

BYLAW NO. 3068

A BYLAW OF THE CITY OF MEDICINE HAT to adopt the Ranchlands Phase 1 Conceptual Scheme and amend Bylaw No. 2823, the City of Medicine Hat Land Use Bylaw.

WHEREAS a conceptual scheme referred to as the Ranchlands Phase 1 Conceptual Scheme has been prepared to provide the framework for subdivision and development of certain land in the Ranchlands area;

AND WHEREAS it is deemed appropriate to adopt the Ranchlands Phase 1 Conceptual Scheme;

AND WHEREAS the land shown on Schedule "A" to this Bylaw and legally described as Portions of Blocks A and B, Plan 6164JK (hereinafter referred to as the "subject land") is presently designated as DC (Direct Control District) under the City of Medicine Hat Land Use Bylaw;

AND WHEREAS an application has been made to redesignate the subject land as R-1 (Single Family Residential District), R-2 (Low Density Residential District), R-3 (Medium Density Residential District), and TU (Transportation & Utilities District) under the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* S.A. 1994, Chapter M-26.1 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* S.A. 1994, Chapter M-26.1;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 16th day of December A.D., 1996 at 6:30 p.m.;

**NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF
MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:**

1. The Ranchlands Phase 1 Conceptual Scheme, attached as Schedule "A" to this Bylaw, is hereby adopted.
2. Bylaw No. 2823, being the City of Medicine Hat Land Use Bylaw, is hereby amended by redesignating the subject land as R-1 (Single Family Residential District), R-2 (Low Density Residential District), R-3 (Medium Density Residential District), and TU (Transportation & Utilities District), as shown on Schedule "A" to this Bylaw.

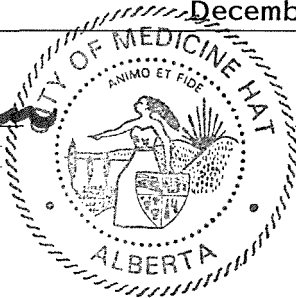
READ A FIRST TIME in open Council on November 18, 1996.

READ A SECOND TIME in open Council on December 16, 1996.

READ A THIRD TIME in open Council on December 16, 1996.

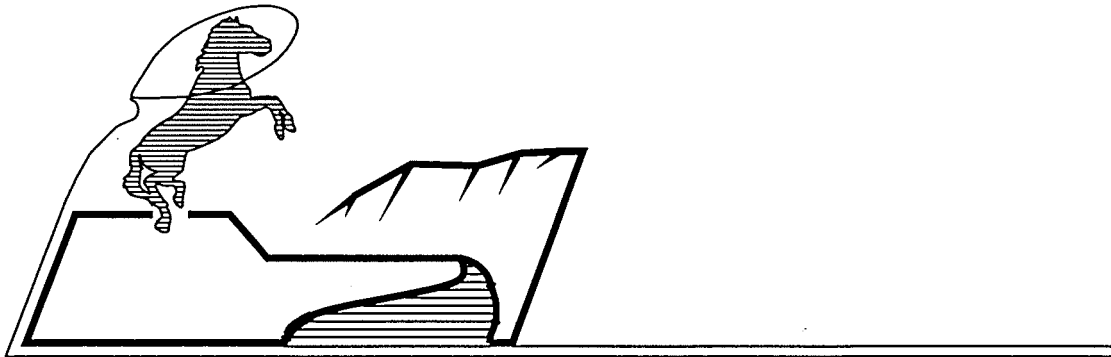
SIGNED AND PASSED on December 17, 1996.


MAYOR TED J. GRIMM




CITY CLERK - L.P. GODIN

SCHEDULE A



*RANGLANDS PHASE 1
CONCEPTUAL SCHEME*

PREPARED BY:

PLANNING, BUILDING & ENGINEERING SERVICES DEPT.

16 OCTOBER 1996



Medicine Hat
The Gas City

1. INTRODUCTION

This conceptual scheme represents the first phase of development in the Ranchlands Area, and is a logical continuation of development in this sector. The study area known as Ranchlands Phase 1 contains 5.8 hectares and is located immediately north of the Parkview area (Figure 1). This plan provides a detailed subdivision design which is based on the Ranchlands Area Structure Plan approved by Council in 1994. The site boundaries for this conceptual plan have been determined based on detailed road alignments as shown in the Parkview Drive Functional Planning Study, therefore the study area and some of the land uses in this plan differ from those shown in the area structure plan.

All the lands contained within the conceptual plan are owned by the City of Medicine Hat and this site forms a logical extension of residential development. Primary access to the study area will be from an extension of existing roads constructed as part of the implementation of Parkview Phase 3.

