structure Plan is focused on creating a vibrant residential neighbourhood. The goal of this ASP is to show how a development as proposed will fit seamlessly into the neighboring area and allow for residential development. The ASP design allows for the development of approximately 28 single detached residential lots with an average size of 22 m (72 ft.) in width by 41 m (134 ft.) in length. These lots exceed the minimum lot size for the Residential (R) land use district. The development will be accessed by a 18.3 m wide road right-of-way from 4 Street West. It is proposed that the road will continue north at the eastern edge of the development to eventually connect with 12 Avenue West. The design has a designated stormwater management facility located on proposed lot 29, which will manage the predicted run-off from the development.

POLICIES

3.1.1 Lands within the Block 49 Area Structure Plan shall be subdivided as generally shown in Appendix A, Drawing 4.

3.1.2 All lots and lot sizes will conform to the approved Area Structure Plan with future subdivision in accordance with the current Village of Barnwell Land Use Bylaw.

3.1.3 All dwellings shall be oriented towards the local road.

3.1.4 Dwellings should be designed in a way that meets or exceeds the quality of existing dwellings and respects the architectural character of the adjacent neighbourhood.

3.1.5 All residential development shall comply with the current Land Use Bylaw.

3.1.6 Placement of driveways on each parcel shall be such as to allow for reasonable street parking.

3.2 ARCHITECTURAL CONTROLS

Architectural controls are intended to supplement the requirement of the Land Use Bylaw by providing a set of rules that ensure consistent quality development will be attained in the plan area and to ensure that there will be appropriate level of housing design compatibility. At this point, no architectural controls have been submitted with the ASP.

POLICIES

3.2.1 Architectural controls shall be a condition of subdivision. Final approval of proposed architectural controls shall be given by the Village and shall be registered on each lot title as a restrictive covenant.

3.2.2 The architectural controls shall be implemented during the construction of the development by an independent architectural coordinator appointed by the Developer.

3.3 WATER, WASTEWATER AND STORM SEWER SERVICING

It is proposed that the lands subject to the ASP will connect to the municipal water, wastewater and storm systems in accordance with the Municipal Infrastructure and Stormwater Management Plans. All proposed utility services will be an extension of existing municipal infrastructure from existing developed areas on the west side of the plan area. The ASP indicates that a stormwater detention pond will be located at the southwest corner of the lands and will connect to the existing storm drain system for overland storm drainage. Due to the flat nature of the lands, there may be a requirement for swales to be established to move the stormwater from developed lots to the stormwater detention pond. See Appendix A, Drawing 7.

Water and sewer lines for the plan area are to be placed in the proposed road allowance on the lots as set out in Appendix A, Drawing 7. The main waterline will connect to the existing water main located in 4 Street W and run east then north through the proposed development to service all lots. The sanitary main will be gravity fed from the east end of the development at Lot 14 and flow south then west to the manhole connection at the east end of the existing 10 Avenue West.

POLICIES

3.3.1 Water will be supplied to the proposed development by the existing municipal water system.

3.3.2 All water, wastewater and storm service systems shall be constructed to the satisfaction of the Municipality, in accordance with Village design requirements at the time of subdivision and in accordance with the Village of Barnwell Municipal Engineering Standards (Policy No 01-23) in addition to any Provincial Guidelines and Standards.

3.3.3 Rights-of-way, easements, or public utility lots shall be provided, as required, accommodating development or extension of necessary municipal utilities.

3.3.4 Locations and sizes of infrastructure should follow the general servicing direction as outlined in the ASP and the Infrastructure Master Plan (2023) and finalized with construction drawings prior to development and any necessary upgrades or improvements will be determined at the development stage.

3.3.5 The proposed storm swales, if grassed, shall be dedicated in favour of the municipality or may remain part of the lot if a concrete swale is installed.

3.4 SHALLOW UTILITIES

Shallow Utility Servicing includes electricity, natural gas, and telecommunications. The following is provided for general information and will be subject to confirmation by service providers. Shallow utilities should be constructed prior to, or in conjunction with all associated development within the Plan Area.

POLICIES

3.4.1 At the time of subdivision, the developer will be required to coordinate the design and installation of all shallow utility infrastructure and rights of way to support development.

3.4.2 Rights-of-way and easements shall accommodate the extension of utility services through the Plan Area at the time of subdivision.

3.4.3 Shallow utility infrastructure shall be designed and constructed as per utility provider standards and incorporated into public right of ways and easements and shall be installed underground.

3.5 ROADS, SIDEWALKS AND STREET LIGHTING

The collector roads for this development are 4th Street West and 12th Avenue W. These road systems currently exist and there are no plans for improvement or upgrading due to the proposed development. The proposed ASP includes one road into the area that would align with 10th Avenue W across 4th Street W. Until development of the lands to the north of the plan area, the internal subdivision road will end on 1st Street W just north of Lot 14. Currently a road right-of-way for the extension of 10 Avenue W was dedicated as part of a previous subdivision. It is proposed that the existing road right-of-way be closed and consolidated to adjacent lands and that a new road alignment be registered to provide access. The new road will extend east from the entrance to the area and will include a bulb at the east end of the road which will allow the road to turn north to provide service and access to lots 13 and 14 (Appendix A, Drawing 4). All sidewalks, streetlights and roadways shall be built to the approved standards of the Village of Barnwell or as required by the development authority.

POLICIES

3.5.1 Access to lots within the Plan Area will be provided by a combination of collector and local roads. Existing road systems will provide access to 4 Street W. The road network is shown in Appendix A, Drawing 1.

3.5.2 The existing 10 Street West alignment shall be closed and consolidated in the adjacent parcel. A new road alignment shall be established which provides access to the proposed residential lots.

3.5.3 Residential collector and local road right-of-way shall conform to the Village of Barnwell Municipal Engineering Standards (Policy No 01-23) and shall be 18m in width.

3.5.4 Streetlighting shall be installed as per the requirements of the Municipal Engineering Standards (Policy No 01-23) or as required by the development authority.

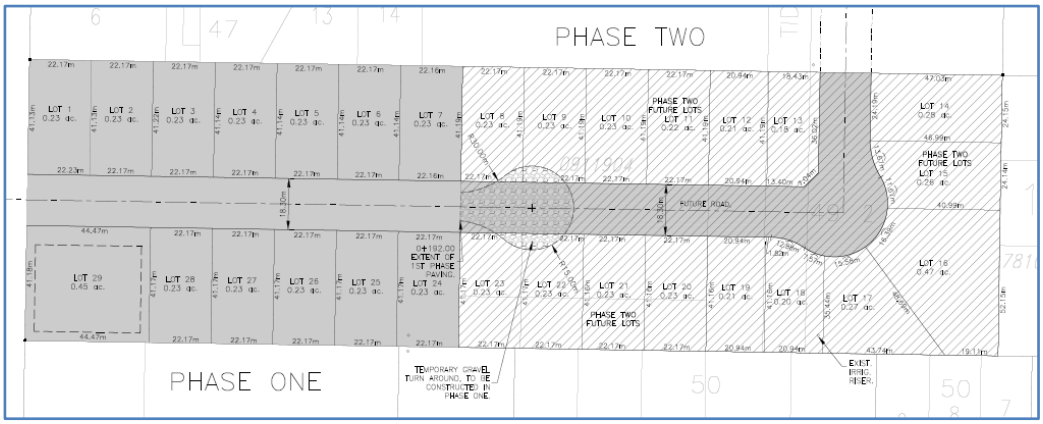
3.6 IMPLEMENTATION OF DESIGN - PHASING

It is proposed that the developer have the option to complete the development in phases. Should the developer choose to complete the development in one phase, all the infrastructure would be constructed and installed concurrently. If two phases are chosen, the development would be divided as indicated on drawings in Appendix A. Phase 1 would include approximately 12 lots, the storm water detention pond and a temporary road turnaround. It is proposed that the dedication of the road for the full development be completed in Phase 1. It should be determined prior to development which of the necessary infrastructure upgrades required by the Village need to be completed with Phase 1 of the project and which upgrades can be completed in Phase 2 (i.e. lift station upgrade). Phase 2 would include the reclaiming of the temporary road turnaround, full development of the remaining 16 lots, road and utility services.

