

**LEGACY RIDGE
CITY OF LETHBRIDGE
PROPOSED OUTLINE PLAN AMENDMENT**



Prepared for:

Melcor Developments Ltd.

1129 38611

Prepared by:

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April 2006



Stantec

Approved by MPC April 11, 2006
Revisions to April, 2010

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1.0 INTRODUCTION

The north sector of the City of Lethbridge has experienced significant growth in recent years, and this trend is expected to continue into the foreseeable future. In response to the lifestyle opportunities this area of the City offers, Melcor Developments Ltd. has provided a comprehensively designed community.

Legacy Ridge offers a range of housing alternatives to accommodate a variety of market segments and lifestyles. The development is comprised of low-density single detached housing, with medium density multifamily sites, and public lands. The design generally incorporates a series of residential cells that utilize a multi-functional open space system to orient activities towards the major natural amenities of the escarpment and the Old Man River Valley.

1.1 Intent

The subject applications, on behalf of Melcor Developments Ltd. (“Melcor”), is for an Outline Plan amendment by the Municipal Planning Commission. As a part of these applications, it is understood that the Area Structure Plan for the region will be amended by City administration.

The Legacy Ridge Outline Plan Amendment application represents the remainder of the approved Outline Plan for Legacy Ridge Stage I. These applications encompass 19.40 ha± (47.9 acres±) and provide a logical extension of residential development in the easterly sector of the Plan area.

The proposed Outline Plan Amendment application responds to both the current and future requirements for the housing sector in the City of Lethbridge by:

- Allowing development to proceed in the northerly region of the City;
- Providing a logical extension of residential development within Legacy Ridge, and west of the community of Uplands and south of the community of Hardiville;
- Providing a variety of housing products that are compatible with existing residential development;
- Providing a comprehensive park and open space system linked to the Old Man River Valley escarpment;
- Providing a Joint Use Site to meet the educational needs of residents.

**LEGACY RIDGE OUTLINE PLAN AMENDMENT
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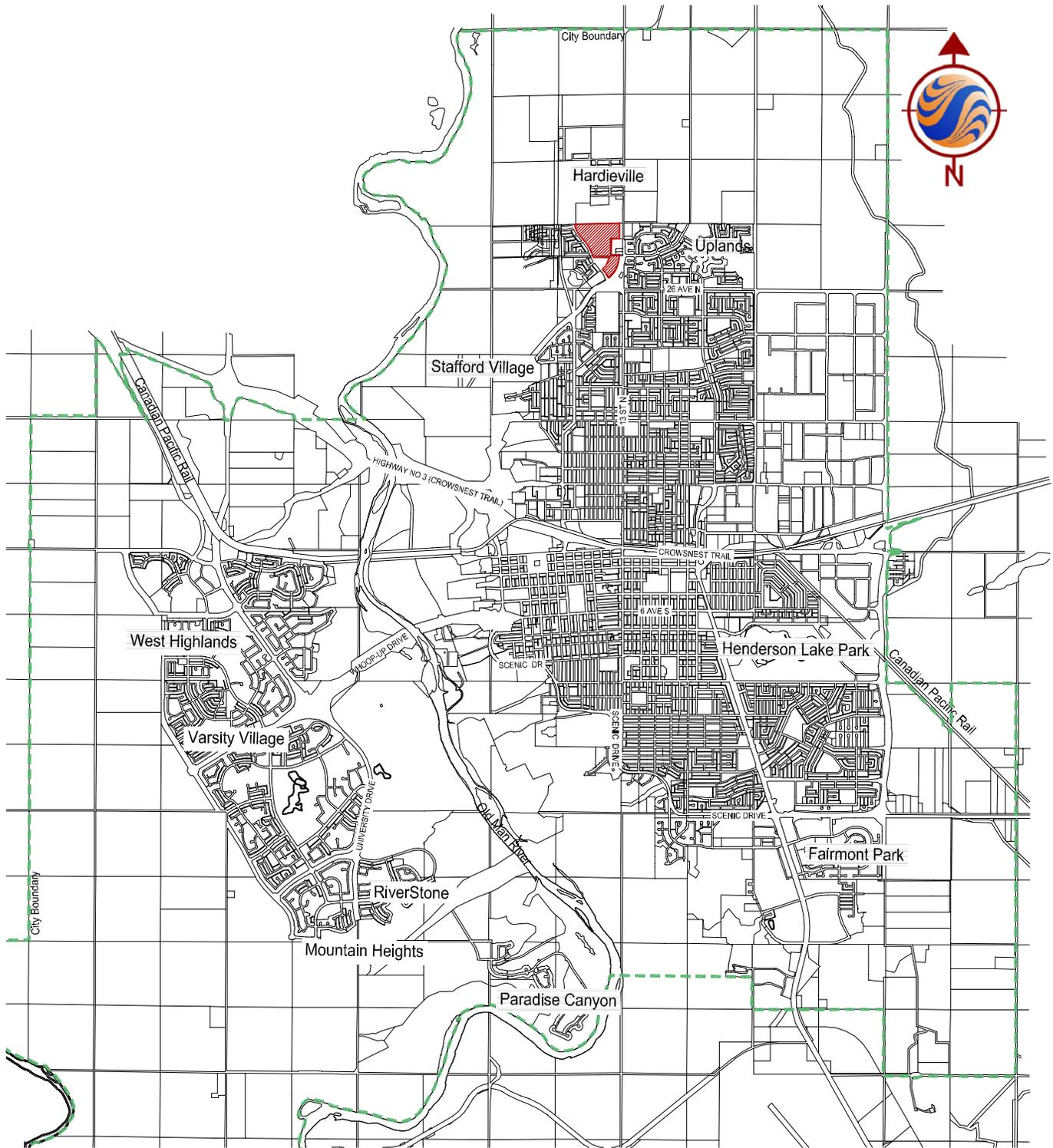
2.0 LOCATION AND AREA

The Legacy Ridge Outline Plan Amendment application falls within the Hardieville - Legacy Ridge - Uplands Area Structure Plan, which was approved by Council in 2002.

The subject lands are situated in north Lethbridge and are bound to the south by Scenic Drive North, to the north by the NE ¼ of Sec 18-09-21-W4M, to the east by 13th Street and to the west by the Mildred Dobbs Blvd North.

Figure 2.1, Location Plan, shows the location of the Legacy Ridge lands in a citywide context.

Figure 2.2, Subject Lands, Figure 2.3, Aerial Photo and **Figure 2.4, Existing Land Use**, indicates the subject lands in relation to existing and future development in the north sector of the City of Lethbridge.



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Legend

-  City of Lethbridge Limits
-  Legacy Ridge Outline Plan Amendment Boundary

Client/Project

MELCOR DEVELOPMENTS LTD.
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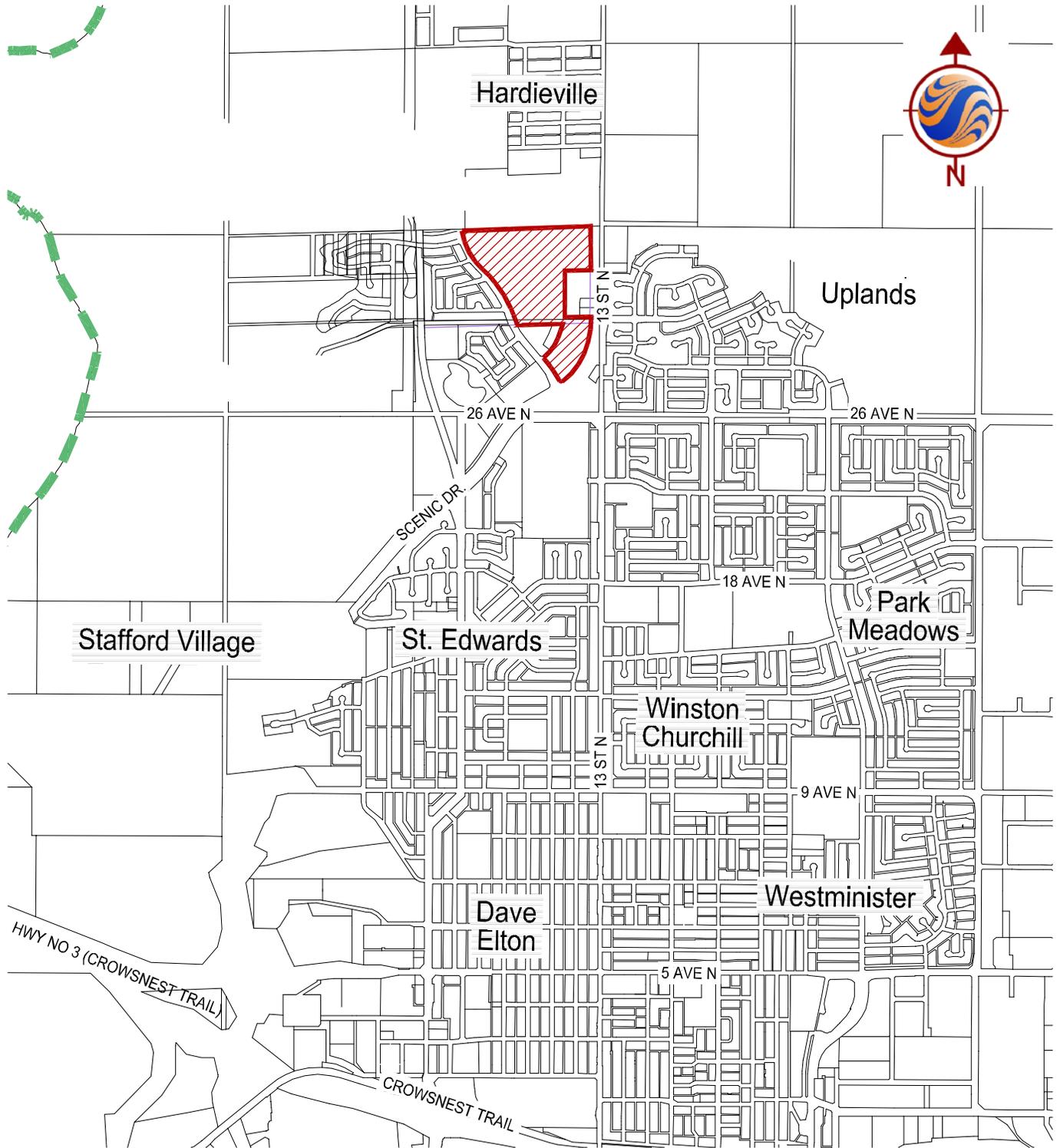
Figure No.