2. PURPOSE

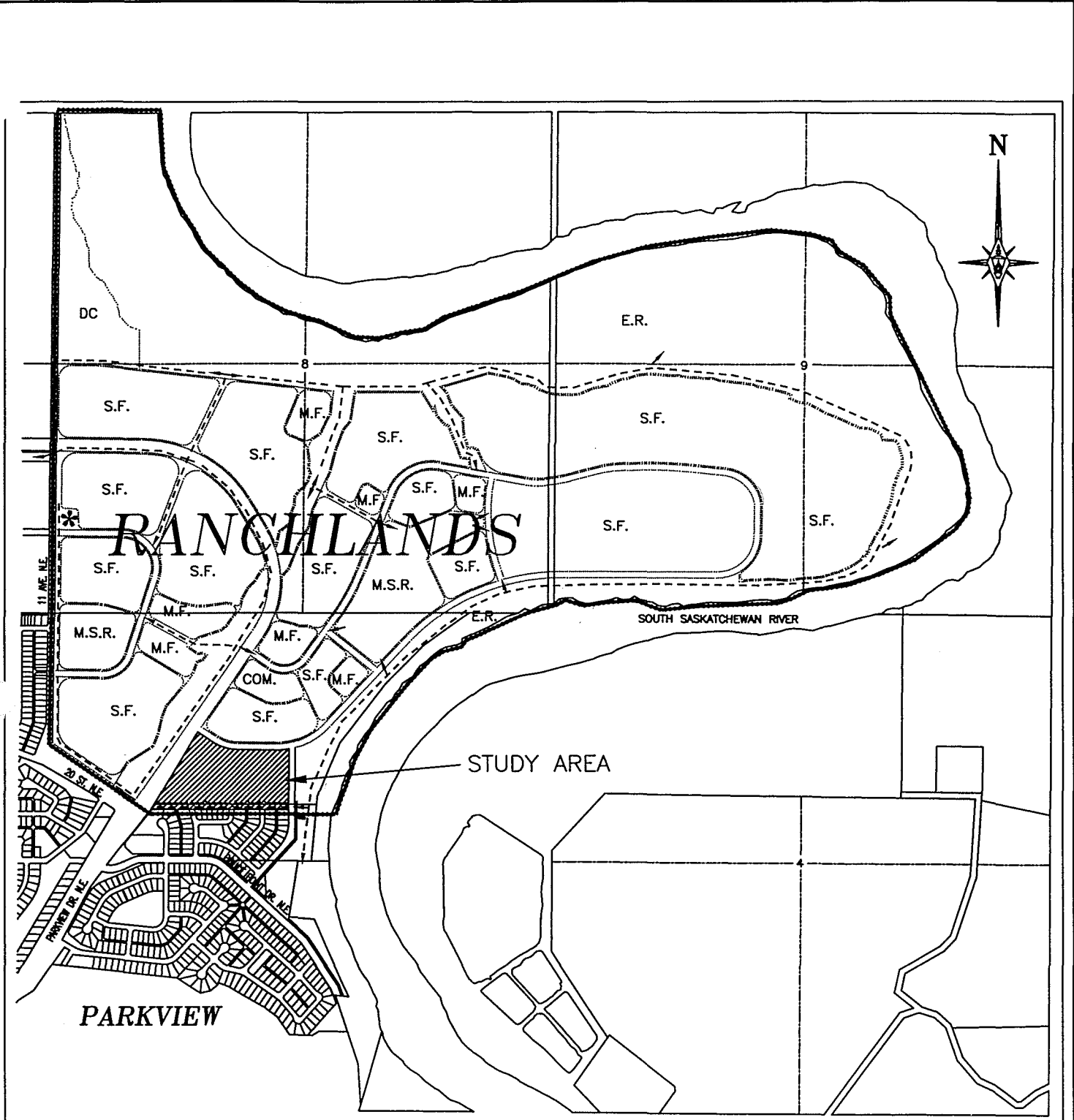
The purpose of the Ranchlands Phase 1 Conceptual Scheme is to prepare a plan for the orderly and economical development of the area. This Conceptual Scheme apart from minor changes and variations will be utilized:

- to determine roadway and utility requirements
- to form the base for future subdivisions
- to provide a guide to decision makers including developers and future buyers.

3. SITE ANALYSIS

The subject land area is vacant but has been used for horticultural purposes the past number of years. The westerly portion of the study area slopes downward in a southeasterly direction towards the South Saskatchewan River, at about a 5% grade, while the easterly portion levels off to a 1 to 2 % grade. The topography of the site does not create development constraints.

The site boundaries are established by the extension of Parkview Drive to the west, the major collector road for Ranchlands Phase 3 to the north, the extension of Preston Avenue to the east and a 69kv overhead power line separating this area from Parkview Phase 3. Based on detailed road designs and actual field surveys, the area involved in this phase of development is less than shown in the approved area structure plan.



RANCHLANDS PHASE 1 CONCEPTUAL SCHEME

**FIGURE 1
SITE LOCATION**

DRAWN BY: VKS PDELUD0042

The current classification of the subject land is DC "Direct Control" under the Medicine Hat Land Use Bylaw. Prior to the subdivision of this land, land use bylaw amendments to appropriate districts will have to be dealt with by the Municipal Planning Commission and City Council.