POLICIES

3.6.1 Before construction of the development begins, the developer will enter into a development agreement with the Village which will include phasing requirements.

3.6.2 Should phasing in the development occur, Phase 1 will be developed prior to Phase 2.



Proposed phasing option for Block 49 Area Structure Plan (Drawing No. 4)

4.0 SEQUENCE OF DEVELOPMENT



Once the Area Structure Plan has been adopted by the Council of the Village of Barnwell, there is a three-stage process to begin developing a parcel of land: redesignation (rezoning), subdivision, and development.

4.1 REDESIGNATION OF LAND (REZONING)

The process for redesignation as outlined in the *Municipal Government Act, Revised Statutes of Alberta 2000 (MGA),* provides for advertising of the proposal and the holding of a public hearing where affected landowners may comment on the proposal. The council will make the final decision to redesignate a parcel and there is no appeal of this decision.

All land eligible to be subdivided within the ASP area is currently designated as "*Transitional (TR)"* within the Land Use Bylaw. The proposed design concept would redesignate these lands to be "*Residential: R land use district".* Land will need to be redesignated to the appropriate district prior to subdivision and development of the ASP area.

Proposals for redesignation of lands shall follow the process outlined in the *Municipal Government Act, Revised Statutes of Alberta, 2000* and Land Use Bylaw.

POLICIES

4.1.1 The Block 49 Area Structure Plan shall be used as a guide at the time of redesignation.

4.1.2 Where a redesignation request is contrary to this plan, an ASP amendment may be necessary.

4.1.3 The land should be designated for residential use only. Commercial or other non-residential development proposals would require an amendment to this plan.

4.2 SUBDIVISION OF LAND

After a parcel of land is redesignated to the appropriate district as outlined in the plan, the land may be subdivided into separate titles.

POLICIES

4.2.1 Subdivision proposals will be reviewed in terms of conformity to the Area Structure Plan. Prior to the application for survey of the subdivision, developers are encouraged to consult with the Village and their planning staff to determine if the proposal is in compliance with the ASP.

4.2.2 Minor lot width variation may be considered by the Municipal Planning Commission. Major variations to the overall lot plan shall require an amendment to the Area Structure Plan.

4.2.3 As a condition of subdivision approval, the landowner or developer shall enter into a development agreement with the Village of Barnwell for the installation of infrastructure, including but not limited to, the construction of roads, the installation of water and sewer infrastructure, and the construction of required stormwater facilities.

4.2.4 At the time of subdivision, the subdivision authority shall require a landowner to provide the 10 percent reserve requirement by providing money-in-lieu in accordance with Section 666 and 667 of the MGA. The extra dollar value will be determined at subdivision stage.

4.2.5 Costs of infrastructure construction shall be borne by the persons owning and developing land within the ASP area.

4.2.6 The design of utility infrastructure shall be to the Village of Barnwell standards. Detailed engineering standards are included in the Municipal Engineering Standards Policy No 01-23.

4.2.7 Any costs associated with topographic survey or engineering work that may be required for the subdivision shall be at the expense of the developer.

4.2.8 Any utility rights-of-way(s) as required by utility companies, or the Village of Barnwell shall be established prior to finalization of any subdivision application.

4.2.9 Lot sizes and layouts shall conform to the standards as described in this ASP, however, in all instances the minimum lot size of the corresponding land use district in the Village's Land Use Bylaw shall be adhered to when subdividing a lot.

4.2.10 The Village of Barnwell will agree to a formula for the distribution of the costs associated with the requirement of any oversizing of infrastructure as deemed necessary by the Village.

4.2.11 Professional reports may be required at the time of subdivision and may include a geotechnical report, historical resource clearance, and any other professional reports deemed necessary by the Village.

4.3 DEVELOPMENT OF INDIVIDUAL LOTS



Once the ASP area has been subdivided, the necessary infrastructure in place, conditions met and separate titles issued, the landowner can apply to the Village of Barnwell for a development permit to develop a permitted or discretionary use as listed in the appropriate district and contained in the Land Use Bylaw.

POLICIES

4.3.1 This Area Structure Plan shall be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.

4.3.2 All development shall be required to connect to both the municipal water supply and sanitary sewage systems.

4.3.3 The landowner/developer will be required to submit an application form, a fee, and all necessary plans and documentation as required and set out in the Land Use Bylaw.

4.3.4 Any costs associated with topographic survey or engineering work that may be required shall be at the expense of the developer.

4.3.5 Legal access and egress from a lot shall be indicated on a site plan and shall be at a location to the satisfaction of the designated officer or the development authority. Location of the proposed driveway shall also be indicated on the site plan.

4.3.6 Landscaping shall be provided on all street frontages and shall be to the satisfaction of the designated officer or the development authority.

4.3.7 The development authority may require the developer to provide additional standards of development (building color and materials, parking, landscaping) in conjunction with the Land Use Bylaw.

Definitions:

Area Structure Plan means a framework adopted by bylaw in accordance with *the Municipal Government Act* for the subdivision and development of an area of land which describes the sequence of development, land uses proposed, population density, location of major transportation routes and public utilities and other matters Council considers necessary.

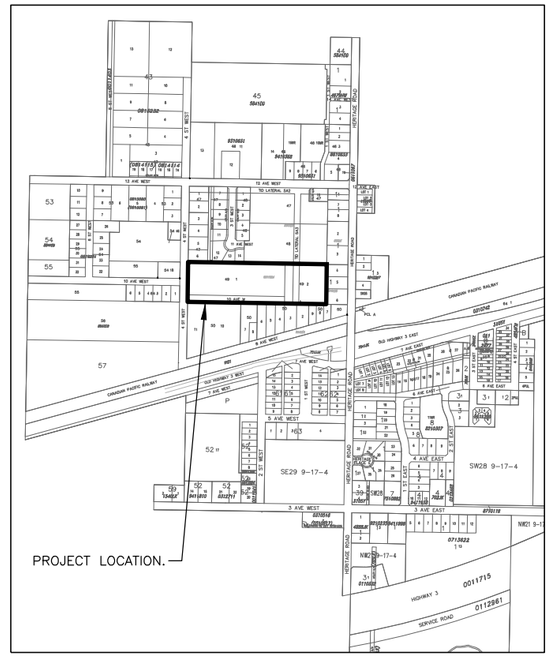
Plan Area/Subject Area/Lands/ASP Area means the lands identified in Appendix A, Drawing 1, in this document.

