

COUNTY OF LETHBRIDGE NO. 26

BY-LAW NO. 736

BY-LAW NO. 736, OF THE COUNTY OF LETHBRIDGE NO. 26 BEING A BY-LAW PURSUANT TO SECTION 64 (1) OF THE PLANNING ACT, CHAPTER P-9, REVISED STATUTES OF ALBERTA, 1980 .

WHEREAS R. Angus and Victory Equipment wish to develop an Industrial Park on land described as a portion of the N.E. 1/4 of Section 3, Township 9, Range 21, West of the Fourth Meridian, Certificate of Title No. 801131489 and 771015825;

AND WHEREAS the above mentioned lands are presently classified as Rural - Light Industrial;

AND WHEREAS the Area Structure Plan submitted by the developers known as RAVE - AREA STRUCTURE PLAN Provides a framework for subsequent subdivision and development of the lands which is satisfactory to the Council of the County of Lethbridge No. 26.

NOW THEREFORE BE IT RESOLVED that the Council of the County of Lethbridge No. 26 does hereby approve to the RAVE - AREA STRUCTURE PLAN as follows:

1.0 INTRODUCTION

The RAVE Industrial Park is located on sixty acres adjacent to 43rd Street North, Lethbridge; between 5th and 9th Avenues, in the County of Lethbridge.

In 1968 the site was zoned Light Industrial, by the County of Lethbridge, to ensure an adequate supply of industrial land for future use. Since that time the property has not been developed and has remained in two titles, with two owners. (See Map 1)

The site is located with access via Highway 3 and 43rd Street, yet it is a considerable distance from any residential development. (See Map 2)

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2.0 PURPOSE

The RAVE Industrial Park Area Structure Plan has been prepared for the following purposes:

1. To fulfill the requirements of the County of Lethbridge.
2. To ensure that unserviced Light Industrial land is available.
3. To encourage orderly planned industrial growth.

3.0 POLICY CONSIDERATION

Provincial Government Rural Industrial Policy

In January 1981 the Alberta Planning Board issued a Policy entitled "Rural Industrial Land Use; Some Policy Guidelines for the 1980's.

The Policy suggests:

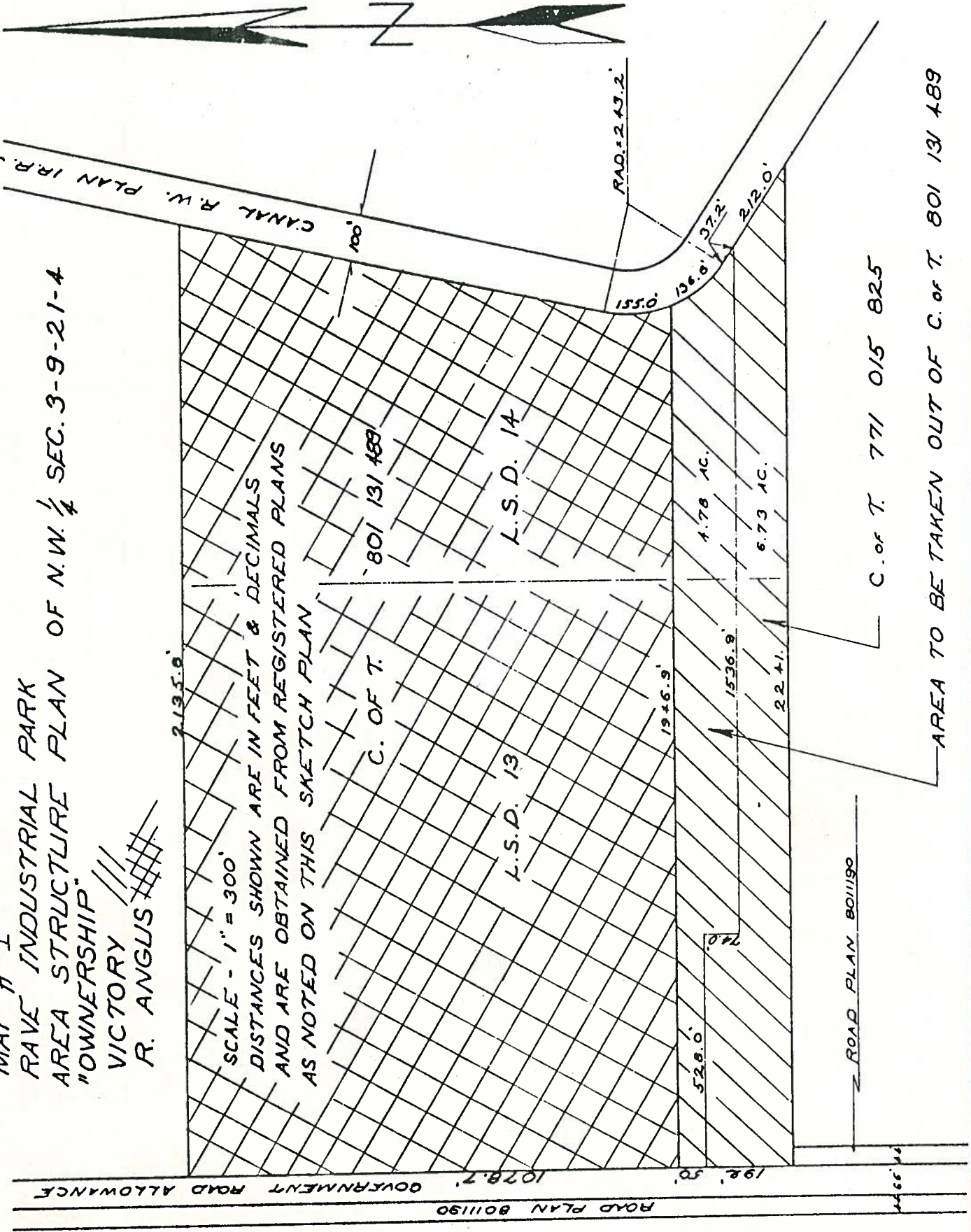
1. Rural areas take advantage of industrial development
2. Industry be grouped into industrial parks and that they be unserviced
3. Accommodate rural -oriented industries
4. Locate close to established transportation routes