An Environmental Impact Study has been completed for the Ranchlands Area, and there are no areas of concern in this phase of development. However, all construction and development should be carried out in accordance with the guidelines outlined in this study.

In 1980, the area was examined for archaeological and historic resources, at which time 15 sites were identified. Follow up work was recommended but never undertaken. Prior to any further subdivision or development, additional field reconnaissance must be undertaken to meet the requirements of Archaeological Survey Branch of Alberta Community Development.

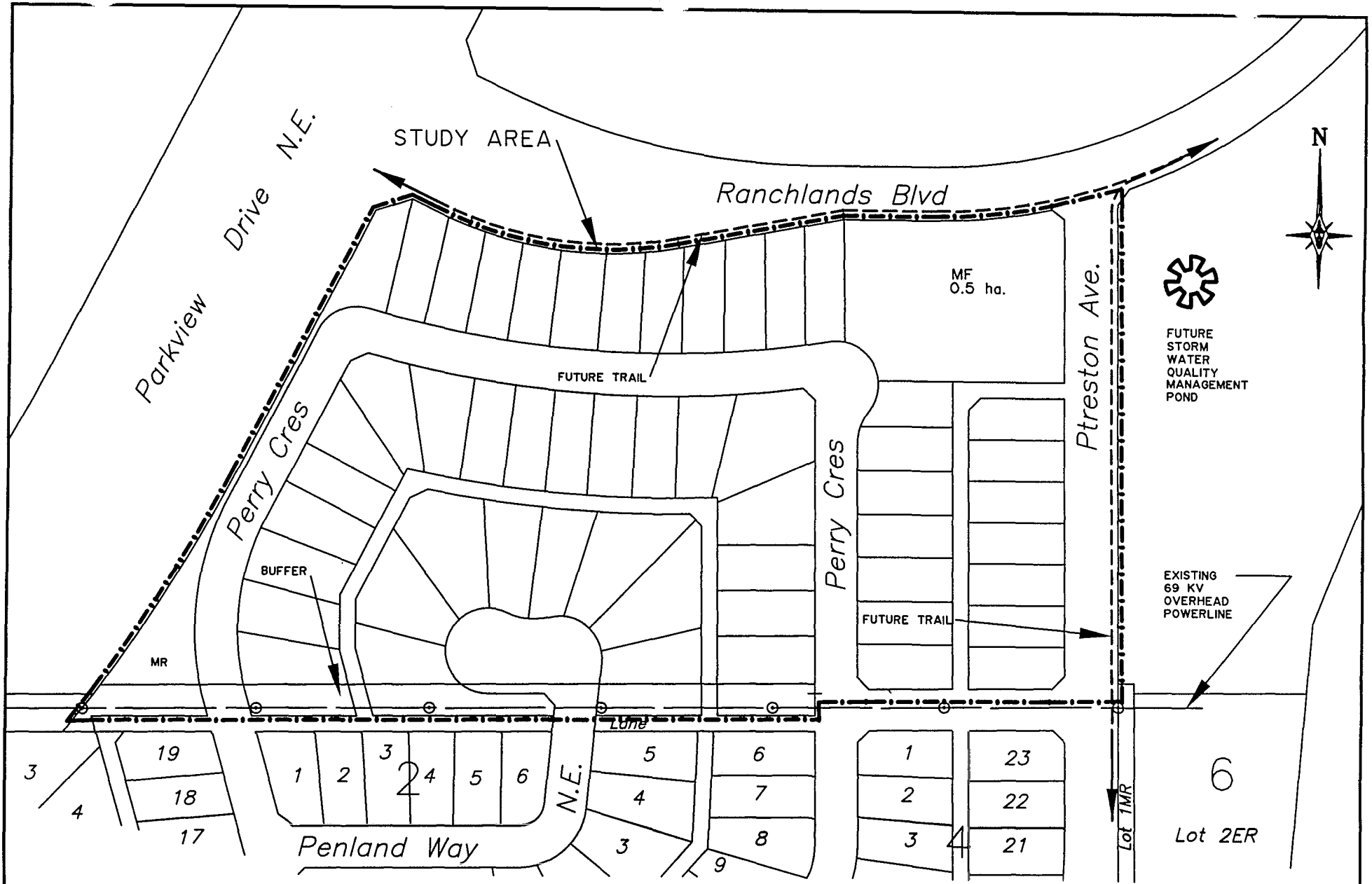
4. CONCEPT

Figure 2 shows the conceptual design for this area. The plan includes:

- predominantly single family development,
- a 0.5 ha Multi Family lot in the north east corner of the site,
- a 12 m buffer strip to separate the overhead power line,

The concept depicts approximately 49 single family and 3 duplex lots ranging in width from 15 to 18 m. Exact lot sizes will be defined at the time of subdivision application, taking into account current market demands.

In accordance with the Ranchlands Area Structure Plan, the municipal reserve requirement for this area will be met in future phases.