APPENDIX A – DRAWINGS 1-9

NEUFELD

BARNWELL SUBDIVISION

PROPOSED



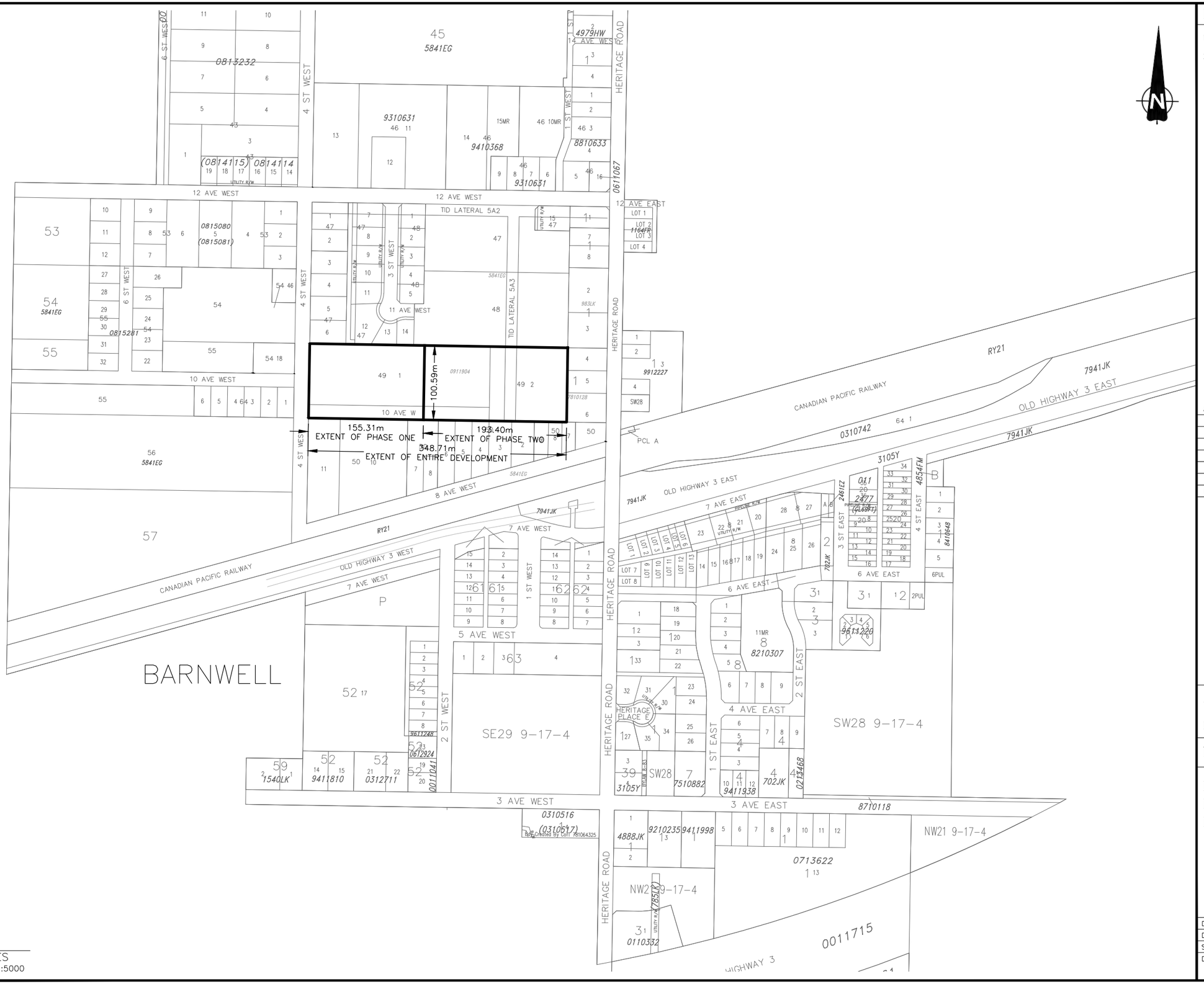
LIST OF DRAWINGS

DWG. NO.	DESCRIPTION
1	LOCATION PLAN
2	EXISTING TITLES–SHOWING LOCATION OF PROPOSED SUBDIVISION
3	LAYOUT PLAN
4	LAYOUT PLAN, SHOWING PHASES & LOT DIMENSIONS
5	PLAN–SHOWING UTILITIES
6	DRAINAGE PLANS – EXISTING
7	DRAINAGE PLANS – NEW
8	PLAN–PROFILE – ROAD DESIGN STA.:0+000.00 TO STA.:0+370.00
9	SECTION–DETAIL TYPICAL PAVED ROAD

WILDE BROS. ENGINEERING LTD.

17 September 2024

JOB: 9922–29



A PLAN
UTILITIES
SCALE: 1:5000

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
6	17SEP'24	ISSUED FOR REVIEW
5	10SEP'24	ISSUED FOR REVIEW
4	5SEPT'24	ISSUED FOR REVIEW
3	13AUG'24	ISSUED FOR REVIEW
2	4JUL'24	ISSUED FOR REVIEW
1	17APR'24	ISSUED FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

NEUFELD

BARNWELL SUBDIVISION
PHASES ONE & TWO
LOCATION PLAN

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:5000	DIMENSIONS:	METERS
DATE:	JULY 24, 2023	DRAWING No:	1

C:\USERS\LEO\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9922-29 NEUFELD SUBDIVISION - BARNWELL\3 WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION BARNWELL-SEPT-10-2024.DWG (1) LOCATION) [PLOTTED ON 17 Sep 2024 - 16:53]



LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
8	17SEP'24	ISSUED FOR REVIEW
7	10SEP'24	ISSUED FOR REVIEW
6	5SEPT'24	ISSUED FOR REVIEW
5	13AUG'24	ISSUED FOR REVIEW
4	4JUL'24	ISSUED FOR REVIEW
3	17APR'24	ISSUED FOR REVIEW
2	22AUG'23	ISSUED FOR REVIEW
1	04JAN'23	FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