2.1

Title

Location Plan

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Legend

-  City of Lethbridge Limits
-  Legacy Ridge Outline Plan Amendment Boundary

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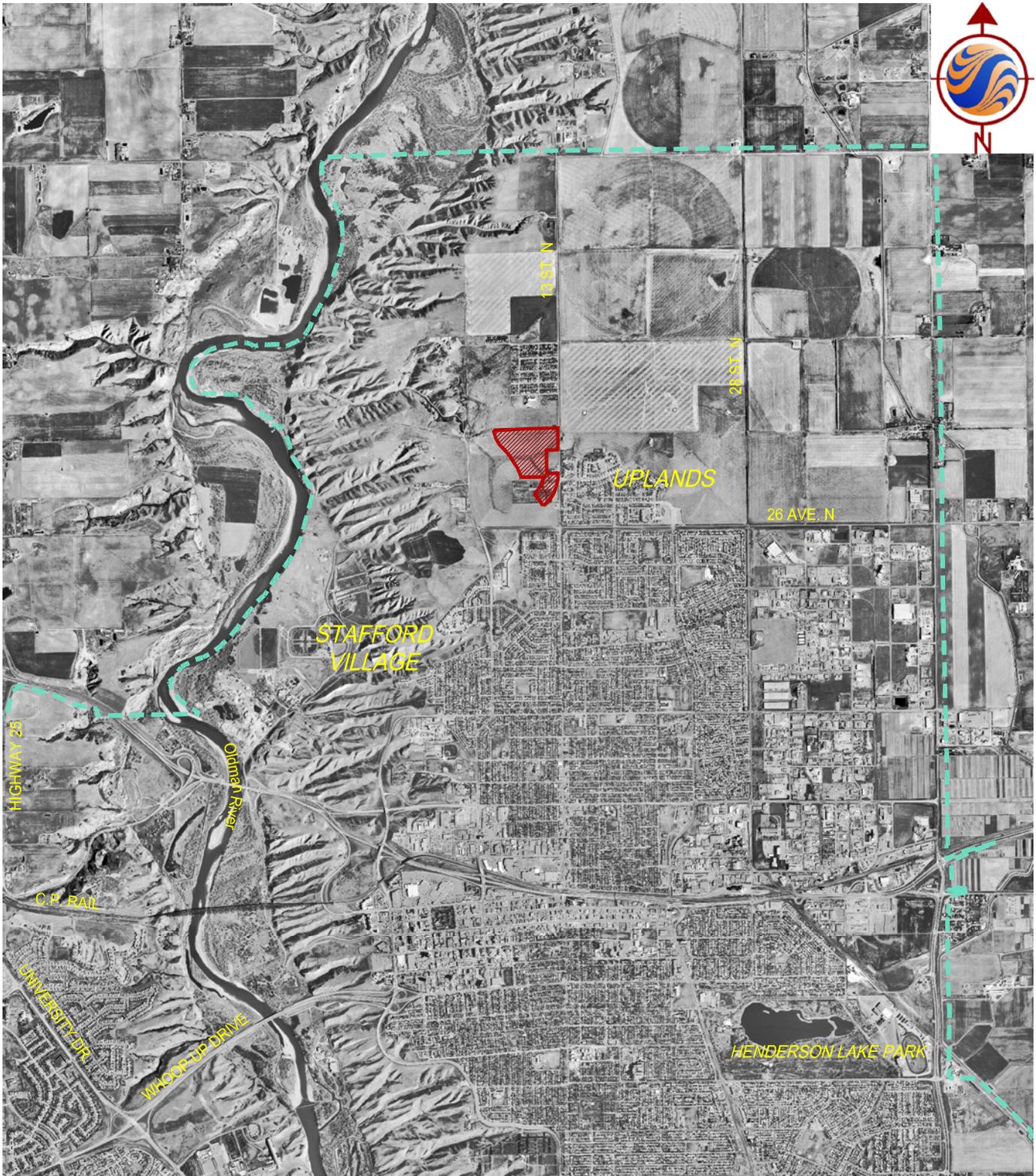
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Figure No.

2.2

Title

Subject Lands



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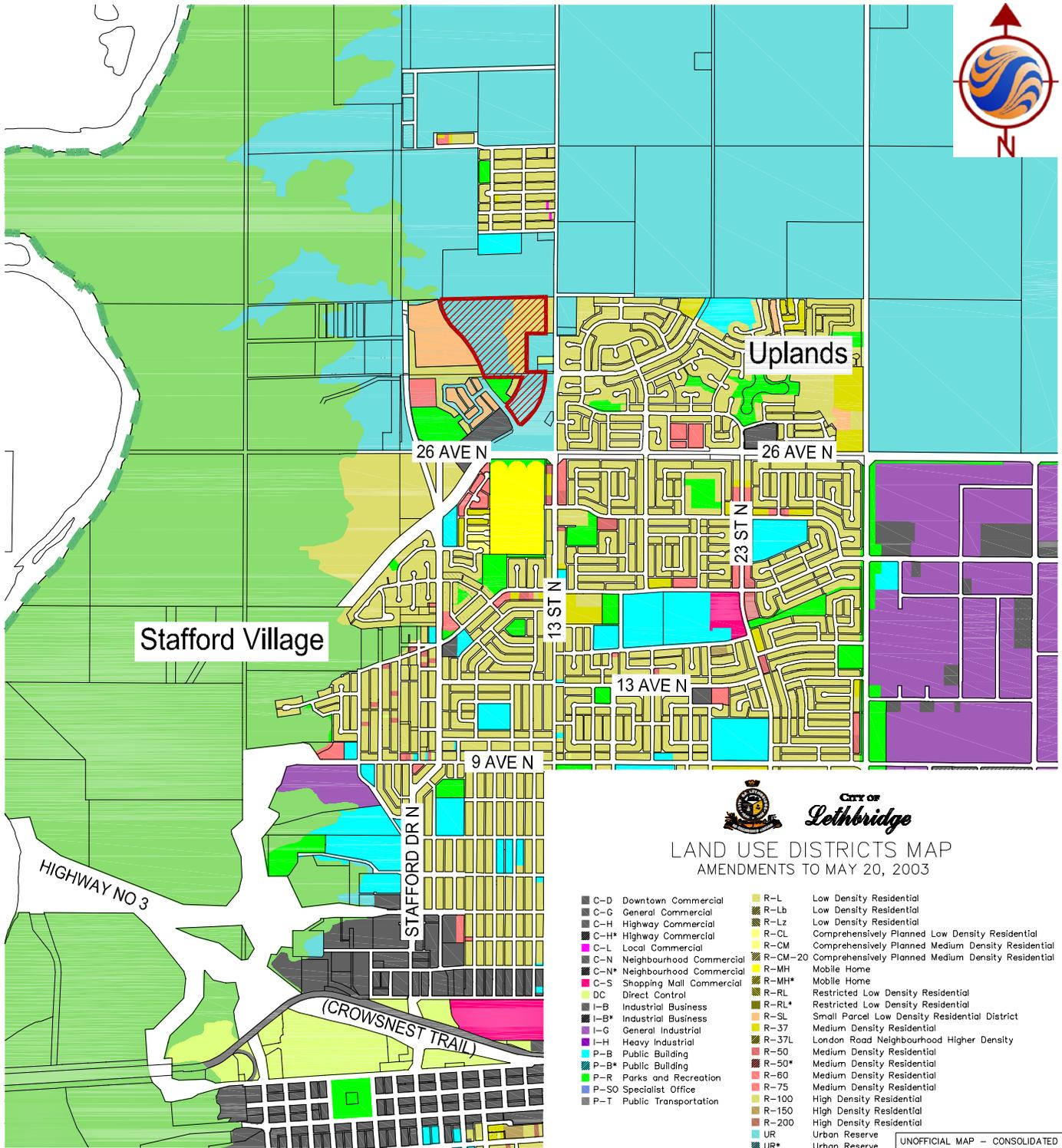


- Legend
- - - - - City of Lethbridge Limits
 - Legacy Ridge Outline Plan Amendment Boundary

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Figure No.
2.3

Title
Aerial Photo



CITY OF
Lethbridge

LAND USE DISTRICTS MAP
AMENDMENTS TO MAY 20, 2003

■ C-D Downtown Commercial	■ R-L Low Density Residential
■ C-G General Commercial	■ R-Lb Low Density Residential
■ C-H Highway Commercial	■ R-Lz Low Density Residential
■ C-H* Highway Commercial	■ R-CL Comprehensively Planned Low Density Residential
■ C-L Local Commercial	■ R-CM Comprehensively Planned Medium Density Residential
■ C-N Neighbourhood Commercial	■ R-CM-20 Comprehensively Planned Medium Density Residential
■ C-N* Neighbourhood Commercial	■ R-MH Mobile Home
■ C-S Shopping Mall Commercial	■ R-MH* Mobile Home
■ DC Direct Control	■ R-RL Restricted Low Density Residential
■ I-B Industrial Business	■ R-RL* Restricted Low Density Residential
■ I-B* Industrial Business	■ R-SL Small Parcel Low Density Residential District
■ I-G General Industrial	■ R-37 Medium Density Residential
■ I-H Heavy Industrial	■ R-37L London Road Neighbourhood Higher Density
■ P-B Public Building	■ R-50 Medium Density Residential
■ P-B* Public Building	■ R-50* Medium Density Residential
■ P-R Parks and Recreation	■ R-60 Medium Density Residential
■ P-SO Specialist Office	■ R-75 Medium Density Residential
■ P-T Public Transportation	■ R-100 High Density Residential
	■ R-150 High Density Residential
	■ R-200 High Density Residential
	■ UR Urban Reserve
	■ UR* Urban Reserve
	■ V Valley

UNOFFICIAL MAP - CONSOLIDATED FOR CONVENIENCE ONLY. FOR ZONING OF INDIVIDUAL PROPERTIES CONTACT DEVELOPMENT SERVICES DEPARTMENT.

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Legend
 - - - - - City of Lethbridge Limits
 ▨ Legacy Ridge Outline Plan Amendment Boundary

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Figure No.
2.4

Title
Existing Land Use

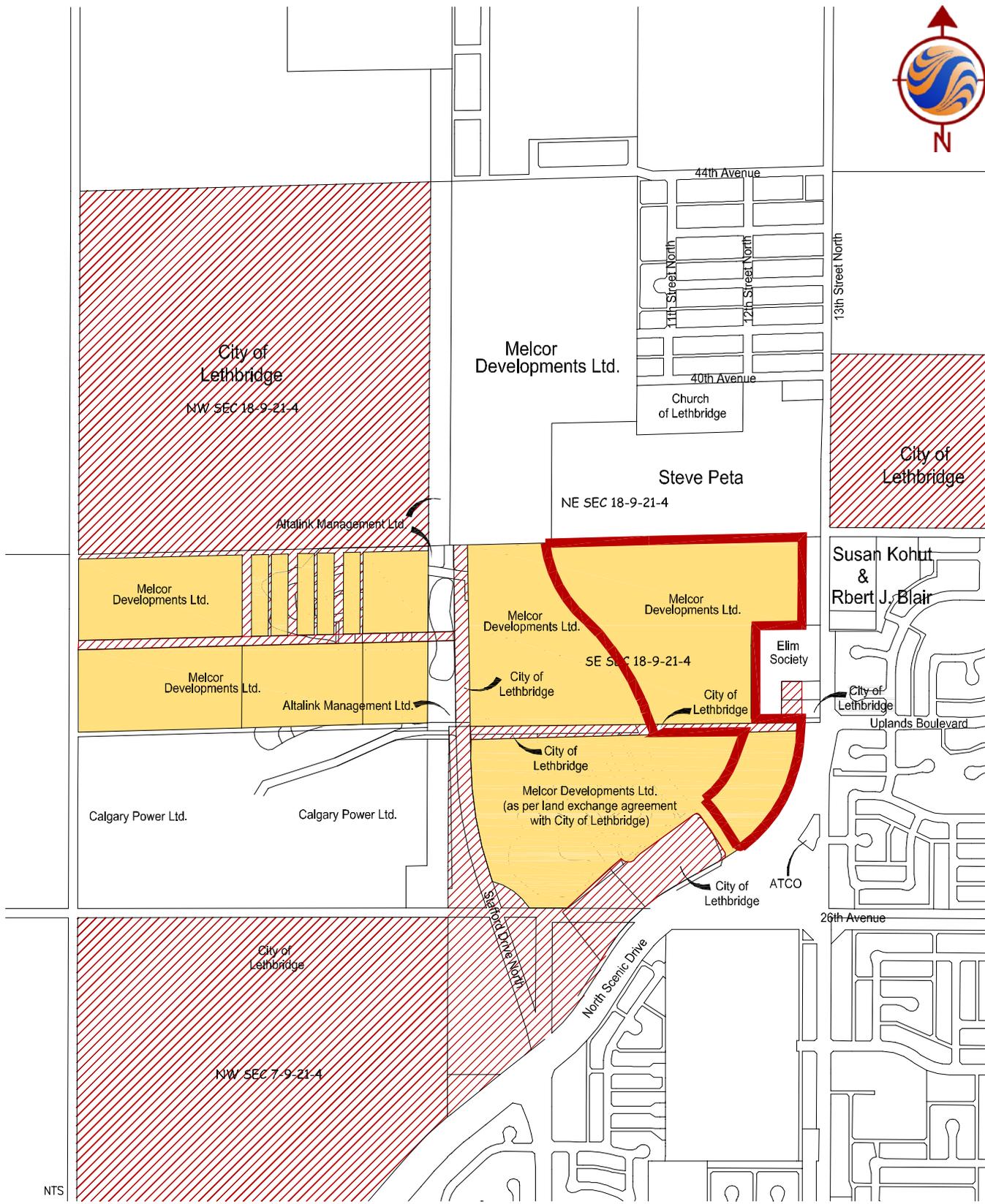
**LEGACY RIDGE OUTLINE PLAN AMENDMENT
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3.0 LAND OWNERSHIP

The landownership pattern for Legacy Ridge area is fragmented and the ownership pattern is summarized in the table provided below and illustrated in the corresponding **Figure 3.1, Land Ownership**.