RANCHLANDS PHASE 1 CONCEPTUAL SCHEME

**FIGURE 2
CONCEPTUAL DESIGN**

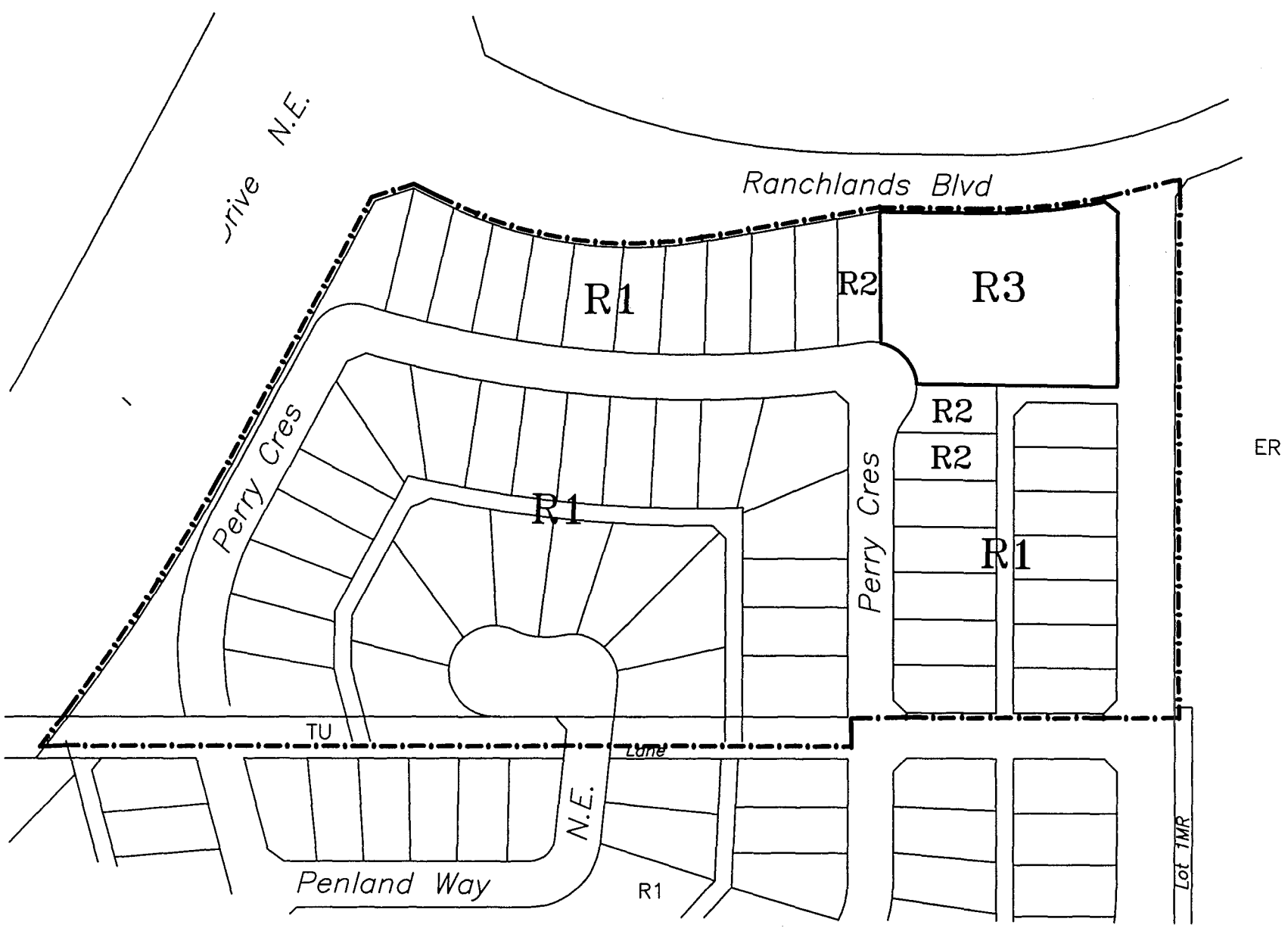


With the recent completion of the sanitary sewer river crossing, utility servicing is not an issue. Services will be extended from existing infrastructure located in the adjacent Parkview subdivision. However, to service future phases of Ranchlands, oversizing must be taken into account. The UMA Engineering Report prepared for the Ranchlands Area Structure Plan, provides specifics regarding this oversizing (see Appendix B). Detailed utility design plans will be prepared at the subdivision stage.

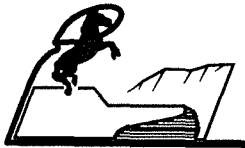
5. IMPLEMENTATION

The purpose of this Conceptual Scheme is to form the basis for the orderly and economical development of this area. This plan needs to be adopted by resolution of Council after it has been reviewed by the Municipal Planning Commission. To satisfy requirements of the Planning Act portions of the Municipal Government Act, a public hearing on this conceptual scheme is required. To streamline the process, the public hearing for this plan should be held in conjunction with the land use bylaw amendments hearing. Once this plan and land use bylaw amendments are adopted, a subdivision application can be submitted in due course.