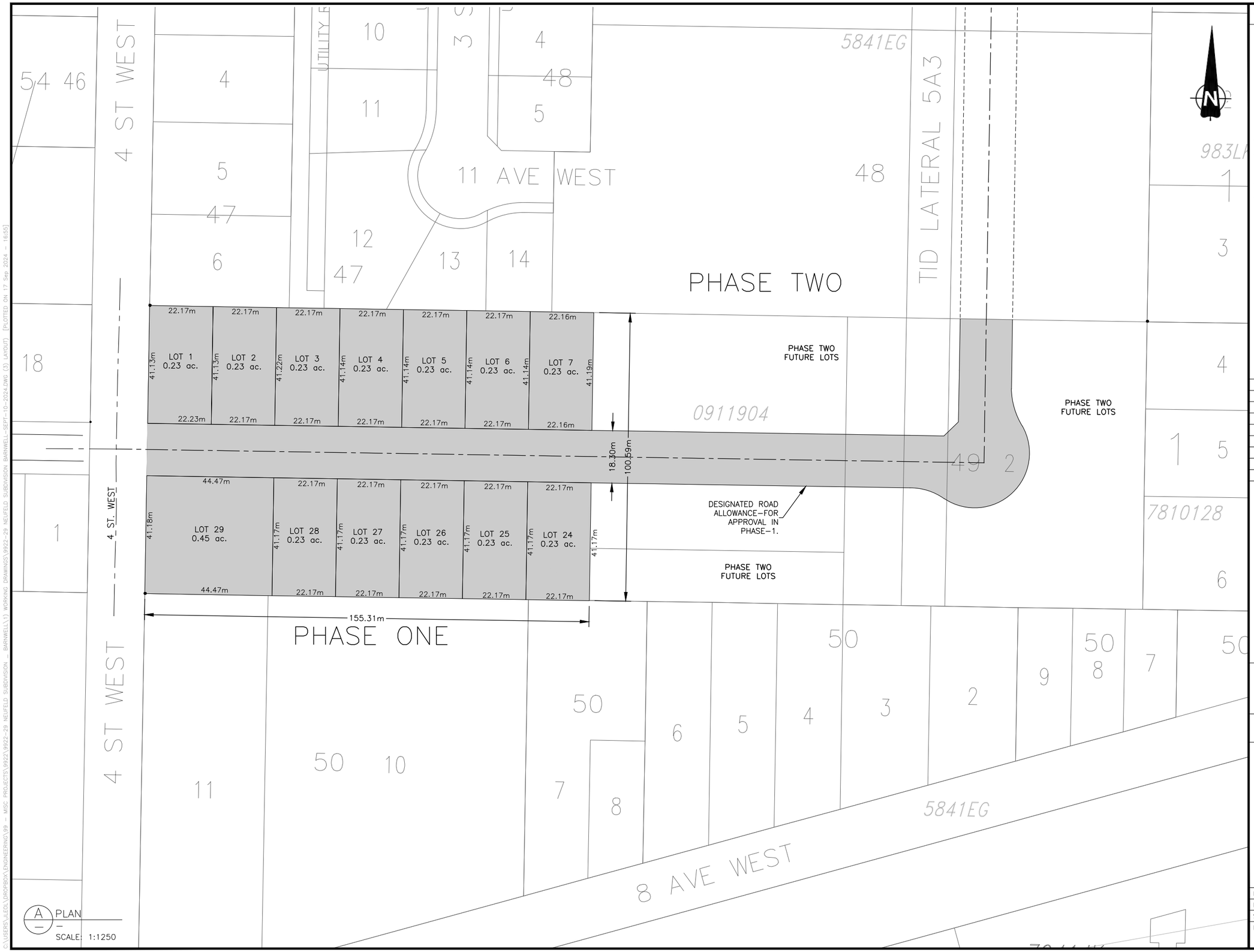
NEUFELD

BARNWELL SUBDIVISION

EXISTING TITLES--SHOWING LOCATION OF PROPOSED SUBDIVISION

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	03 JANUARY 2023	DRAWING No:	2

C:\USERS\ALEX\ONEDRIVE\ENGINEERING\09 - MISC PROJECTS\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION - BARNWELL-SEPT-10-2024.DWG (2) LAYOUT) [PLOTTED ON 17 Sep 2024 - 16:54]



A PLAN
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON–SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W EX.W — EXISTING POTABLE WATERLINE
- T T — EXISTING TELUS LINE
- W SVC. W SVC. — LOT SERVICE LINE
- NEW W NEW W — NEW POTABLE MAIN
- NEW S NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP — POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 — CURB STOP
- IC11 — INSPECTION CHAMBER
- INSPECTION CHAMBER
- EXTENT OF PHASE ONE
- EXTENT OF PHASE TWO

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
8	17SEP'24	ISSUED FOR REVIEW
7	10SEP'24	ISSUED FOR REVIEW
6	4SEPT'24	ISSUED FOR INTERNAL REVIEW
5	13AUG'24	ISSUED FOR REVIEW
4	4JUL'24	ISSUED FOR REVIEW
3	17APR'24	ISSUED FOR REVIEW
2	22AUG'23	ISSUED FOR REVIEW
1	04JAN'23	FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

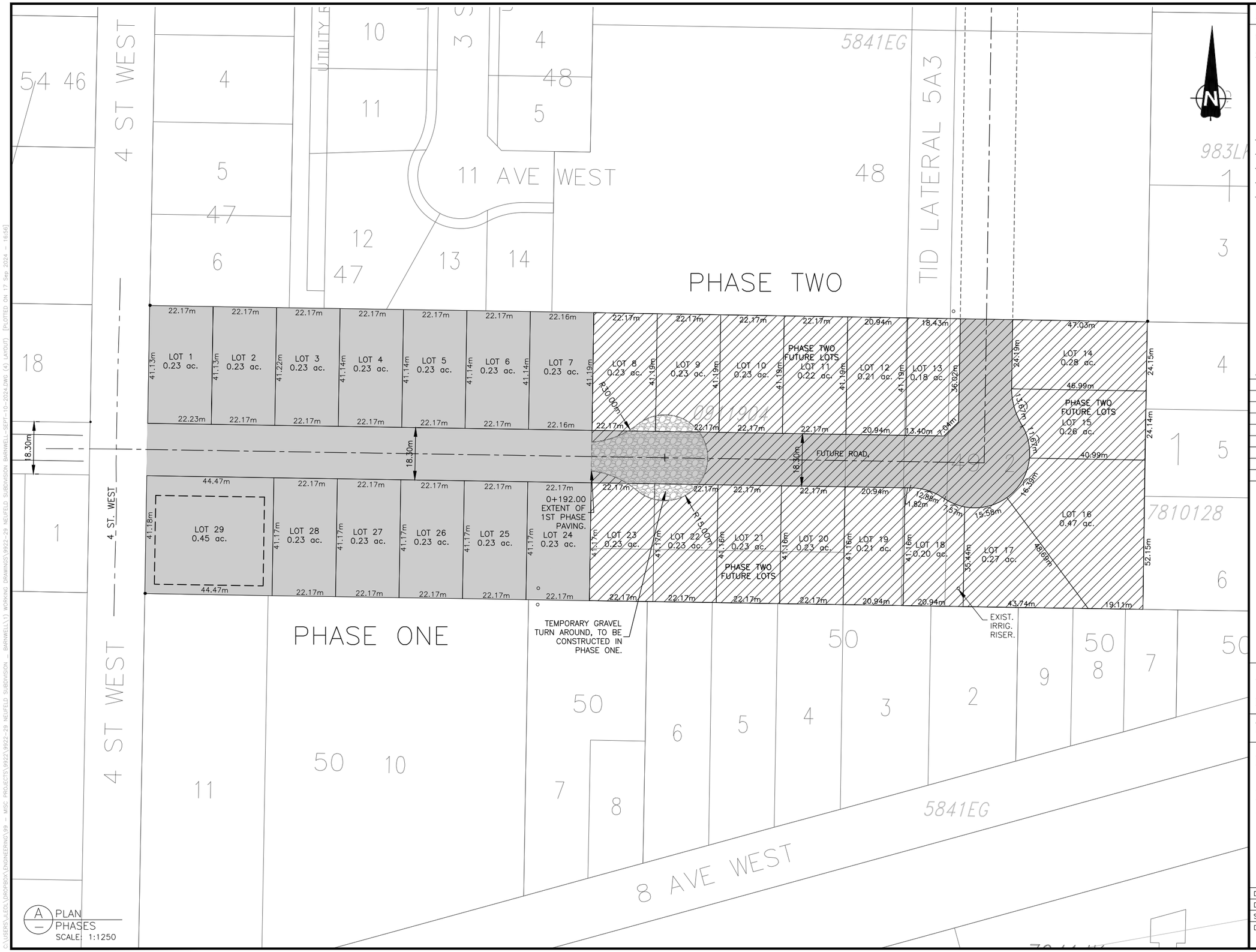
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

NEUFELD

BARNWELL SUBDIVISION PHASE ONE-TENTATIVE LAYOUT PLAN

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922–29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	03 JANUARY 2023	DRAWING No:	3

C:\USERS\LEO\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION BARNWELL-SEPT-10-2024.DWG (J) LAYOUT) [PLOTTED ON 17 Sep 2024 - 16:55]



A PLAN — PHASES
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W — EXISTING POTABLE WATERLINE
- T — EXISTING TELUS LINE
- W SVC. — LOT SERVICE LINE
- NEW W — NEW POTABLE MAIN
- NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP — POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 — CURB STOP
- IC11 — INSPECTION CHAMBER
- IC — INSPECTION CHAMBER
- EXTENT OF PHASE ONE
- EXTENT OF PHASE TWO

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
8	17SEP'24	ISSUED FOR REVIEW
7	10SEP'24	ISSUED FOR REVIEW
6	5SEPT'24	ISSUED FOR REVIEW
5	13AUG'24	ISSUED FOR REVIEW
4	4JUL'24	ISSUED FOR REVIEW
3	17APR'24	ISSUED FOR REVIEW
2	22AUG'23	ISSUED FOR REVIEW
1	04JAN'23	FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