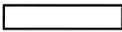
Owner	Legal Description
Melcor Development Ltd.	Portion of SE ¼ 18-9-21-4 Portion of SE ¼ 18-9-21-4, LSD 1&2
City of Lethbridge	Portion of SE ¼ 18-9-21-4

Land Title Certificates have been provided in **Appendix A, Certificates of Title**.



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Legend

-  Legacy Ridge Outline Plan Amendment Boundary
-  City of Lethbridge
0.93ha±(2.3ac±)
-  Melcor Developments Ltd.
17.89ha±(44.2ac±)
-  Elim Society
1.85ha±(4.6ac±)

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Figure No.

3.1

Title

Land Ownership

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4.0 PLANNING CONTEXT

The Hardieville – Legacy Ridge – Uplands Area Structure Plan defines the major land uses, transportation and servicing systems for this area.

4.1 Hardieville – Legacy Ridge – Uplands Area Structure Plan

The Legacy Ridge Outline Plan Amendment has been prepared with the Hardieville / Legacy Ridge / Uplands Area Structure Plan policies setting basic parameters for development.

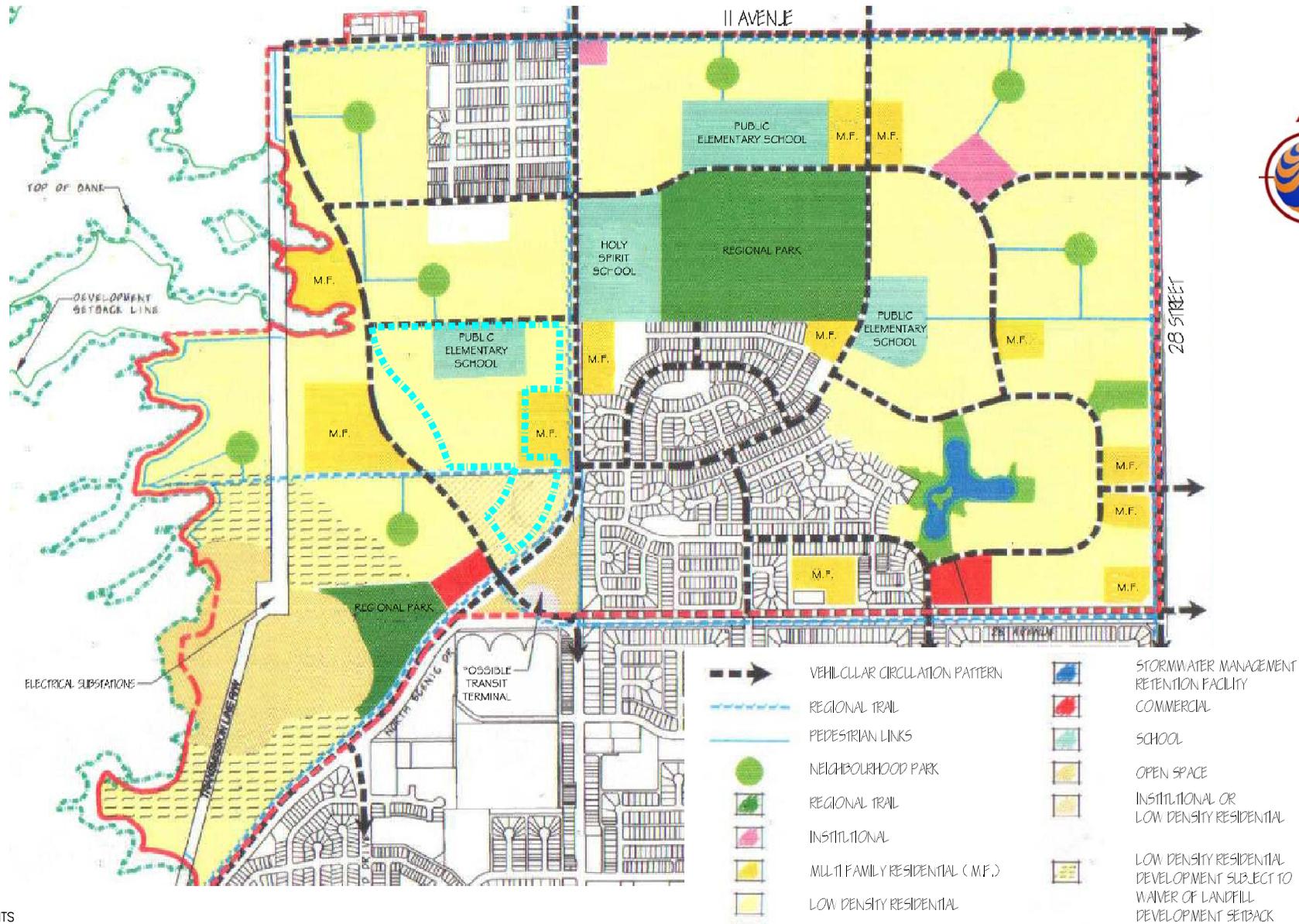
The proposed applications conform to the policies of the Area Structure Plan by:

- Primarily low density residential uses in the overall Legacy Ridge plan area;
- Strategically located multi-family residential development;
- A Public Elementary School site as identified in the Area Structure Plan;
- A transportation network consistent with the collector roadway network identified in the Area Structure Plan to facilitate efficient internal traffic movements;
- Neighbourhood parks providing a combination of playground opportunities and informal play areas as well as passive recreational opportunities.

A number of minor amendments to the Area Structure Plan will also occur concurrently with these applications. These amendments include:

- Amending Figure 3 Land Use Concept, to reflect the location of multi-family parcels;
- Update Appendix III, land use statistics, housing and population projections
- Related textural amendments.

Figure 4.1, Hardieville / Legacy Ridge / Uplands Area Structure Plan illustrates the land use concept for the area.



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Legend

- - - - - Legacy Ridge Outline Plan Amendment Boundary
- - - - - ASP Boundary

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Figure No.

4.1

Title

**Hardieville - Legacy Ridge - Uplands
Area Structure Plan**

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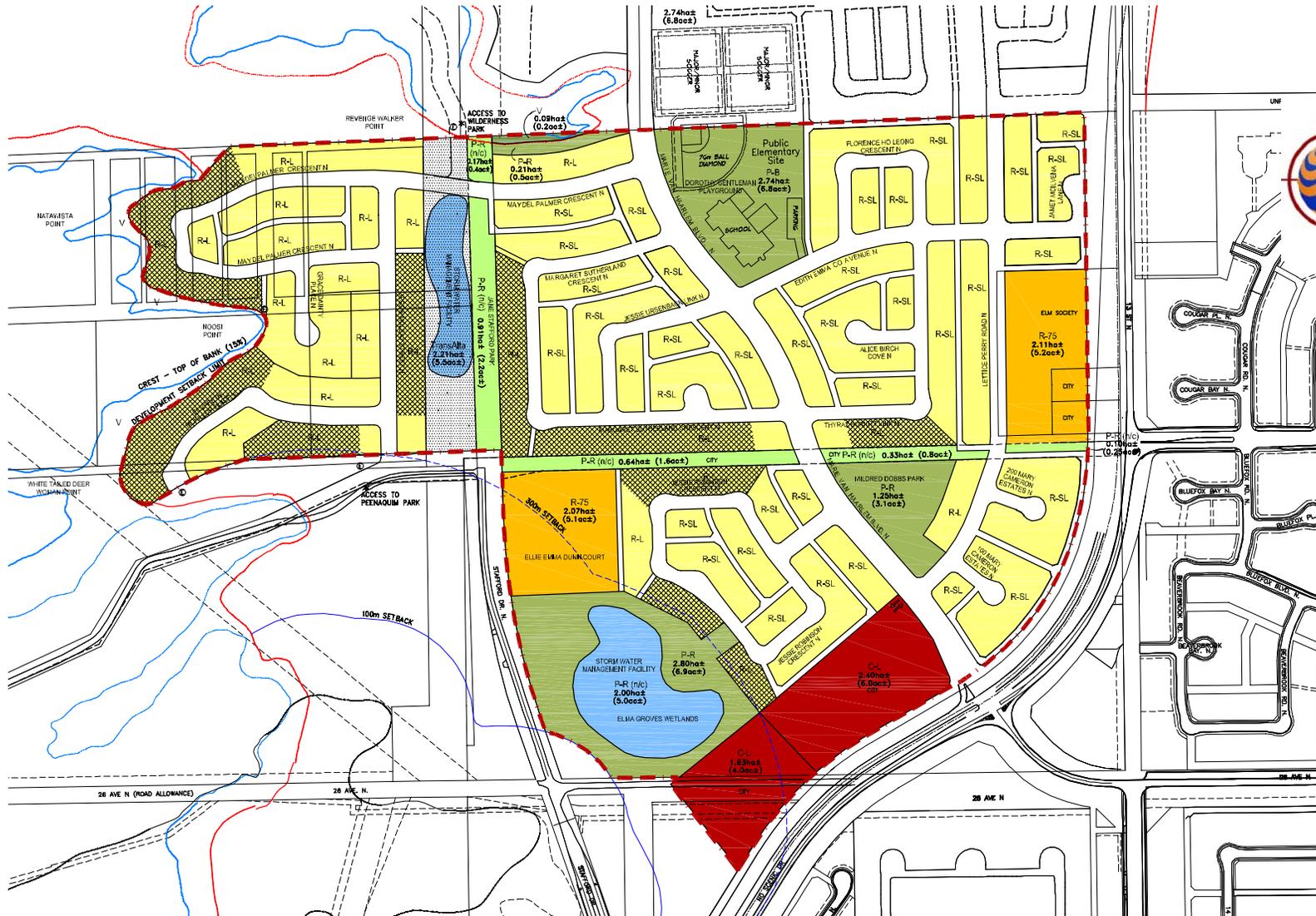
MELCOR
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5.0 OUTLINE PLAN AMENDMENT

The Outline Plan approval for Legacy Ridge was approved by the City of Lethbridge in 2004. Since that approval, further design review of the community has taken place. It was determined that a number of amendments to the Outline Plan were warranted to improve the layout of the community and offer additional housing type opportunities. The proposed amendments to the Outline Plan include:

- The re-alignment of Mildred Dobbs Blvd. North;
- Redesignating two parcels from Low Density Residential (R-L) to multi-family residential:
 - Northeast corner of Plan area proposed as R-75
 - Southeast corner of Plan area proposed as R-37;
- The location of the walkway from Jessie Robinson Crescent N. to the green space and storm water management facility has been re-aligned;
- The north-south access route / walkway from the P-R parcel, that runs along the east side of the medium-density residential site off of Stafford Drive, has been removed;
- The layout for the elementary school site and adjacent residential parcels have been revised.

Figure 5.1, Approved Outline Plan and **Figure 5.2, Proposed Outline Plan** illustrate these amendments.