The proposal for RAVE Area Structure Plan conforms with the recently released standards for rural industrial land use.

The RAVE Industrial Park will be attractive to industries which require no municipal services and are agricultural -rural oriented. Prospective users may include Veterinarians, Farm Implement Dealerships, Equipment Manufacturers, Equipment Service Centres, Irrigation Equipment Suppliers etc.

MAP # 1
 RAVE INDUSTRIAL PARK
 AREA STRUCTURE PLAN OF N.W. 1/4 SEC. 3-9-21-A
 "OWNERSHIP"
 VICTORY
 R. ANGUS

SCALE - 1" = 300'
 DISTANCES SHOWN ARE IN FEET & DECIMALS
 AND ARE OBTAINED FROM REGISTERED PLANS
 AS NOTED ON THIS SKETCH PLAN

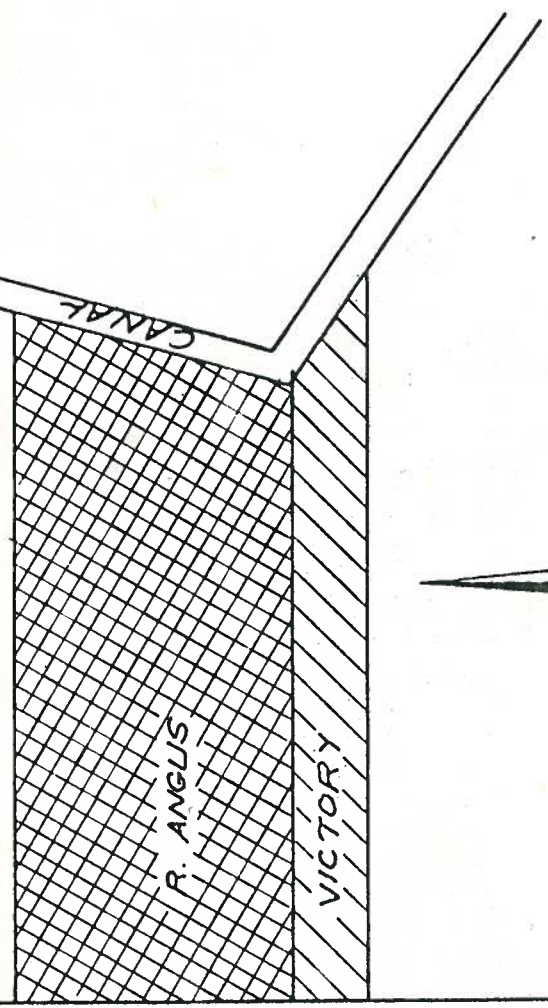


ROAD PLAN 801190
 C. of T. 771 015 825
 AREA TO BE TAKEN OUT OF C. of T. 801 131 489

ROAD PLAN 801190
 GOVERNMENT ROAD ALLOWANCE
 1028.7'
 192.50'
 192.50'



MAP # 2
RAVE INDUSTRIAL PARK
AREA STRUCTURE PLAN
"LOCATION"
SCALE - 1" = 600'



COUNTY OF LETHBRIDGE

HIWAY 3

9 AV. N.

CITY OF LETHBRIDGE

5 AV. N.

2 AV. N.

43 ST N

4.0 SITE DESCRIPTION

The land slopes gently to the East with a drop of approximately three meters in the length of six hundred meters or a ratio of .5/100 meters. Surface water run-off will be channeled by ditches to a storage dugout to be centrally located at the East end of the property.

5.0 UTILITIES

Neither water nor sewer services exist except for water from St. Mary River Irrigation District.

Septic tanks and fields will be used for sewage disposal. No septic tank or a portion of any field may be placed within 300 feet of the S.M.R.I.D. canal. Water useage will be minimal so cisterns may be used.