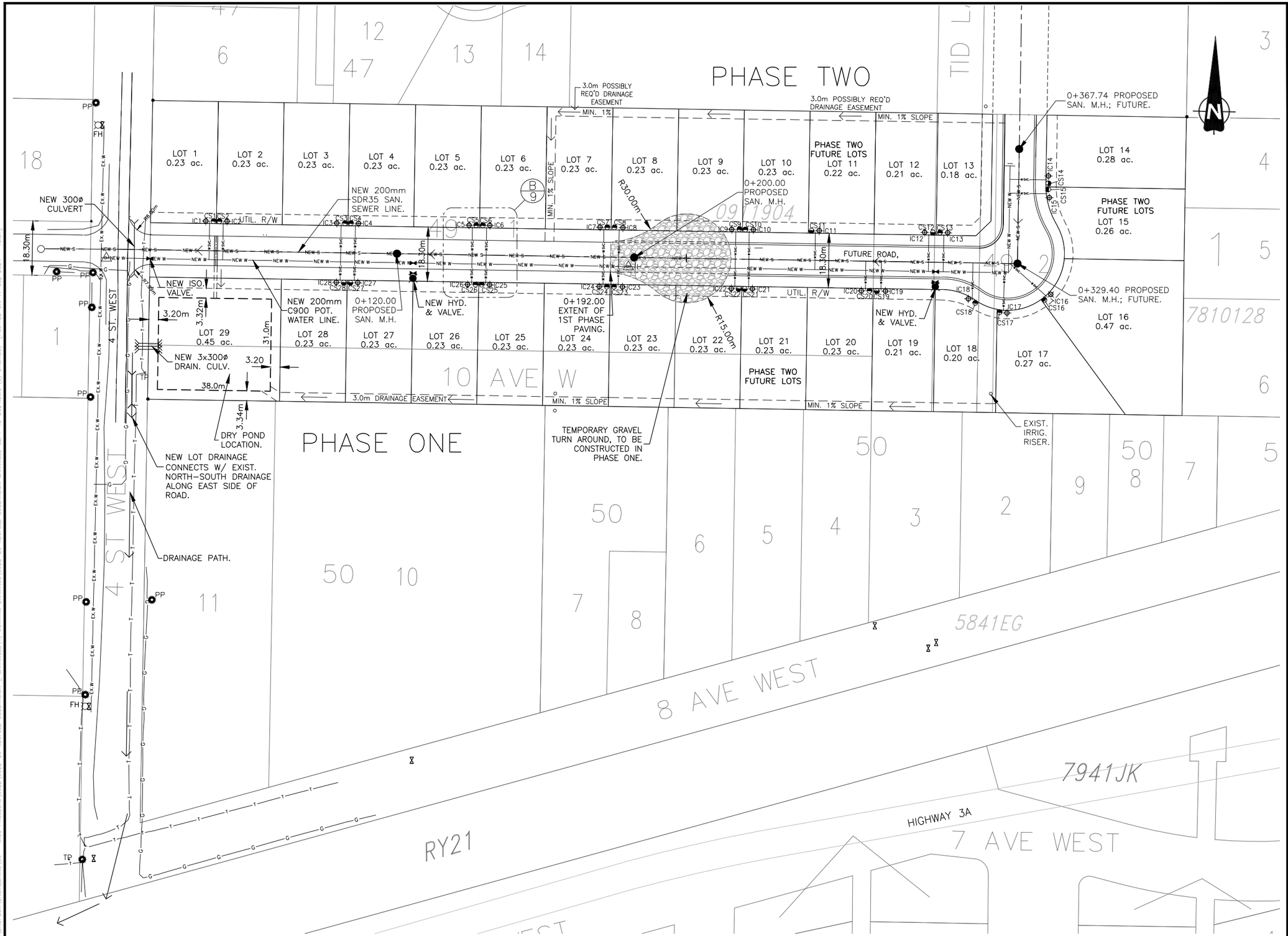
NEUFELD

BARNWELL SUBDIVISION

LAYOUT PLAN, SHOWING PHASES & LOT DIMENSIONS

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	03 JANUARY 2023	DRAWING No:	4

C:\USERS\JLEO\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922\9922-29 NEUFELD SUBDIVISION - BARNWELL\1 WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION BARNWELL-SEPT-10-2024.DWG (4) LAYOUT) [PLOTTED ON 17 Sep 2024 - 16:56]



A PLAN UTILITIES
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W EX.W — EXISTING POTABLE WATERLINE
- T T — EXISTING TELUS LINE
- W SVC. W SVC. — LOT SERVICE LINE
- NEW W NEW W — NEW POTABLE MAIN
- NEW S NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 CURB STOP
- IC11 INSPECTION CHAMBER
- SMH INSPECTION CHAMBER
- EXTENT OF PHASE TWO

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
8	17SEP'24	ISSUED FOR REVIEW
7	10SEP'24	ISSUED FOR REVIEW
6	5SEPT'24	ISSUED FOR REVIEW
5	26AUG'24	ISSUED FOR REVIEW
4	12AUG'24	ISSUED FOR REVIEW
3	4JUL'24	ISSUED FOR REVIEW
2	17APR'24	ISSUED FOR REVIEW
1	04JAN'23	FOR REVIEW