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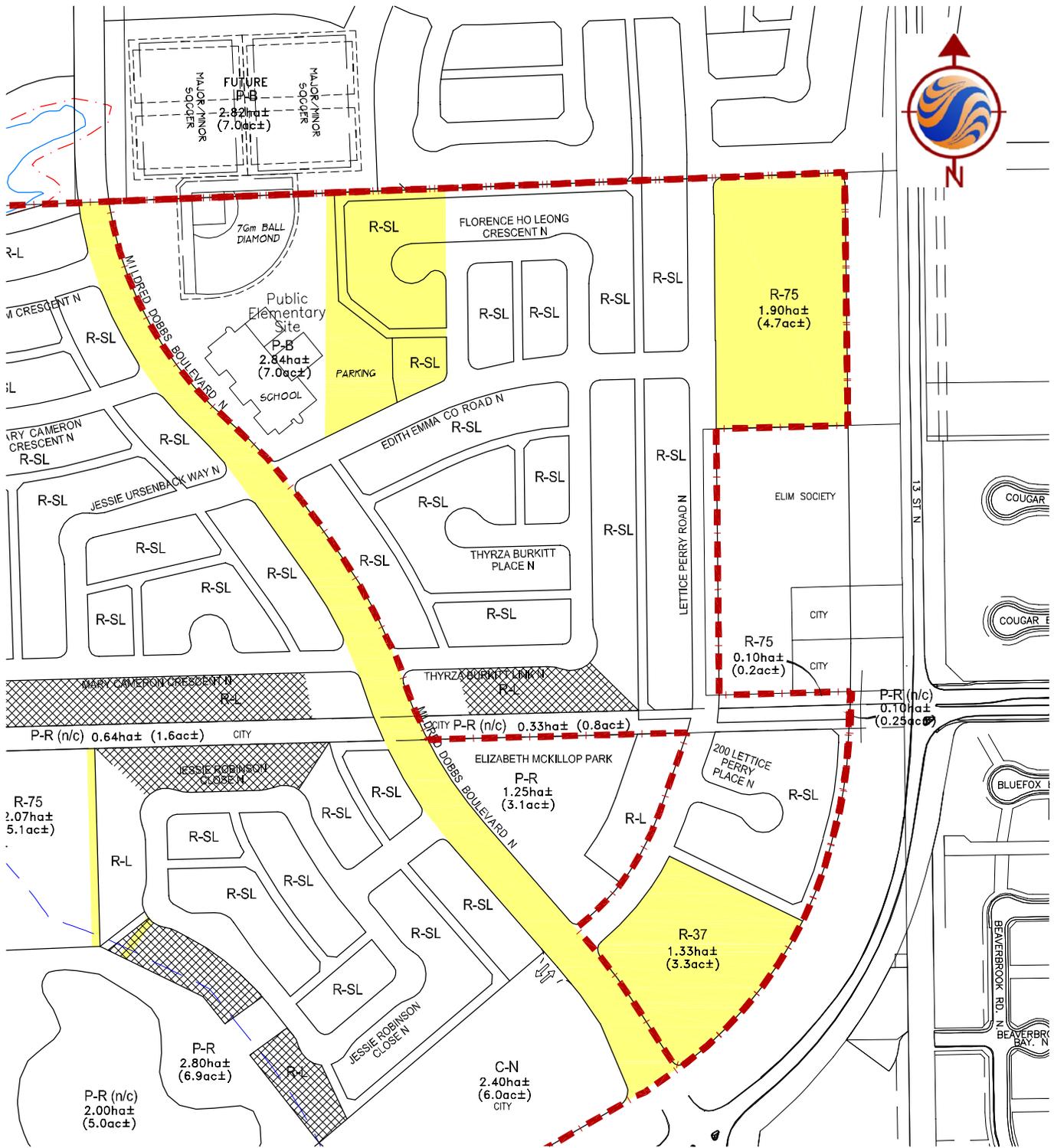
Legend

----- Legacy Ridge Stage I Outline Plan Boundary

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Figure No.
5.1

Title
Approved Outline Plan



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- Legend
- Legacy Ridge Outline Plan Amendment Boundary
 - Areas Proposed for Amendment

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Figure No.
5.2

Title
Proposed Outline Plan

April 2006
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6.0 LAND USE CONCEPT

6.1 General Rationale

The growth in the northern region of the City of Lethbridge continues to be very strong and this trend is expected to continue into the foreseeable future.

In response to lifestyle opportunities provided in this area, Melcor is requesting approval for Legacy Ridge Land Use Redesignation application.

The proposed Land Use application responds to both the current and future requirements for housing in this sector of the City by:

- Allowing development to proceed in the north sector of the City;
- Providing a logical extension of residential development within Legacy Ridge, and west of the community of Uplands and south of the community of Hardieville;
- Providing a variety of housing products that are compatible with existing residential development;
- Providing a comprehensive park and open space system linked to the Old Man River;
- Providing a Joint Use Site to meet the educational needs of residents.

Figure 6.1, Land Use Redesignation, indicates the residential, transportation network and open space for the Land Use Redesignation area.

Appendix B, Outline Plan and Land Use Redesignation, provides the same information in a larger format.

Amendment Area Statistics

Total Area Outlined 19.40 ha± (47.9 ac±)
 Net Developable Area 19.40 ha± (47.9 ac±)

Low Density (R-L) 0.54 ha± (1.3 ac±)
 Approximate Frontage 150 m± (492 ft±)
 Ant. No. of Lots (Avg 13.5m) 11 lots±
 Max. No. of Lots (Avg 13.5m) 11 lots±

Low Density (R-SL) 7.64 ha± (18.9 ac±)
 Approximate Frontage 1,975 m± (6,479 ft±)
 Ant. No. of Lots (Avg 11.0m) 179 lots±
 Max. No. of Lots (Avg 11.0m) 179 lots±

Medium Density (R-37) 1.33 ha± (3.3 ac±)
 Ant. No. of Units (37 upha) 49 units±
 Max. No. of Units (37 upha) 49 units±

Medium Density (R-75) 2.00 ha± (4.9 ac±)
 Ant. No. of Units (75 upha) 150 units±
 Max. No. of Units (75 upha) 150 units±

Anticipated Density $\frac{11+179+49+150}{19.40 \text{ ha} \pm (47.9 \text{ ac} \pm)}$
 =20.05 upha± (8.1 upac±)

Maximum Density $\frac{11+179+49+150}{19.40 \text{ ha} \pm (47.9 \text{ ac} \pm)}$
 =20.05 upha± (8.1 upac±)

Areas of Public Dedication

Roads

Minor Collector (13.0/20.0m) 1.86 ha± (4.6 ac±)
 Residential (9.0/16.5m) 1.50 ha± (3.8 ac±)
 Lanes (7.0m) 1.26 ha± (3.1 ac±)
 Total 4.62 ha± (11.5 ac±) (21.6%)

Open Space Areas

P-B 2.84 ha± (7.0 ac±)
 Total 2.84 ha± (7.0 ac±) (14.6%)

P-R (non-credit) 0.43 ha± (1.0 ac±)

Overall Outline Plan Statistics

Total Area Outlined 66.09 ha± (163.3 ac±)
 Environmental Reserve (V) 0.09 ha± (0.2 ac±)
 TransAlta 2.21 ha± (5.5 ac±)
 Net Developable Area 63.79 ha± (157.6 ac±)

Low Density (R-L) 13.97 ha± (34.5 ac±)
 Approximate Frontage 3,550 m± (11,647 ft±)
 Ant. No. of Lots (Avg 13.5m) 262 lots±
 Max. No. of Lots (Avg 13.5m) 262 lots±

Low Density (R-SL) 14.93 ha± (36.9 ac±)
 Approximate Frontage 4,013 m± (13,166 ft±)
 Ant. No. of Lots (Avg 11.0m) 364 lots±
 Max. No. of Lots (Avg 11.0m) 364 lots±

Medium Density (R-37) 1.33 ha± (3.3 ac±)
 Ant. No. of Units (37 upha) 49 units±
 Max. No. of Units (37 upha) 49 units±

Medium Density (R-75) 4.07 ha± (10.0 ac±)
 Ant. No. of Units (75 upha) 305 units±
 Max. No. of Units (75 upha) 305 units±

C-N 4.03 ha± (10.0 ac±)

Anticipated Density $\frac{262+364+49+305}{59.76 \text{ ha} \pm (147.6 \text{ ac} \pm)}$
 =16.40 upha± (6.6 upac±)

Maximum Density $\frac{262+364+49+305}{59.76 \text{ ha} \pm (147.6 \text{ ac} \pm)}$
 =16.40 upha± (6.6 upac±)

(Density calculations based on Net Developable less Commercial)

Areas of Public Dedication

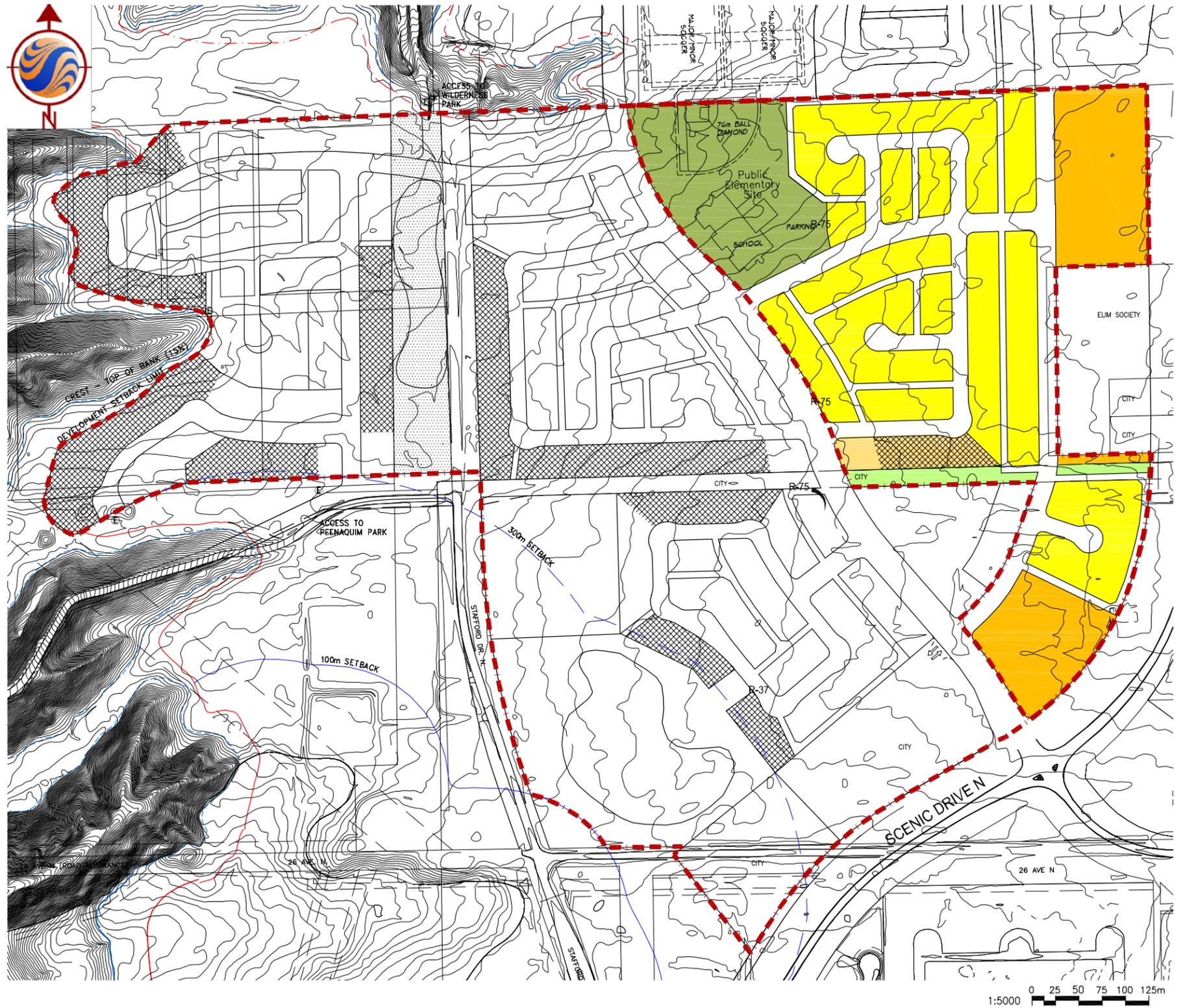
Roads

Super Collector (2x7/30.0m) 1.77 ha± (4.5 ac±)
 Major Collector (13.0/23.0m) 0.51 ha± (1.3 ac±)
 Residential Entrance (2x6.5/22.5m) 0.58 ha± (1.4 ac±)
 Minor Collector (13.0/20.0m) 3.39 ha± (8.4 ac±)
 Residential (9.0/16.5m) 5.40 ha± (13.3 ac±)
 Lanes (7.0m) 2.56 ha± (6.3 ac±)
 Total 14.21 ha± (35.2 ac±) (22.3%)