6.0 ROADS

All roadways will be sixty-six (66) feet in width with a gravel surface to County of Lethbridge specifications.

An asphalt surface will be applied in accordance with a development agreement prepared at time of subdivision.

7.0 DEVELOPMENT PLAN

The Development Plan is shown on Map 3 and is intended to illustrate potential lot sizes and general road patterns. this may vary somewhat at time of subdivision with approval from County Council

Until 43rd Street is upgraded, access will be directly off 43rd Street.

A forty-four (44) foot right of way is planned and set aside for future widening.

When 43rd Street is upgraded and the amount of useage indicates, access will be directly off 43rd Street at its junction with 9th Avenue North.

The plan provides for a range of lot sizes of approximately one (1) acre to ten (10) acres, to accommodate a variety of uses.

8.0 PROPOSED USES

The intention of the RAVE Industrial Park is not to conflict with other industrial areas but rather to complement them by providing sites for business that cannot be accommodated elsewhere because of the type of business or for economic reasons. It is anticipated that this area will become an "Agri-Centre" where a full range of products and services will be offered to the Agricultural Industry.

e.g. Services for Agriculture

- Veterinarian
- Equipment services and parts
- Growers association warehouse
- Agri-Business Centre

Products for Agriculture

- Manufacturers
- Implement dealerships
- Irrigation equipment dealers
- Grain storage and handling systems
- Agricultural building specialists

9.0 DEVELOPMENT STANDARDS

In order to ensure that the RAVE Industrial Park is quality industrial development the following development standards will be implemented:

9.1 CORNER LOT RESTRICTIONS

Sight angles must be protected to maintain a degree of safety, therefore the following standards should be adopted.

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of 1 and 3 feet above the centerline grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property lines 25 feet from the point of intersection.

9.2 YARD REQUIREMENTS

Certain minimum yard requirements are needed to both provide fire separation and guarantee the availability of an area for landscaping.

No building may be located closer than twenty (20) meters to the eastern boundary of 43rd Street service road right of way.

Front yards will be a minimum of 25 feet with parking being allowed but no storage. A significant portion of the front yard will be landscaped.

A minimum side yard of 15 feet should be maintained. This would allow a minimum 30 feet separation between buildings.

Most storage would be in the rear of the building therefore it is felt that a rear yard standard should be up to the discretion of the Development Officer.

9.3 MINIMUM LOT SIZE

one (1) acre

9.4 EXTERIOR BUILDING FINISH

The exterior finish of all buildings is to be to the satisfaction of the Development Officer.

9.5 PARKING AND LOADING AREAS

No loading will be carried out in the front yard areas. Parking areas should be covered either with gravel or paved to aid in dust and weed control.

9.6 OUTDOOR STORAGE

The type of industrial uses are expected in the RAVE area are likely to have extensive storage requirements therefore some storage in side yards may be necessary, however all outdoor storage should be screened by a fence to be approved by the Development Officer.

9.7 LANDSCAPING

Landscaping is a very important feature. All applications for a development permit should have an accompanying landscaping plan. All yards that fact 43rd Street North must be landscaped to the satisfaction of the Development Officer. The following are suitable guidelines to follow:

- . The front yard (except for sidewalks and driveways) shall be landscaped to the satisfaction of the Development Officer.
- . In the case of corner lots, the minor street frontage shall also be landscaped to the satisfaction of the Development Officer.
- . Landscaping may consist of any or all of the following:
 - a. trees, shrubs, lawn, flowers;
 - b. large feature rocks, bark chips, field stone limit of 25% of total landscaped areas);
 - c. berming, terracing;
 - d. other innovative landscaping features.
- . Where screen planting is required, evergreen trees and flowering trees should be used (e.g. May Day Tree, Russian Olive, Flowering Crab).

9.8 REFUSE COLLECTION

It is important to make provision for refuse collection in the conditions for a development permit. Smoke and blowing refuse should be avoided, the following may be incorporated into the By-laws.

- . Refuse shall be collected in a proper enclosure and be appropriately screened on all sides until such time as collection is possible.
- . No open burning of refuse shall be permitted.

9.9 OTHER DEVELOPMENT STANDARDS

It is difficult to prepare a set of standards that would account for every possible situation. The Development Officer should be able to enforce additional standards as he sees necessary. Therefore to allow for unseen circumstances.

The Development Officer may require special standards, including the quality or compatibility of any proposed development such as, but not limited to, the control of noise, smoke, dust, smell, toxic gases, glare or heat, industrial wastes, architecture, exterior building finishes, landscaping, siting, setback variation, paved parking areas, and access.

These special considerations would particularly apply to property at the entrance to the Industrial Park.

GIVEN first reading this 18th day of April 1983.

R.W. Papworth
Reeve
J.D. Clark
County Manager

GIVEN second reading this 16th day of May 1983.

R.W. Papworth
Reeve
J.D. Clark
County Manager

GIVEN third and final reading and passed in Council this 19th day of May, 1983.

R.W. Papworth
Reeve
J.D. Clark
County Manager