WILDE BROTHERS ENGINEERING LTD.
PERMIT TO PRACTICE P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

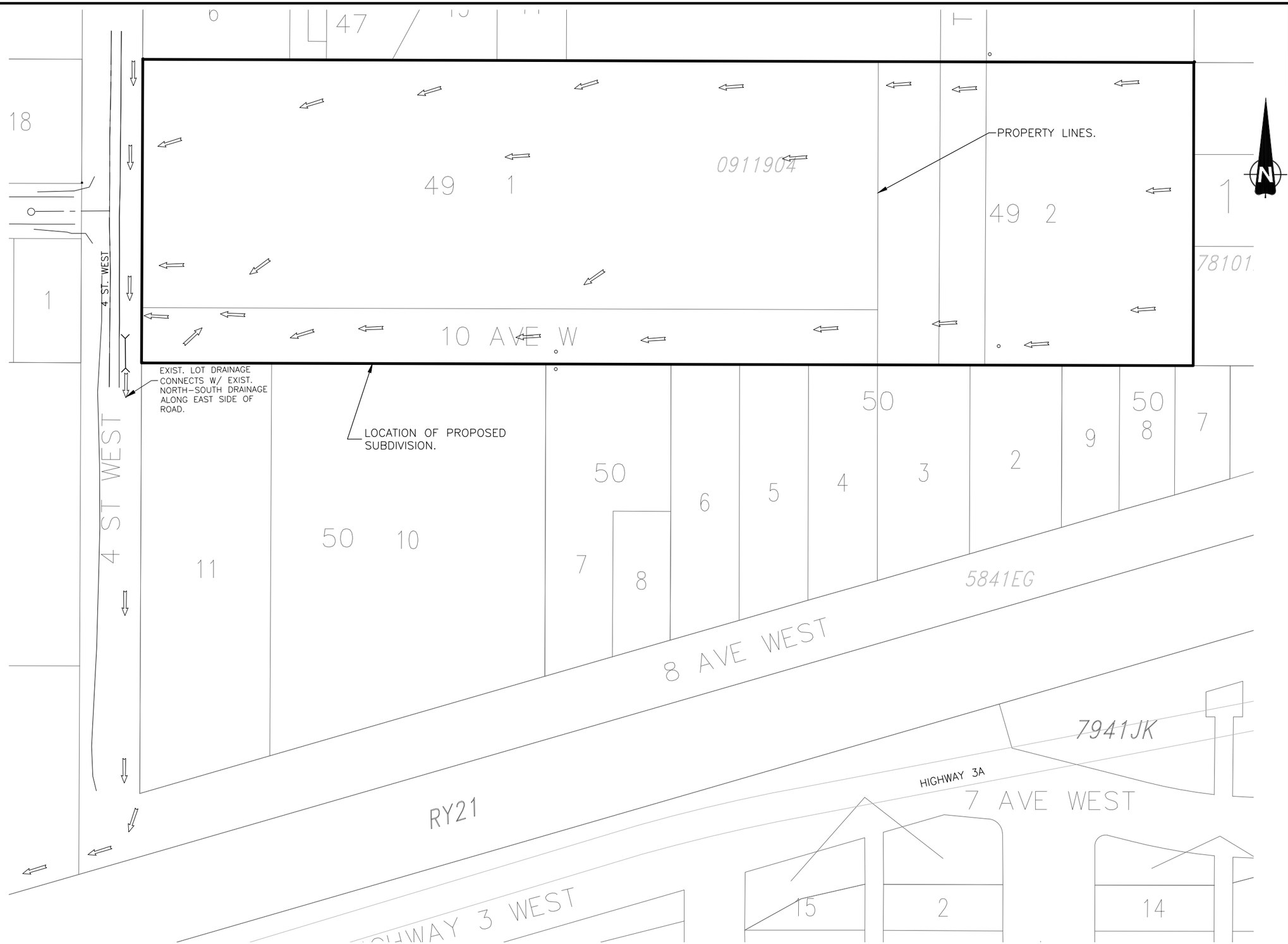
NEUFELD

BARNWELL SUBDIVISION

PLAN-SHOWING UTILITIES

DESIGNED: DJW	CHECKED: DJW
DRAWN: J.L.J.	JOB: 9922-29
SCALE: 1:1250	DIMENSIONS: METERS
DATE: 03 JANUARY 2023	DRAWING No: 5

C:\USERS\LJDOL\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION (BARNWELL-SEPT-10-2024.DWG (5) UTILITIES) [PLOTTED ON 17 Sep 2024 - 10:57]



A PLAN-DRAINAGE EXISTING
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W — EX.W — EXISTING POTABLE WATERLINE
- T — T — EXISTING TELUS LINE
- W SVC. — W SVC. — LOT SERVICE LINE
- NEW W — NEW W — NEW POTABLE MAIN
- NEW S — NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP — POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 — CURB STOP
- IC11 — INSPECTION CHAMBER
- SA — INSPECTION CHAMBER

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
7	17SEP'24	ISSUED FOR REVIEW
6	10SEP'24	ISSUED FOR REVIEW
5	5SEPT'24	ISSUED FOR REVIEW
4	26AUG'24	ISSUED FOR REVIEW
3	13AUG'24	ISSUED FOR REVIEW
2	4JUL'24	ISSUED FOR REVIEW
1	17APR/24	ISSUED FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

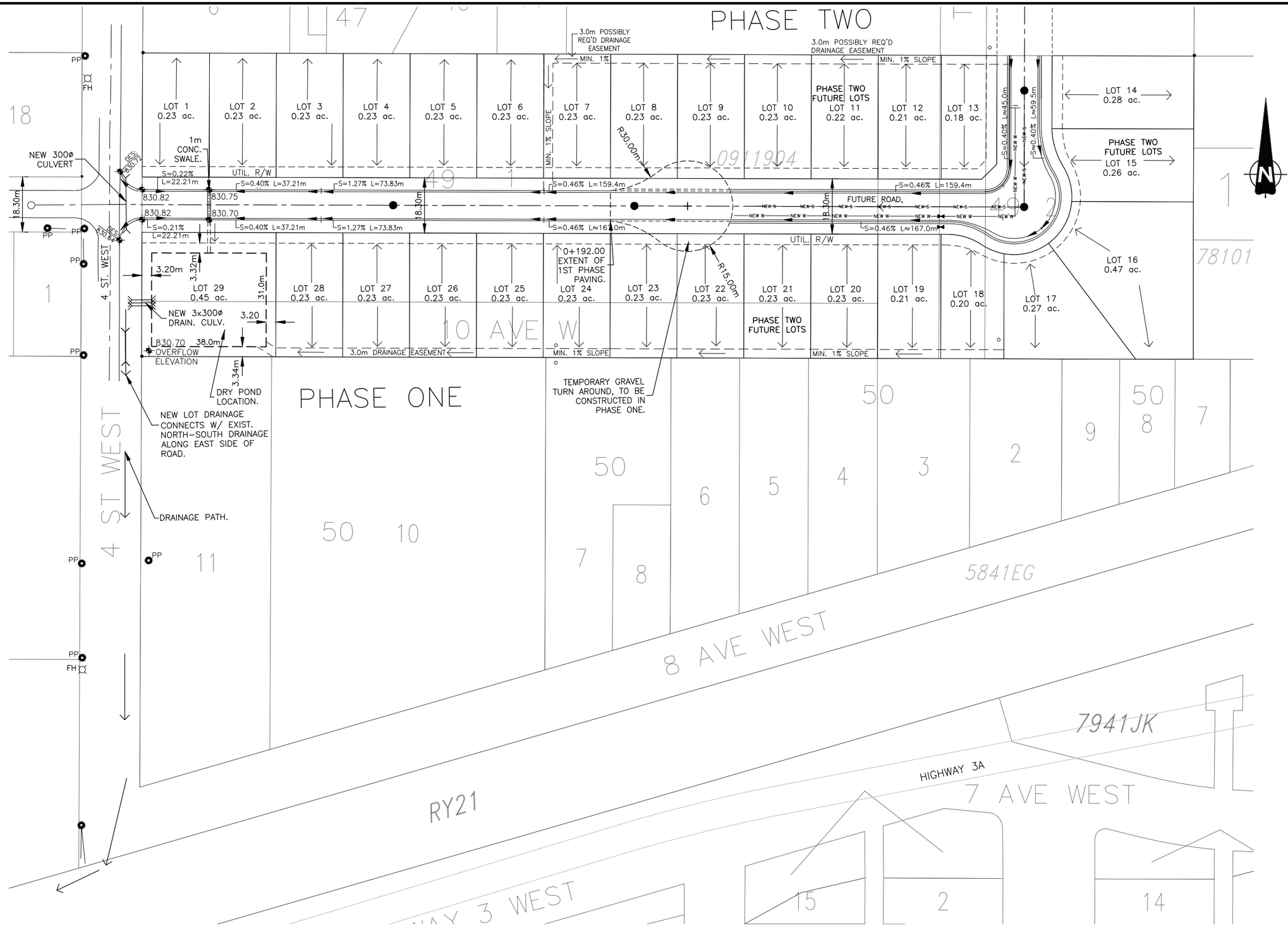
NEUFELD

BARNWELL SUBDIVISION

DRAINAGE PLAN - EXISTING

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	JULY 19, 2023	DRAWING No:	6

C:\USERS\ALEX\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION BARNWELL-SEPT-10-2024.DWG (6) (PRAN-EXIST) [PLOTTED ON 17 Sep 2024 - 16:58]



A PLAN-DRAINAGE PROPOSED
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W — EX.W — EXISTING POTABLE WATERLINE
- T — T — EXISTING TELUS LINE
- W SVC. — W SVC. — LOT SERVICE LINE
- NEW W — NEW W — NEW POTABLE MAIN
- NEW S — NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP — POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 — CURB STOP
- IC11 — INSPECTION CHAMBER
- SA — INSPECTION CHAMBER

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
7	17SEP'24	ISSUED FOR REVIEW
6	10SEP'24	ISSUED FOR REVIEW
5	5SEPT'24	ISSUED FOR REVIEW
4	26AUG'24	ISSUED FOR REVIEW
3	13AUG'24	ISSUED FOR REVIEW
2	4JUL'24	ISSUED FOR REVIEW
1	17APR'24	ISSUED FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