Open Space Areas

P-B 2.84 ha± (7.0 ac±)
 P-R 4.26 ha± (10.5 ac±)
 Total 7.10 ha± (17.5 ac±) (11.1%)

P-R (non-credit) 4.15 ha± (10.2 ac±)



Land Use Statistics – Amended

UR to Low Density (R-L)	0.67 ha± (1.7 ac±)
UR to Low Density (R-SL)	12.13 ha± (30.0 ac±)
UR to Medium Density (R-37)	1.33 ha± (3.3 ac±)
UR to Medium Density (R-75)	2.00 ha± (4.9 ac±)
UR to P-B	2.84 ha± (7.0 ac±)
UR to P-R (non-credit)	0.43 ha± (1.0 ac±)
Total Redesignation	19.40 ha± (47.9 ac±)

Land Use Statistics – Overall

UR to Low Density (R-L)	18.31 ha± (45.3 ac±)
UR to Low Density (R-SL)	24.80 ha± (61.3 ac±)
UR to Medium Density (R-37)	1.33 ha± (3.3 ac±)
UR to Medium Density (R-75)	4.07 ha± (10.0 ac±)
UR to C-N	4.03 ha± (10.0 ac±)
UR to P-B	2.84 ha± (7.0 ac±)
UR to P-R	4.26 ha± (10.5 ac±)
UR to P-R (non-credit)	4.15 ha± (10.2 ac±)
UR to V	0.09 ha± (0.2 ac±)
TransAlta	2.21 ha± (5.5 ac±)
Total Redesignation	66.09 ha± (163.3 ac±)

Legend

- Legacy Ridge Outline Plan Amendment Boundary
- Low Density Residential (R-SL) (Laned Lots)
- Low Density Residential (R-L) (Laneless Lots)
- Medium Density Residential (R-37 to R-75)
- Public Building, Parks & Recreation (P-B, P-R)
- Parks and Recreation (P-R) (non-credit)
- Potential Low Density Lots with Walkout Basements

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 LEGACY RIDGE OUTLINE PLAN AMENDMENT

Figure No.
6.1

Title
Land Use Redesignation

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6.2 Proposed Zoning

The Legacy Ridge Outline Plan indicates proposed zoning for the variety of land uses. Refinements to specific zoning districts are anticipated at the subdivision stage of development.

6.2.1 Residential Land Uses

6.2.1.1 Small Parcel Low Density Residential District (R-SL)

The Legacy Ridge amendment plan area contains approximately 7.64 ha± (18.9 ac±) of R-SL Small Parcel Low Density Residential land and is anticipated to accommodate approximately 179 units±, based on an anticipated lot width of 11.0 metres.

The overall Outline Plan statistics for R-SL Small Parcel Low Density Residential land contains approximately 14.93 ha± (36.9 ac±) anticipated to accommodate 364 units±.

6.2.1.2 Low Density Residential District (R-L)

In order to provide lots backing directly onto open space amenities the amended Plan area contains approximately 0.54 ha± (1.3 ac±) of R-L Low Density Residential frontage without lanes, and is anticipated to accommodate approximately 11 units±, with an anticipated lot width of 13.5 m.

The overall Outline Plan statistics for R-L Low Density Residential contains approximately 13.97 ha± (34.5 ac±) anticipated to accommodate 262 units±.

6.2.1.3 Medium Density Residential District (R-37 to R-75)

Legacy Ridge incorporates two medium density sites ranging between R-37 to R-75 for a combined site total of 3.33 ha± (8.2 ac±) in the amended area. The sites are anticipated to accommodate 49 units± of R-37 and, 150 units± of R-75.

The overall Outline Plan statistics for Medium Density Residential sites ranging between R-37 and R-75 combine for a total site area of 5.4 ha± (13.3 ac±) anticipated to accommodate 49 units± of R-37 and, 305 units± of R-75

The overall anticipated density in the Legacy Ridge Outline Plan area is calculated below. This calculation is based on the net developable less commercial lands [63.79ha-4.03ha = 59.76ha± (147.6±)].

$$\frac{262+364+49+305=980}{59.76\text{ha}\pm (147.6\pm)}$$

= 16.40 upha± (6.6 upac ±)

The overall anticipated density for Legacy Ridge Outline Plan area is 16.40 upha± (6.6 upac ±). This is consistent with policy objective to encourage densification in urban areas and provide innovative and affordable housing to meet market demands.

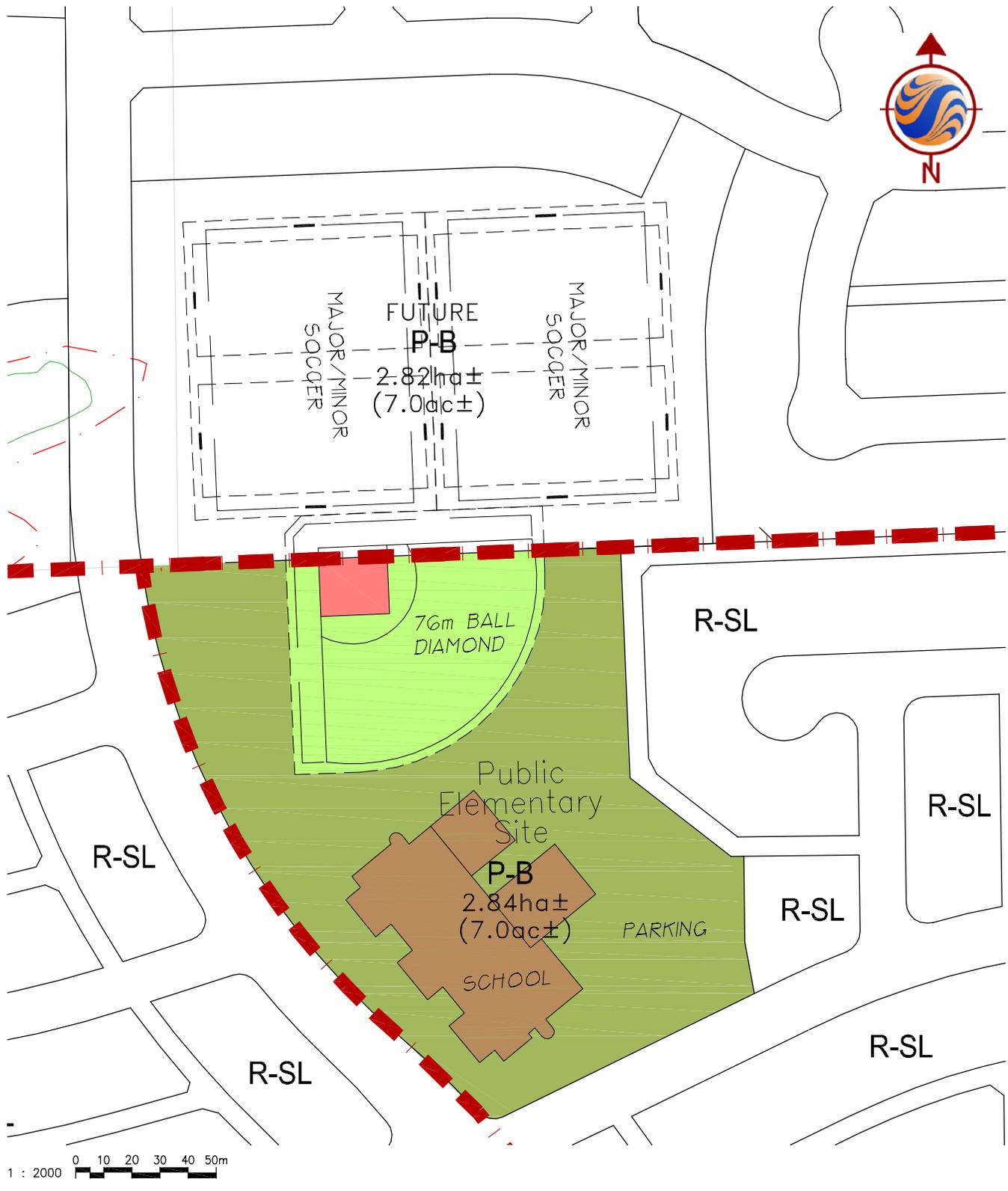
6.2.2 Reserve Dedication

6.2.2.1 Park and Recreation District (P-R)

Approximately 0.43 ha± (1.0 ac±) will be provided as Park and Recreation District (P-R) in the form of a linear park in the amended Plan area. This linear park open space connections are designed to make walking and cycling direct, interesting and enjoyable. The pathway network encourages transportation alternatives, and provides connections to local commercial development, other communities, natural amenities such as the escarpment and Oldman River Valley and public facilities.

6.2.2.2 Public Building District (P-B)

A Joint Use Site is provided to accommodate a Public Elementary School. Melcor together with the adjacent developer to the north will provide a 5.66 ha± (14.0 ac±) site. The Public Elementary School's central location and design will facilitate car and bus drop-off zones while maximizing access to the adjacent catchment area. Conceptual details for the Public Elementary School site are shown in **Figure 6.2, Joint Use Elementary School Site Concept**.



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Legend
 - - - Legacy Ridge Outline Plan Amendment Boundary

Client/Project
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 LEGACY RIDGE OUTLINE PLAN AMENDMENT

Figure No.
6.2

Title
Joint Use Elementary School Site Concept

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7.0 ARCHITECTURAL CONTROLS

The built form of the development will be subject to Architectural Control Guidelines.

These guidelines will be initiated and implemented by Melcor Developments Ltd. and will include development standards such as:

- Minimum/maximum building footprints;
- Requirements for attached/detached garages;
- Fencing design and materials;
- Roofing materials;
- Diversity of building design;
- Exterior finish;
- Landscaping requirements.

The detailed Architectural Control Guidelines will be developed and enforced by the application at the subdivision stage of development.

8.0 LANDSCAPING

8.1 Entrance Features

Community signage will be located at the entrance from North Scenic Drive. This entry feature will be landscaped, including irrigation to all perennials.

8.2 Entry Drive

Tree-lined boulevards and medians are provided on the main entry drive. The landscaped areas will be irrigated and designed according to the current City of Lethbridge design standards.

8.3 Open Space Guidelines

In keeping with the City's movement towards new principles of sustainability, a large portion of the open space will be developed to create non-irrigated, dry land naturalized areas.

Xeriscaping principles will be used to create an aesthetic and sustainable open space system.

The central Legacy Ridge Park and the Joint Use Site playfields are intended to be irrigated. The PUL pedestrian corridors and the storm water management areas will not have irrigated turf. Provision to irrigate tree and shrub beds within the PUL areas will be determined in conjunction with Community Services.

8.4 Play Equipment

Play equipment areas are proposed at the school site and on the east side of the constructed wetlands/storm water management facility, and on the central neighbourhood park.