Figure 2 forms the basis for future subdivision designs, while Figure 3 outlines the proposed Land Use Districts.



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RANCHLANDS PHASE 1 CONCEPTUAL SCHEME

FIGURE 3
PROPOSED LAND USE DISTRICTS

DRAWN BY:	VKS	PDELU96043
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APPENDIX A

RANGLANDS AREA STRUCTURE PLAN

CONCEPT PLAN

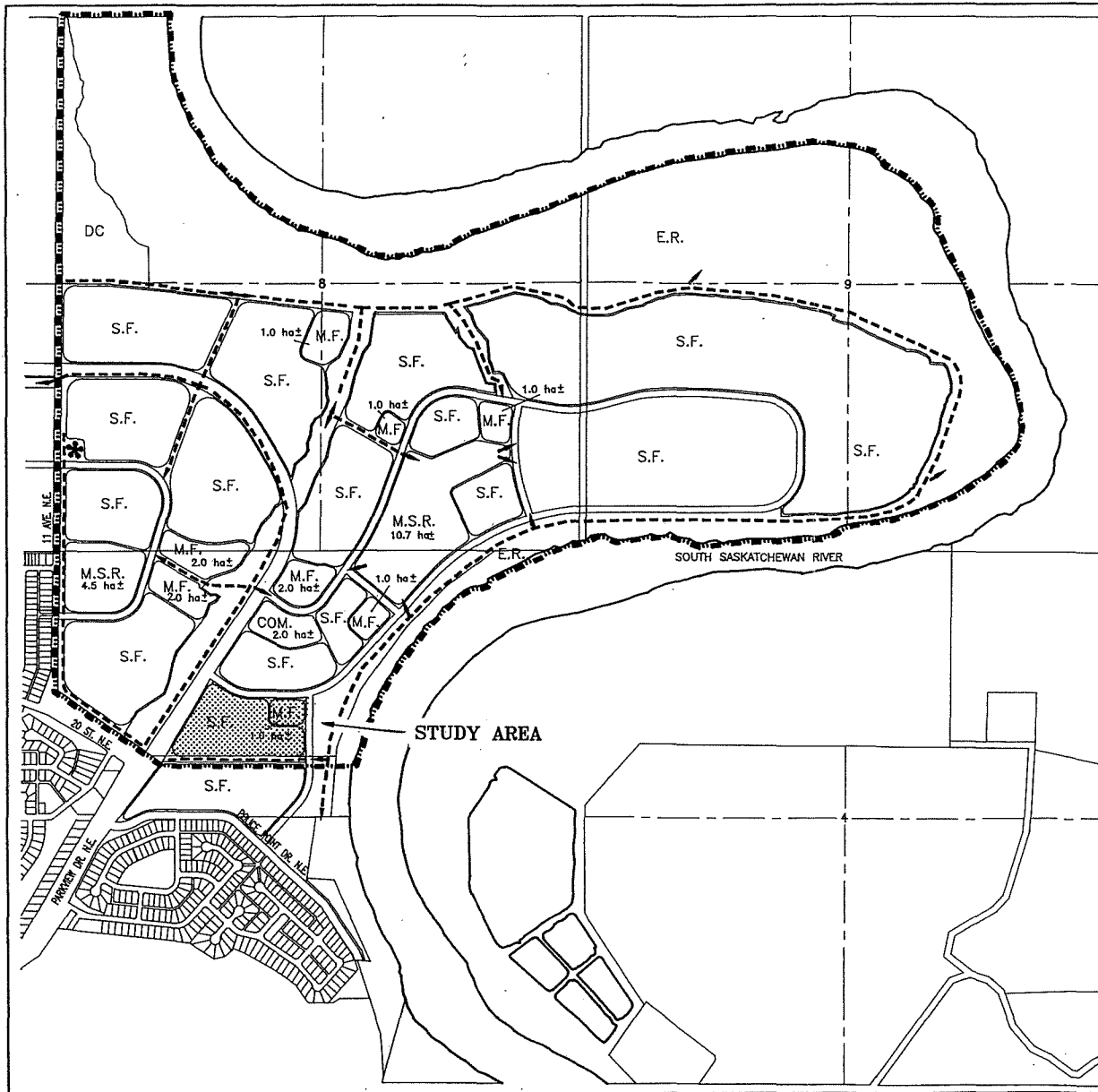
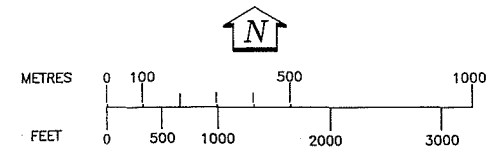


RANCHLANDS AREA STRUCTURE PLAN

FIGURE 3.1 Concept Plan

- M.S.R. -- Municipal/School Reserve
- E.R. -- Environmental Reserve
- M.F. -- Multi-Family
- COM. -- Commercial
- S.F. -- Low Density Residential
- DC -- Direct Control
- -- Trail System
- * -- Future Water Reservoir
- ▬▬▬ -- Study Area