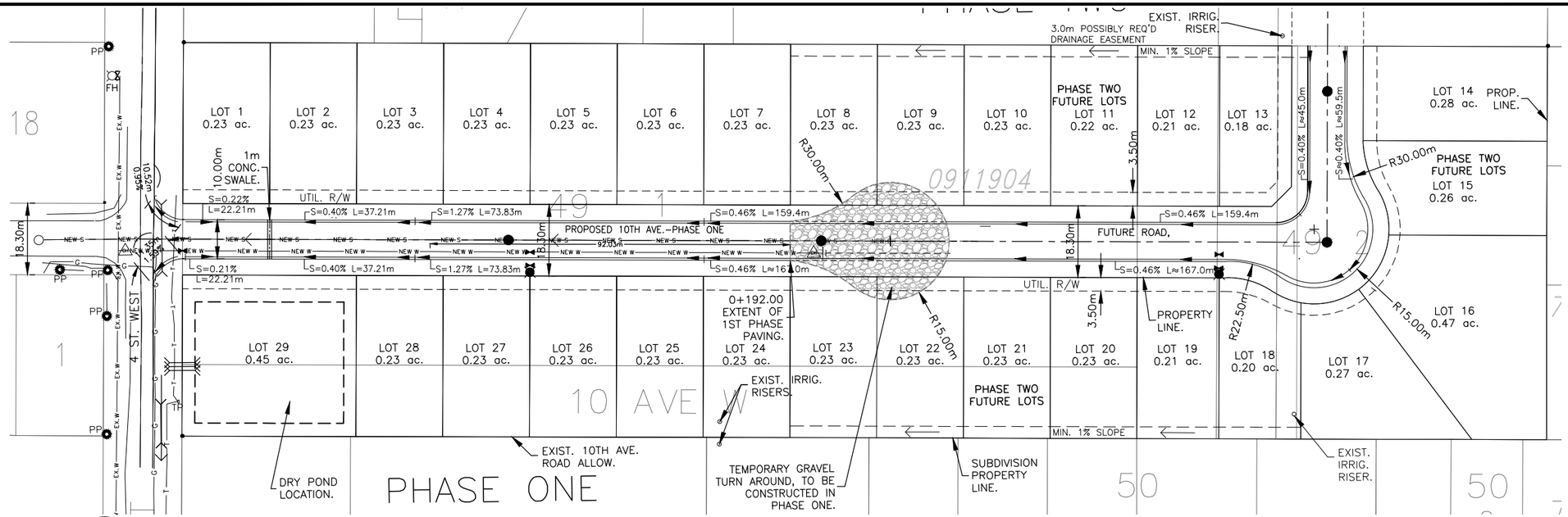
NEUFELD

BARNWELL SUBDIVISION

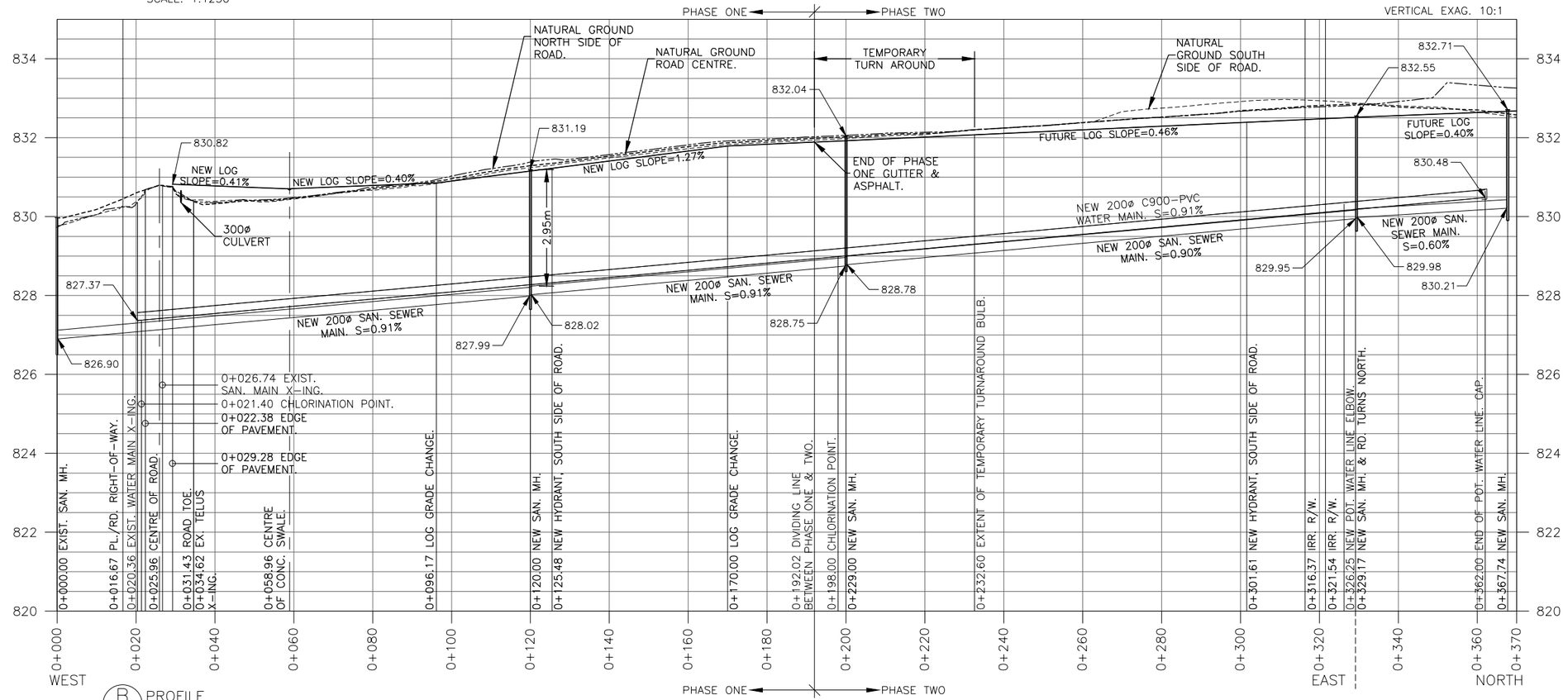
DRAINAGE PLAN - NEW

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	JULY 19, 2023	DRAWING No:	7

C:\USERS\ALEX\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION - BARNWELL-SEPT-10-2024.DWG (7) [DRAIN-NEW] [PLOTTED ON 17 Sep 2024 - 16:59]



A PLAN
ROAD DESIGN
SCALE: 1:1250



B PROFILE
ROAD DESIGN
SCALE: 1:1250

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

- EX.W — EX.W — EXISTING POTABLE WATERLINE
- T — T — EXISTING TELUS LINE
- W SVC. — W SVC. — LOT SERVICE LINE
- NEW W — NEW W — NEW POTABLE MAIN
- NEW S — NEW S — NEW SANITARY MAIN
- EXISTING SANITARY MANHOLE
- NEW SANITARY MANHOLE
- FOUND IRON PIN
- HORIZONTAL CULVERT
- PP — POWER POLE
- NATURAL GROUND DRAINAGE
- CS11 — CURB STOP
- IC11 — INSPECTION CHAMBER
- SA — INSPECTION CHAMBER

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
6	17SEP'24	ISSUED FOR REVIEW
5	10SEP'24	ISSUED FOR REVIEW
4	26AUG'24	ISSUED FOR REVIEW
3	13AUG'24	ISSUED FOR REVIEW
2	4JUL'24	ISSUED FOR REVIEW
1	17APR/24	ISSUED FOR REVIEW