9.0 TRANSIT AND MAILBOX SERVICES

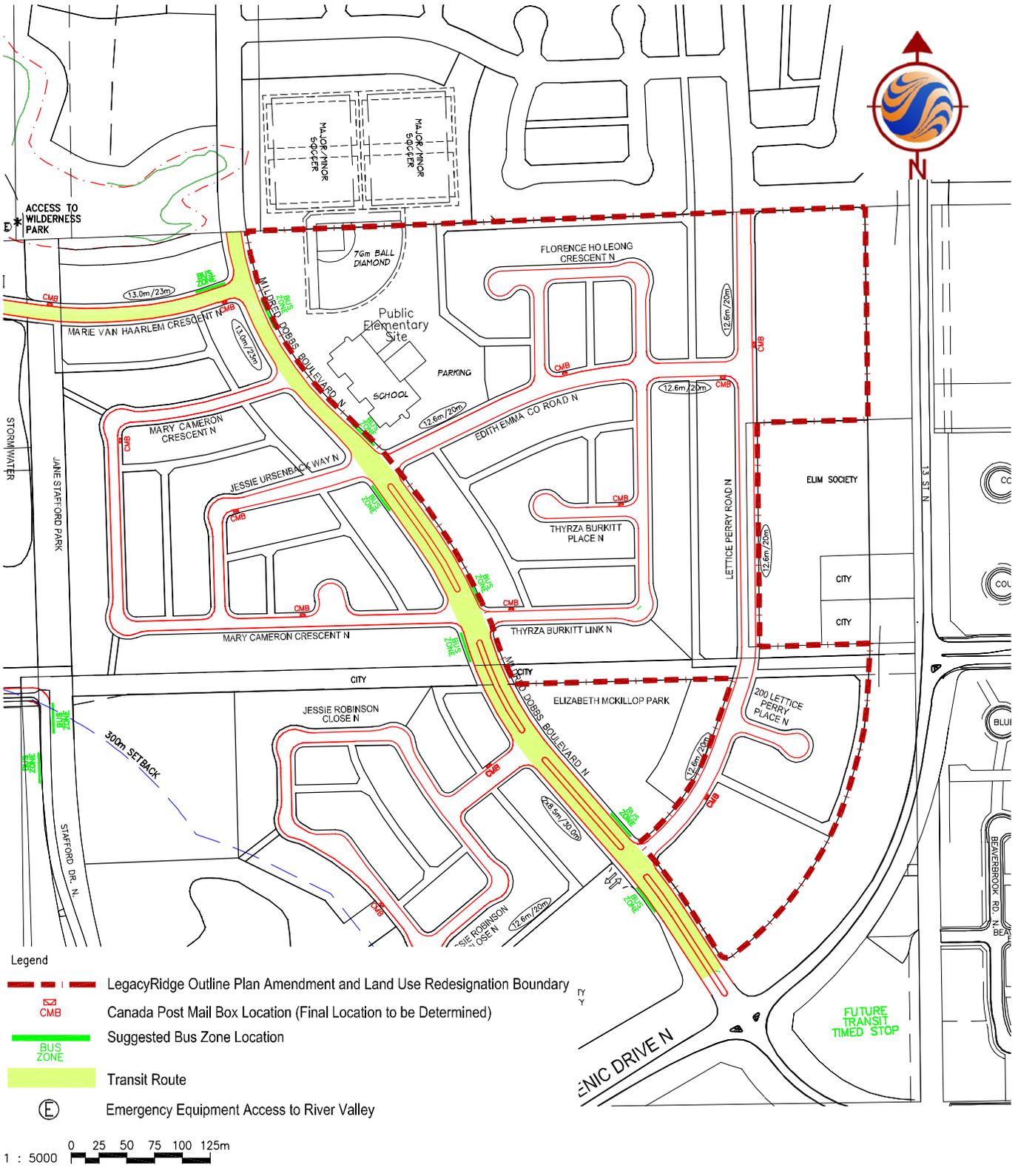
The Legacy Ridge development will be fully serviced by extending LA Transit routing. Construction of the appropriate public transit facilities will be designed to meet the current September 1999 requirements of the Planning and Building “Transit Friendly Residential Sub-Division” guidelines. There are two LA Transit routes along 13th Street and 26th Avenue North and the Legacy Ridge development will be serviced from extension of transit service from a proposed ‘timed transit stop’ to be located immediately north of 26th Avenue east of North Scenic Drive.

The Legacy Ridge transit routing will follow proposed Collector roadways to meet City of Lethbridge standards for pavements design and roadway geometry. All transit stops are designed to meet the 250 metre stop spacing standards and 90% of the development population will be within a 450 metre walking distance.

Temporary transit turnaround facilities may be required until such time as the north-south Collector roadway completes the ‘transit loop’ to Stafford Drive North.

Figure 9.1, Transit Stop Mailbox Locations illustrates transit routing and stops for the proposed Legacy Ridge Stage I Outline Plan.

Final community mailbox locations will be determined in conjunction with Canada Post at the time of detailed design.



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NOTE: The street names as shown are subject to approval by the Municipal Names Committee.

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**MELCOR DEVELOPMENTS LTD.
 LEGACY RIDGE OUTLINE PLAN AMENDMENT**

Figure No.
9.1

Title
**Transit Stop &
 Mailbox Location**

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 112938611

10.0 TRANSPORTATION

The Legacy Ridge Stage I Outline Plan allowed primary all turn access to the Legacy Ridge Stage I Outline Plan Area from the existing Arterial Roadway system at the intersection of North Scenic Drive (13th Street North) and the westerly extension of 26th Avenue North. A divided collector roadway (Mildred Dobbs Blvd. N.) will provide the central north-south access to the Legacy Ridge development from the 26th Avenue/Scenic Drive N intersection for roughly 550m into the development where it will be reduced to a collector roadway. This roadway has been re-aligned to improve traffic flow. Additional access to the development will be provided north from the existing Stafford Drive N. access roadway to Peenaquim Park. A section of Stafford Drive North providing access to the Alexander Wilderness Park will be ultimately closed and access to the park will be rerouted to the north/south collector roadway (Mildred Dobbs Blvd.). A second access to the arterial road network is being planned as a part of the development to the north, which, if approved, would allow a second access to North Scenic Drive / 13th Street N.

Access to the commercial lands will be provided from the Collector roadway (Mildred Dobbs Blvd) located immediately north of the site and access from south-westbound North Scenic Drive will be restricted to right-in and right-out movements only.

The Outline Plan vehicular circulation provides a roadway network consistent in design with the Hardieville/Legacy Ridge/Uplands Area Structure Plan and the main north south collector corridor provides future connection along both 40th Avenue and 44th Avenue east through Hardieville to the Arterial Roadway 13th Street North.

11.0 SITE SERVICING

The existing major underground infrastructure for sanitary sewer, storm sewer, water supply main and Uplands Storage reservoir were installed across the Legacy Ridge lands during the 1980's and sufficient capacity is provided within the system to service the Legacy Ridge lands as indicated in Stantec Consulting Ltd.'s 2000 Underground Infrastructure Master Plan report that was submitted with the Legacy Ridge Stage I Outline Plan application.

11.1 Sanitary Servicing

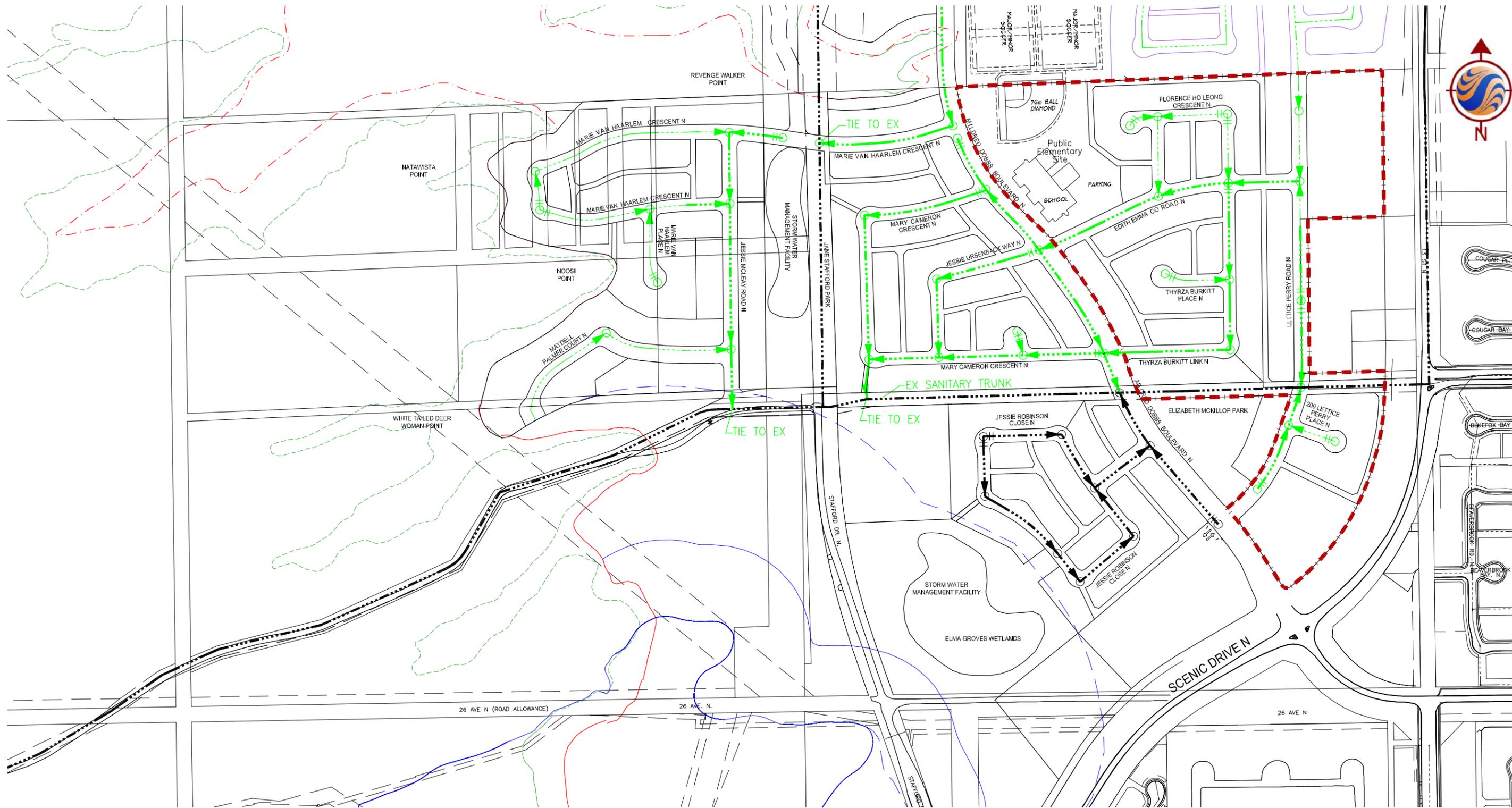
Sanitary for the Legacy Ridge lands will be provided by connecting to the existing sanitary sewer line located within the P-R land, which run through the Outline Plan area. **Figure 11.1, Deep Utilities - Sanitary**, shows the servicing strategy for the Legacy Ridge sanitary system. Sewage generation will increase from the previously approved outline plan area according to the increased density on the two parcels revised from R-2 to R-78. This results in an approximate increase in service population of up to 515 people. This results in an increase in average sewage flow of 206m³/day and an increase in average wet/weather flow of 258m³/day.

11.2 Storm Sewer Servicing

Storm drainage for the Redesignation area will be provided by connecting to the existing storm sewer trunk (see **Figure 11.2, Deep Utilities – Storm**). A stormwater management facility is also proposed within the Legacy Ridge Stage I lands in the southerly Elma Groves Wetlands. It has been sized to service the Outline Plan area previously approved by Council. This will not be impacted by minor land use changes if the catchment remains unchanged.

11.3 Water Servicing

Water services will be provided by tying into the existing water system infrastructure in the area in various locations. **Figure 11.3, Deep Utilities – Water**, illustrates the water servicing strategy for the Legacy Ridge lands. The backbone of this network is composed of 300 mm and 250 mm trunks. All remaining watermains are to be 200 mm in diameter, adhering to the City of Lethbridge design standards. The anticipated increase in water demand based on an additional 515 population is 214m³/day.



0 25 50 75 100 125m
1 : 5000

- Legend
- - - - - Legacy Ridge Outline Plan Amendment Boundary
 - - - - - Existing Sanitary Sewer Location
 - - - - - New Sanitary Sewer Location

NOTE: The street names as shown are tentative and subject to approval by the Municipal Names Committee.