City of Medicine Hat



APPENDIX B

RANGLANDS AREA STRUCTURE PLAN

ENGINEERING STUDY

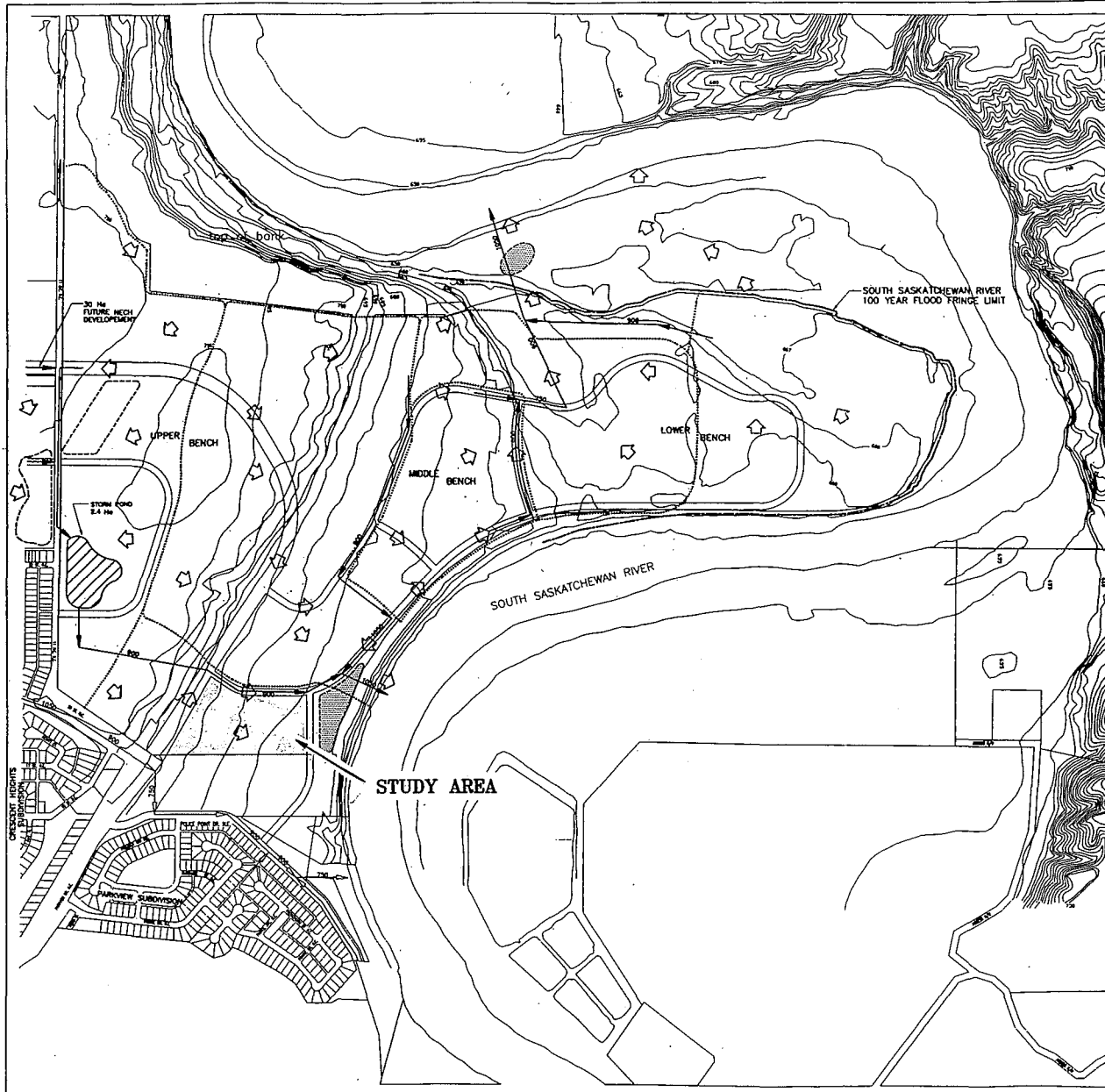
Utility Servicing Maps



RANCHLANDS AREA STRUCTURE PLAN

FIGURE 4.2

STORM DRAINAGE SYSTEM

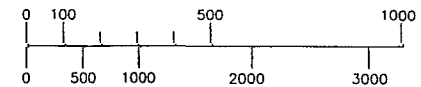


LEGEND:

- EXISTING GROUND CONTOUR ELEVATION
- DEVELOPABLE AREA
- MINOR SYSTEM**
- 750 mm - EXISTING STORM SEWER
- 600 mm - PROPOSED STORM SEWER
- POTENTIAL SITE FUTURE STORMWATER QUALITY TREATMENT POND
- CATCHMENT LIMIT
- MAJOR SYSTEM**
- OVERLAND FLOW ROUTE
- PROPOSED POND
- PROPOSED POND ALTERNATIVE LOCATION