WILDE BROTHERS ENGINEERING LTD.
PERMIT TO PRACTICE P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

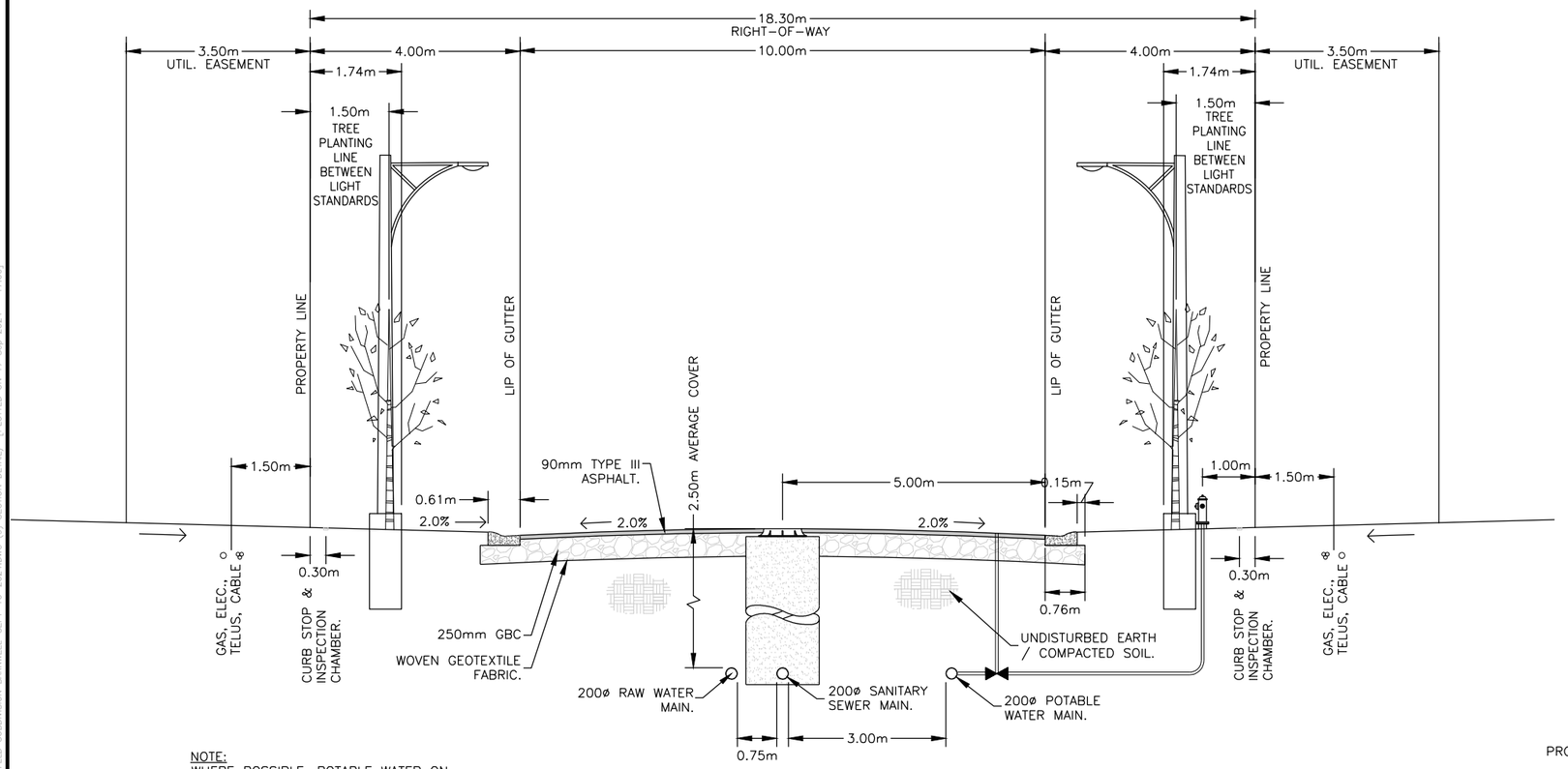
NEUFELD

BARNWELL SUBDIVISION

PLAN-PROFILE-ROAD DESIGN
STA.:0+000.00 TO STA.:0+370.00

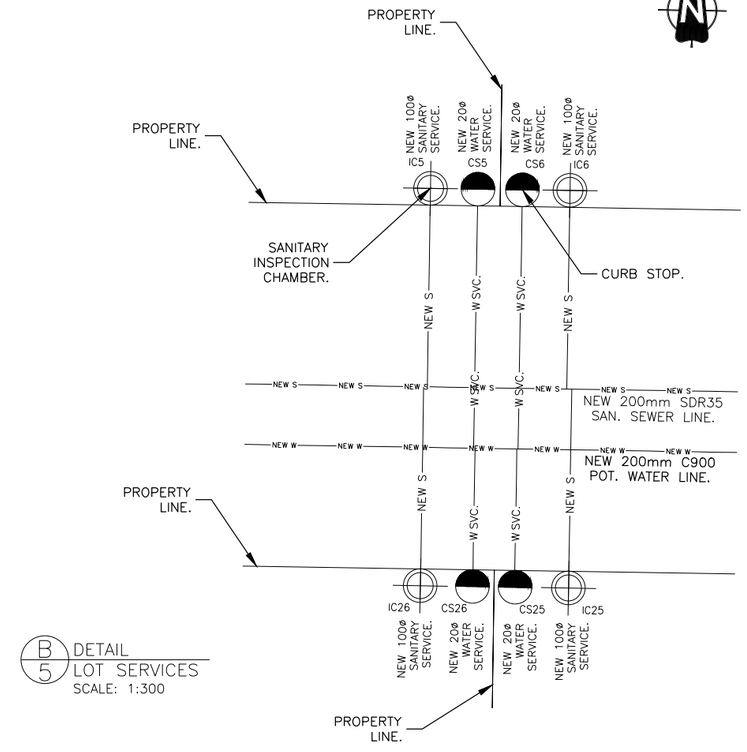
DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	1:1250	DIMENSIONS:	METERS
DATE:	JULY 19, 2023	DRAWING No:	8

C:\USERS\WILDE\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922-29 NEUFELD SUBDIVISION - BARNWELL\1) WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION BARNWELL-SEPT-10-2024.DWG (6) PL-PROF) [PLOTTED ON 17 Sep 2024 - 16:59]



NOTE:
WHERE POSSIBLE, POTABLE WATER ON SOUTH & WEST SIDE OF SANITARY SEWER.

A — SECTION DETAIL
ROAD DESIGN
SCALE: N.T.S.



B — DETAIL
5 — LOT SERVICES
SCALE: 1:300

LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

ALL DIAMETERS ARE IN m UNLESS OTHERWISE SPECIFIED.

ISSUE	DATE	REVISION DESCRIPTION
6	17SEP'24	ISSUED FOR REVIEW
5	10SEP'24	ISSUED FOR REVIEW
4	26AUG'24	ISSUED FOR REVIEW
3	13AUG'24	ISSUED FOR REVIEW
2	4JUL'24	ISSUED FOR REVIEW
1	17APR'24	ISSUED FOR REVIEW

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

NOT FOR CONSTRUCTION

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

NEUFELD

BARNWELL SUBDIVISION

SECTION-DETAIL
TYPICAL PAVED ROAD

DESIGNED:	DJW	CHECKED:	DJW
DRAWN:	J.L.J.	JOB:	9922-29
SCALE:	N.T.S.	DIMENSIONS:	METERS
DATE:	JANUARY 11, 2024	DRAWING No:	9

C:\USERS\WILDE\DROPBOX\ENGINEERING\09 - MISC PROJECTS\9922\9922-29 NEUFELD SUBDIVISION - BARNWELL\1 WORKING DRAWINGS\9922-29 NEUFELD SUBDIVISION - BARNWELL (SECTION DETAIL) [PLOTTED ON 17 Sep 2024 - 17:00]