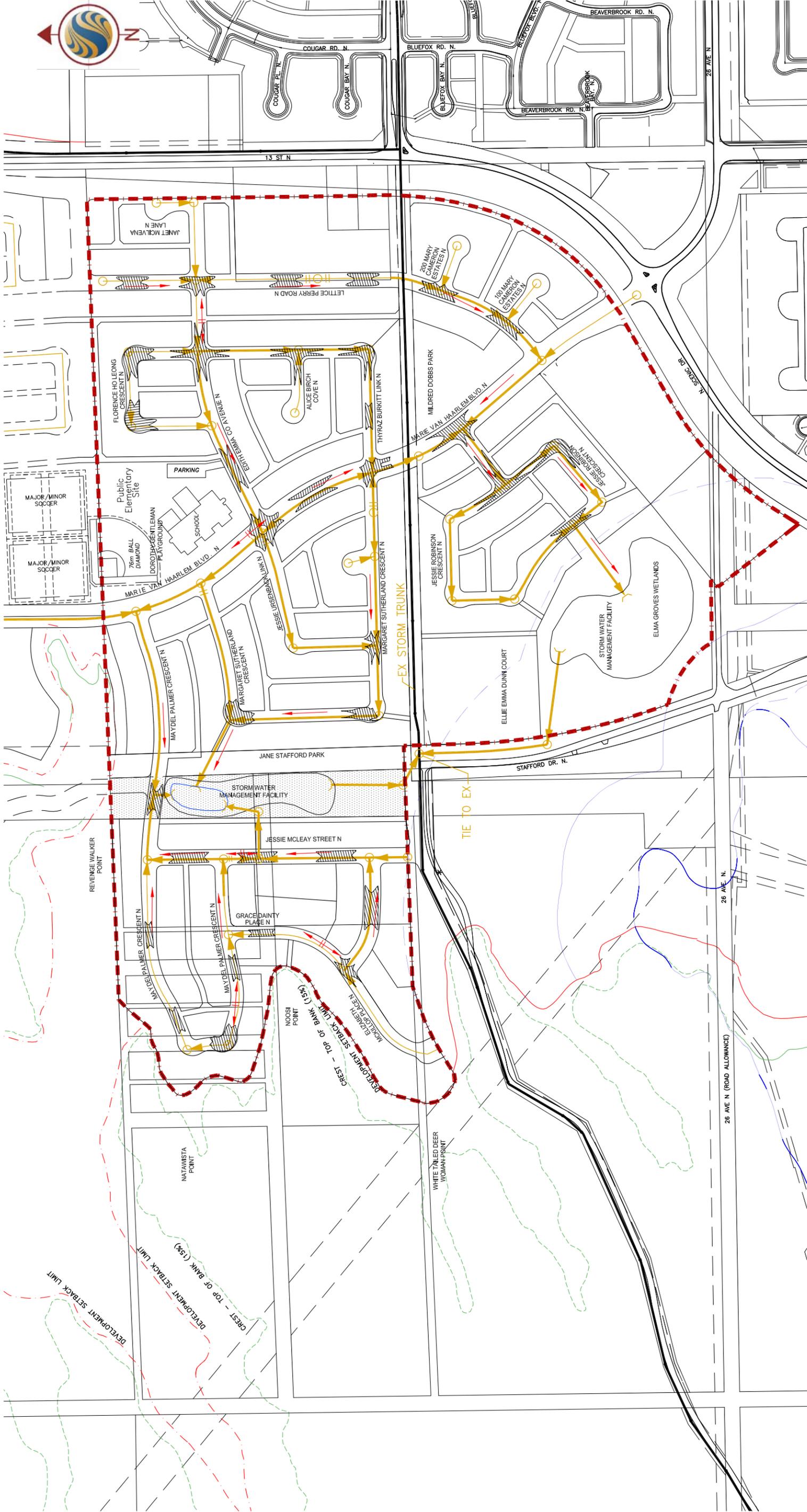


Client/Project
MELCOR DEVELOPMENTS LTD.
LEGACY RIDGE OUTLINE PLAN

Figure No.
11.1

Title
Deep Utilities - Sanitary

March 2006
112938611



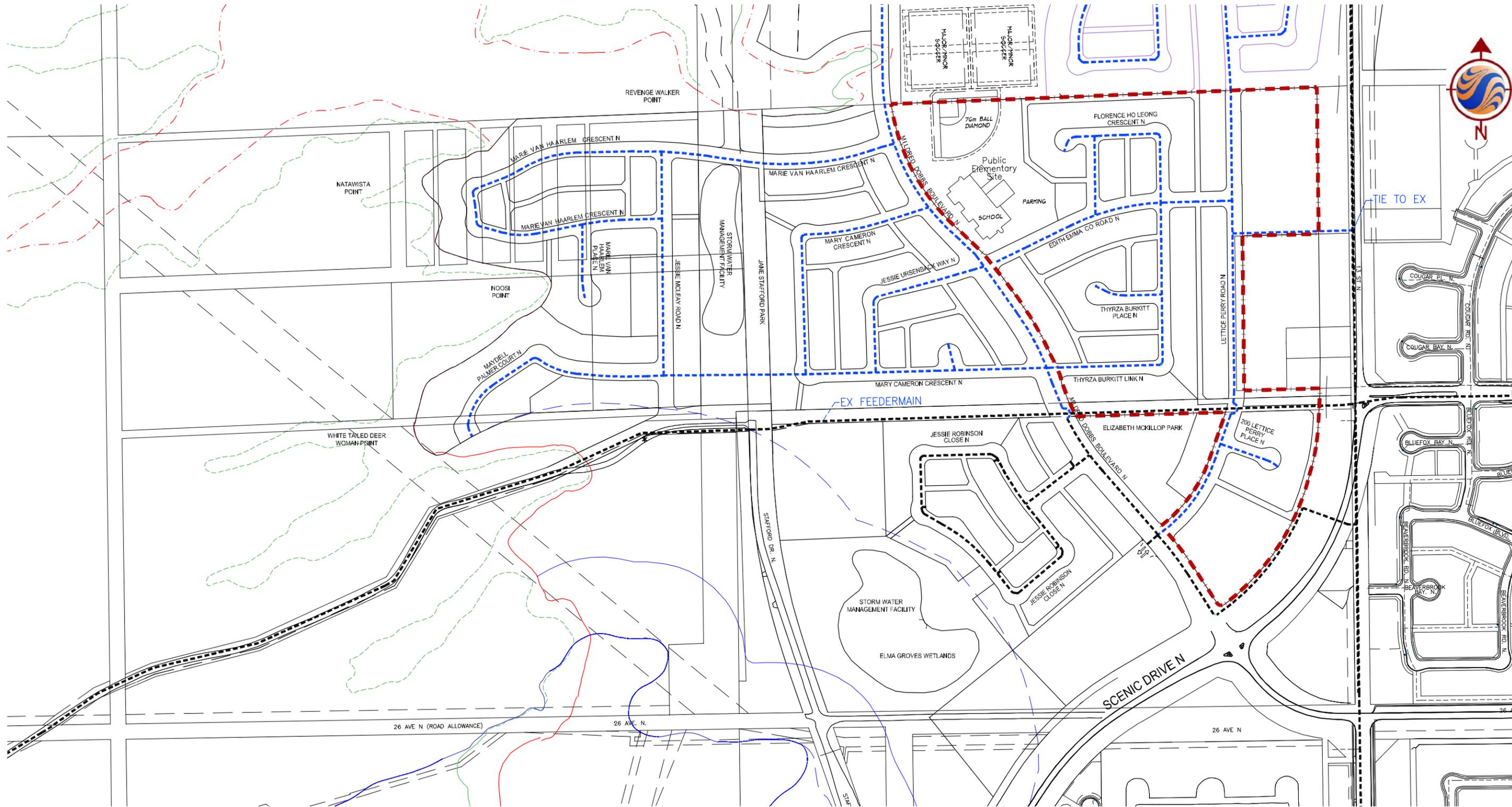
- Legend
- - - Legacy Ridge Boundary
 - Existing Storm Sewer Location
 - New Storm Sewer Location
 - Overland Draining Pond
 - Major Drainage Route

NOTE: The street names as shown are tentative and subject to approval by the Municipal Names Committee.

Client/Project
 MELCOR DEVELOPMENTS LTD.
 LEGACY RIDGE STAGE I
 OUTLINE PLAN

Figure No. **11.2**

Title
Stormwater Management



1 : 5000 0 25 50 75 100 125m

- Legend
- - - - - Legacy Ridge Outline Plan Amendment Boundary
 - - - - - Existing Waterline Location
 - - - - - New Waterline Location

NOTE: The street names as shown are tentative and subject to approval by the Municipal Names Committee.



Client/Project
MELCOR DEVELOPMENTS LTD.
LEGACY RIDGE OUTLINE PLAN AMENDMENT

Figure No.
11.3

Title
Deep Utilities - Water

March 2006
 112938611

12.0 FIRE PROTECTION

New community Fire Hall facilities are under consideration within North Lethbridge to provide an improved response time of approximately 8.5 minutes from the existing Headquarter Fire Hall facility located at 2825 – 5th Avenue North.

Construction of the entire divided Collector entrance roadway adjacent to the initial development stages will provide two alternate points of access for possible access by emergency vehicles and equipment. Public roadways will be designed to meet the current City of Lethbridge Design Standards to provide safe passage for all emergency vehicles.

Water modelling of the development has confirmed that fire flow requirements of 75 L/s under maximum day demand conditions with a minimum pressure of 150 kPa (21.7 psi) have been exceeded. Further, the water distribution network model indicates that a minimum of 230L/s is available at the future school site based on the proposed network.

**LEGACY RIDGE OUTLINE PLAN AMENDMENT
MELCOR DEVELOPMENTS LTD.**

13.0 CONCLUSION

Melcor Developments Ltd. respectfully submits and requests approval of the Legacy Ridge Outline Plan Amendment applications by the Municipal Planning Commission.

The subject lands represent a logical extension of the lands and responds to both the current and future requirements for housing in this sector of the City.



Stantec

APPENDIX A

Certificate of Title



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 480 949 4;21;9;18;SE 911 007 987 +1

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF
OF THE SOUTH EAST QUARTER OF SECTION 18
IN TOWNSHIP 9
RANGE 21
WEST OF THE 4 MERIDIAN WHICH LIES EAST OF
THE EASTERLY LIMIT OF THE ALBERTA RAILWAY AND
IRRIGATION COMPANY'S RAILWAY, AS SHOWN ON PLAN
RY 116 CONTAINING 30.667 HECTARES (75.66 ACRES)
MORE OR LESS
EXCEPTING:
OUT OF LEGAL SUBDIVISION 8 THE NORTH 628 FEET
OF THE SOUTH 661 FEET OF THE EAST 488.5 FEET CONTAINING
2.85 HECTARES (7.05 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: 63G169 .

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

911 007 987 10/01/1991 TRANSFER OF LAND \$671,800 SEE INSTRUMENT

OWNERS

MELCOR DEVELOPMENTS LTD..
OF #900, 10310 JASPER AVENUE, EDMONTON
ALBERTA T5J 1Y8

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
911 007 987 +1

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

891 014 505 25/01/1989 CAVEAT
RE : DEMAND DEBENTURE
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
ATTENTION: WAYNE R. WHITLOCK
C/O BENNETT JONES
3200 SHELL CENTRE, 400-4 AVE SW
CALGARY
ALBERTA T2P0X9
AGENT - WAYNE R WHITLOCK

901 203 415 07/08/1990 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF LETHBRIDGE.
AS TO PORTION OR PLAN:9011509

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 10 DAY OF NOVEMBER, 2005 AT 10:06 A.M.

ORDER NUMBER:3936047

CUSTOMER FILE NUMBER: 112938603



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 176 515 4;21;9;18;SE 011 295 506

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9
SECTION 18
THAT PORTION OF LEGAL SUBDIVISION 8 IN
THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS . . .
COMMENCING AT A POINT ON THE EAST BOUNDARY OF SAID
LEGAL SUBDIVISION 33 FEET NORTHERLY THEREON FROM THE
SOUTH EAST CORNER THEREOF, THENCE NORTHERLY ALONG THE
SAID EAST BOUNDARY 130.75 FEET, THENCE WESTERLY AND
PARALLEL TO THE SOUTH BOUNDARY OF SAID LEGAL SUBDIVISION
275 FEET, THENCE SOUTHERLY AND PARALLEL TO THE SAID
EAST BOUNDARY 130.75 FEET, THENCE EASTERLY IN A
STRAIGHT LINE TO THE POINT OF COMMENCEMENT
CONTAINING 0.334 HECTARES (0.83 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: 001 066 687

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 295 506	06/10/2001	TRANSFER OF LAND	\$49,000	\$49,000

OWNERS

THE CITY OF LETHBRIDGE.
OF 910 - 4TH AVENUE S., LETHBRIDGE
ALBERTA T1J 0P6

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
011 295 506

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 10 DAY OF NOVEMBER, 2005 AT 10:06 A.M.