UMA Engineering Ltd.
Engineers and Planners

SEPTEMBER 1993



The City of Medicine Hat
Southeast Alberta Regional Planning Commission



RANGLANDS AREA STRUCTURE PLAN

FIGURE 5.1

SANITARY SEWERAGE SYSTEM



LEGEND:

- EXISTING GROUND CONTOUR ELEVATION
- EXISTING SANITARY SEWER MAINS
- EXISTING SEWAGE PUMPING STATION
- EXISTING FORCE MAIN
- PROPOSED SANITARY SEWER TRUNK MAINS
- PROPOSED FORCE MAIN
- PROPOSED SEWAGE PUMPING STATION
- CATCHMENT LIMITS
- DIRECTION OF FLOW
- DEVELOPABLE AREA

UMA UMA Engineering Ltd.
Engineers and Planners

SEPTEMBER 1993



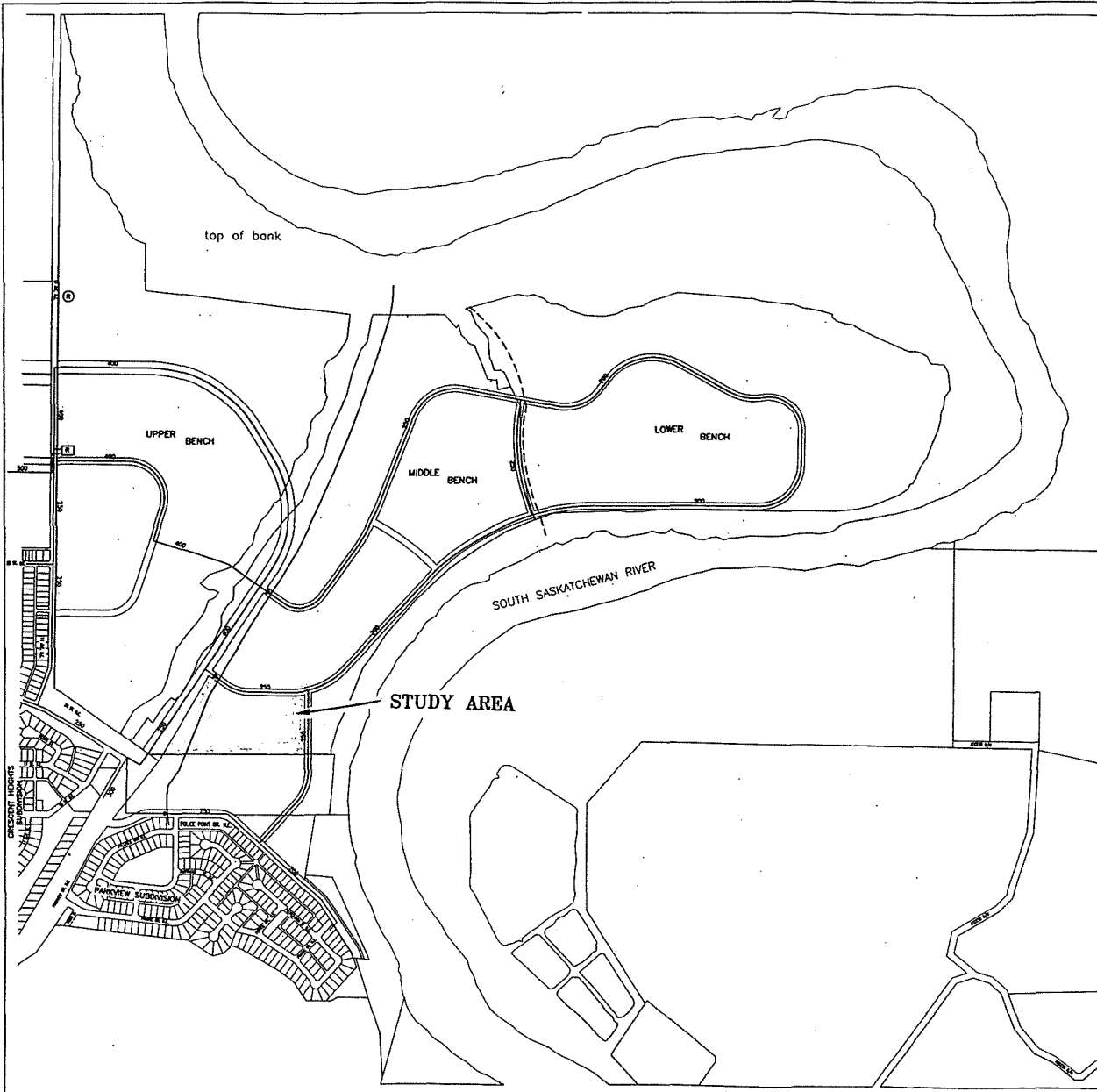
The City of Medicine Hat
Southeast Alberta Regional Planning Commission