ORDER NUMBER:3936047

CUSTOMER FILE NUMBER: 112938603



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PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0031 373 723 4;21;9;18;SE 051 414 582 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9
SECTION 18
LEGAL SUBDIVISIONS 1 AND 2 IN THE SOUTH EAST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
RAILWAY RIGHT OF WAY	RY 116	1.25	3.1
TRANSMISSION LINE R/W	9011413	0.187	0.46
SUBDIVISION	9610468	0.206	0.509
ROAD	0414390	5.321	13.15
SUBDIVISION	0414394	5.217	12.89
SUBDIVISION	0513633	2.315	5.72

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: 041 465 186 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

051 414 582 03/11/2005 SUBDIVISION PLAN

OWNERS

THE CITY OF LETHBRIDGE.
OF LETHBRIDGE
ALBERTA

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
051 414 582 +1

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

821 221 415 23/12/1982 UTILITY RIGHT OF WAY
GRANTEE - ALBERTA HOME MORTGAGE CORPORATION.
AS TO PORTION OR PLAN:8211280

041 483 953 23/12/2004 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - THE CITY OF LETHBRIDGE.
910 4TH AVENUE SOUTH
ALBERTA

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 10 DAY OF NOVEMBER, 2005 AT 10:46 A.M.

ORDER NUMBER:3936918

CUSTOMER FILE NUMBER: 112938603



END OF CERTIFICATE

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OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



APPENDIX B

Outline Plan and Land Use Redesignation

Amendment Area Statistics

Total Area Outlined 19.40 ha± (47.9 ac±)
 Net Developable Area 19.40 ha± (47.9 ac±)

Low Density (R-L) 0.54 ha± (1.3 ac±)
 Approximate Frontage 150 m± (492 ft±)
 Ant. No. of Lots (Avg 13.5m) 11 lots±
 Max. No. of Lots (Avg 13.5m) 11 lots±

Low Density (R-SL) 7.64 ha± (18.9 ac±)
 Approximate Frontage 1,975 m± (6,479 ft±)
 Ant. No. of Lots (Avg 11.0m) 179 lots±
 Max. No. of Lots (Avg 11.0m) 179 lots±

Medium Density (R-37) 1.33 ha± (3.3 ac±)
 Ant. No. of Units (37 upha) 49 units±
 Max. No. of Units (37 upha) 49 units±

Medium Density (R-75) 2.00 ha± (4.9 ac±)
 Ant. No. of Units (75 upha) 150 units±
 Max. No. of Units (75 upha) 150 units±

Anticipated Density $\frac{11+179+49+150=389}{19.40 \text{ ha} \pm (47.9 \text{ ac} \pm)}$
 =20.05 upha± (8.1 upac±)

Maximum Density $\frac{11+179+49+150=389}{19.40 \text{ ha} \pm (47.9 \text{ ac} \pm)}$
 =20.05 upha± (8.1 upac±)

Areas of Public Dedication

Roads

Minor Collector (13.0/20.0m) 1.86 ha± (4.6 ac±)
 Residential (9.0/16.5m) 1.50 ha± (3.8 ac±)
 Lanes (7.0m) 1.26 ha± (3.1 ac±)
 Total 4.62 ha± (11.5 ac±) (21.6%)

Open Space Areas

P-B 2.84 ha± (7.0 ac±)
 Total 2.84 ha± (7.0 ac±) (14.6%)

P-R (non-credit) 0.43 ha± (1.0 ac±)

Overall Outline Plan Statistics

Total Area Outlined 66.09 ha± (163.3 ac±)
 Environmental Reserve (V) 0.09 ha± (0.2 ac±)
 TransAlta 2.21 ha± (5.5 ac±)
 Net Developable Area 63.79 ha± (157.6 ac±)

Low Density (R-L) 13.97 ha± (34.5 ac±)
 Approximate Frontage 3,550 m± (11,647 ft±)
 Ant. No. of Lots (Avg 13.5m) 262 lots±
 Max. No. of Lots (Avg 13.5m) 262 lots±

Low Density (R-SL) 14.93 ha± (36.9 ac±)
 Approximate Frontage 4,013 m± (13,166 ft±)
 Ant. No. of Lots (Avg 11.0m) 364 lots±
 Max. No. of Lots (Avg 11.0m) 364 lots±

Medium Density (R-37) 1.33 ha± (3.3 ac±)
 Ant. No. of Units (37 upha) 49 units±
 Max. No. of Units (37 upha) 49 units±

Medium Density (R-75) 4.07 ha± (10.0 ac±)
 Ant. No. of Units (75 upha) 305 units±
 Max. No. of Units (75 upha) 305 units±

C-N 4.03 ha± (10.0 ac±)

Anticipated Density $\frac{262+364+49+305=980}{59.76 \text{ ha} \pm (147.6 \text{ ac} \pm)}$
 =16.40 upha± (6.6 upac±)

Maximum Density $\frac{262+364+49+305=980}{59.76 \text{ ha} \pm (147.6 \text{ ac} \pm)}$
 =16.40 upha± (6.6 upac±)

(Density calculations based on Net Developable less Commercial)

Areas of Public Dedication

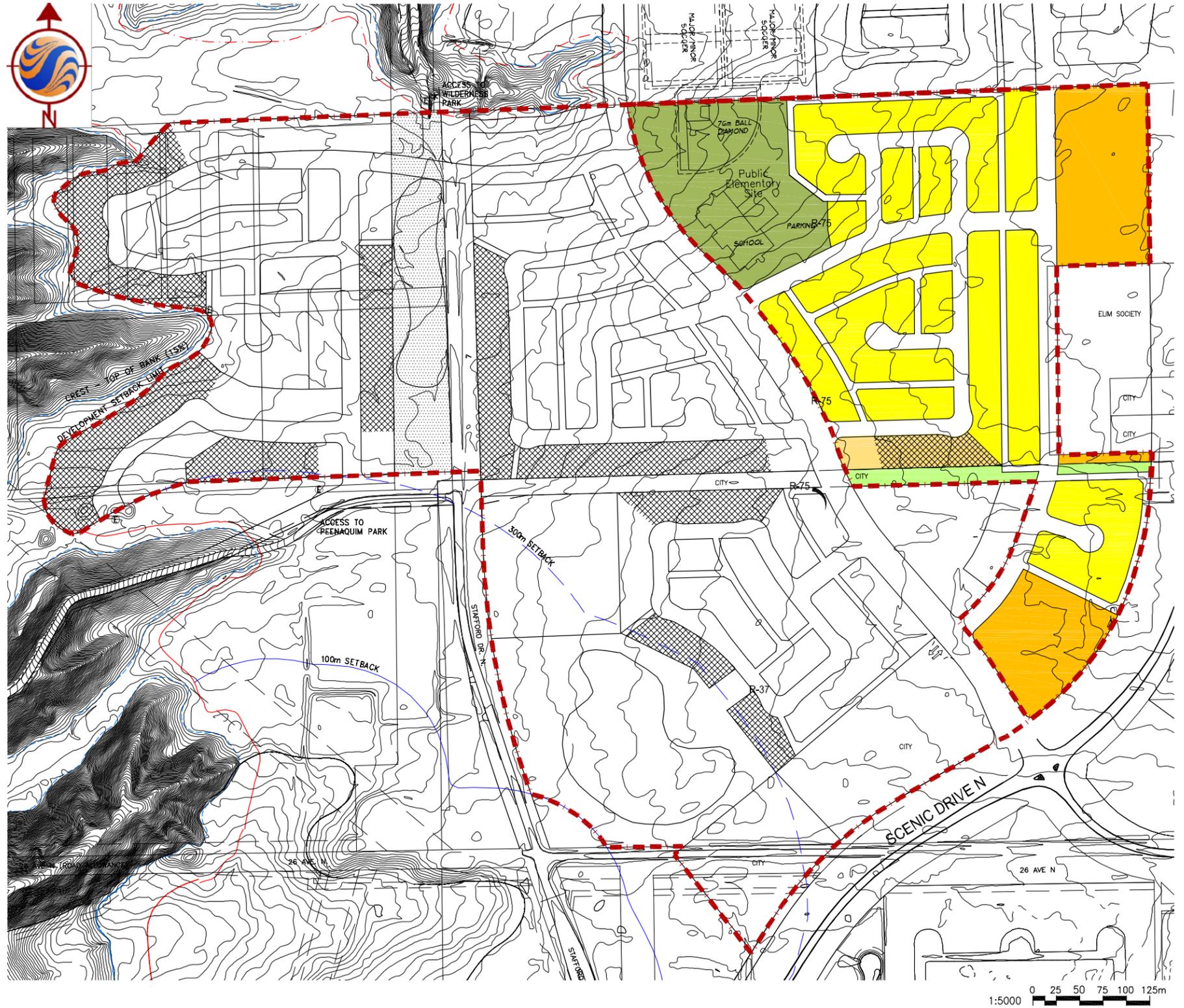
Roads

Super Collector (2x7/30.0m) 1.77 ha± (4.5 ac±)
 Major Collector (13.0/23.0m) 0.51 ha± (1.3 ac±)
 Residential Entrance (2x6.5/22.5m) 0.58 ha± (1.4 ac±)
 Minor Collector (13.0/20.0m) 3.39 ha± (8.4 ac±)
 Residential (9.0/16.5m) 5.40 ha± (13.3 ac±)
 Lanes (7.0m) 2.56 ha± (6.3 ac±)
 Total 14.21 ha± (35.2 ac±) (22.3%)

Open Space Areas

P-B 2.84 ha± (7.0 ac±)
 P-R 4.26 ha± (10.5 ac±)
 Total 7.10 ha± (17.5 ac±) (11.1%)

P-R (non-credit) 4.15 ha± (10.2 ac±)



Land Use Statistics – Amended

UR to Low Density (R-L) 0.67 ha± (1.7 ac±)
 UR to Low Density (R-SL) 12.13 ha± (30.0 ac±)
 UR to Medium Density (R-37) 1.33 ha± (3.3 ac±)
 UR to Medium Density (R-75) 2.00 ha± (4.9 ac±)
 UR to P-B 2.84 ha± (7.0 ac±)
 UR to P-R (non-credit) 0.43 ha± (1.0 ac±)
 Total Redesignation 19.40 ha± (47.9 ac±)

Land Use Statistics – Overall

UR to Low Density (R-L) 18.31 ha± (45.3 ac±)
 UR to Low Density (R-SL) 24.80 ha± (61.3 ac±)
 UR to Medium Density (R-37) 1.33 ha± (3.3 ac±)
 UR to Medium Density (R-75) 4.07 ha± (10.0 ac±)
 UR to C-N 4.03 ha± (10.0 ac±)
 UR to P-B 2.84 ha± (7.0 ac±)
 UR to P-R 4.26 ha± (10.5 ac±)
 UR to P-R (non-credit) 4.15 ha± (10.2 ac±)
 UR to V 0.09 ha± (0.2 ac±)
 TransAlta 2.21 ha± (5.5 ac±)
 Total Redesignation 66.09 ha± (163.3 ac±)

Legend

- Legacy Ridge Outline Plan Amendment Boundary
- Low Density Residential (R-SL) (Landed Lots)
- Low Density Residential (R-L) (Laneless Lots)
- Medium Density Residential (R-37 to R-75)
- Public Building, Parks & Recreation (P-B, P-R)
- Parks and Recreation (P-R) (non-credit)
- Potential Low Density Lots with Walkout Basements

Client/Project
 MELCOR DEVELOPMENTS LTD.
 LEGACY RIDGE OUTLINE PLAN AMENDMENT

Title
Land Use Redesignation

April 2006
 112938611