RANGLANDS AREA STRUCTURE PLAN

FIGURE 6.1

WATERWORKS SYSTEM

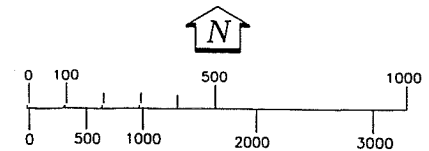


LEGEND:

- EXISTING WATER MAIN
- EXISTING PRESSURE REDUCING VALVE
- PROPOSED WATER MAIN
- PROPOSED PRESSURE REDUCING VALVE
- PROPOSED PRESSURE RESERVOIR
- PROPOSED FEEDER MAIN
- PROPOSED PRESSURE ZONE
- POTENTIAL PRESSURE ZONE
- PROPOSED WATER RESERVOIR ALTERNATIVE SITE
- DÉVELOPABLE AREA

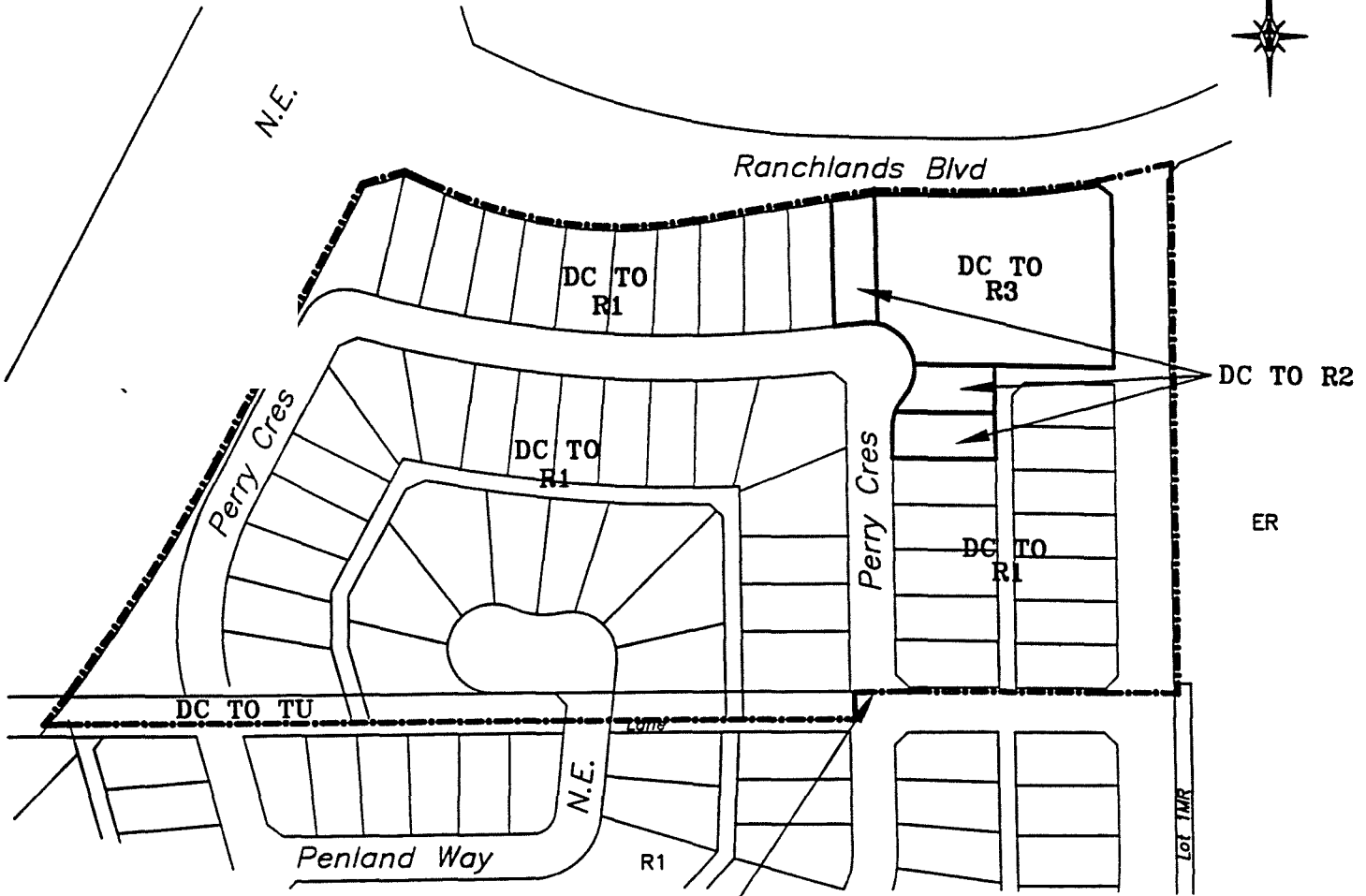
uma UMA Engineering Ltd.
Engineers and Planners

SEPTEMBER 1993



The City of Medicine Hat
Southeast Alberta Regional Planning Commission

SCHEDULE B



LEGAL DESCRIPTION:
PORTION BLOCKS A & B, PLAN 6164 JK

**PROPOSED LAND USE
AMENDMENT**