

AREA STRUCTURE PLAN

For

Ridge View Estates

Proposed Subdivision

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1. INTRODUCTION

1.1. PURPOSE

This Area Structure Plan (ASP) has been provided to the Municipal District of Foothills No. 31 as required by The Municipal Development Plan (MDP) adopted by By-law 139/98 dated October 1, 1998 and the Land Use Bylaw 1 /99 (LUD) adopted September 30, 1999. It is intended to outline future development and subdivision in the SE ¼ 23-21-29W4M.

1.2. DEVELOPMENT BACKGROUND

The subject Lands have had three previous subdivisions and now consists of 3 lots varying in size from 15 acres to 30 acres.

1.3. APPROVAL PROCESS

An Area Structure Plan is identified in the Municipal Government Act as:

Definitions 616(dd) "statutory plan" means an inter-municipal development plan, a municipal development plan, an area structure plan and a area redevelopment plan adopted by a municipality under Division 4;

As noted in Section 633 of the Municipal Government Act, the Council may by bylaw adopt an Area Structure Plan. The Municipal Government Act also states that Council in the process of adopting this plan must comply with provisions of Section 636, 637 and 638 which are quoted as follows:

- Statutory Plan Preparation 636 While preparing a statutory plan a municipality must:
- (a) provide opportunities to any person who may be affected by it to make suggestions and representations;
 - (b) notify the public of the details of the plan preparation process and of the means to make suggestions and representations referred to in clause (a);
 - (c) notify the school authorities with jurisdiction in the area to which the plan preparations applies and provide opportunities to those authorities to make suggestions and representations;
 - (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations, and
 - (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.
- Effect Of Plans 637 The adoption by a council of a statutory plan does not require the municipality to undertake any of the project referred to in it.
- Plans Consistent 638 All statutory plans adopted by a municipality must be consistent with each other. 1995 c24 595

1.4. LEGISLATED REQUIREMENTS

The Municipal Government Act (MGA) outlines the contents that are required to be present in an Area Structure Plan. Section 633 of the Municipal Government Act reads as follows:

- Area Structure Plan 633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.
- (2) An area structure plan
 - (a) must describe
 - (i) the sequence of development proposed for the area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area,

and

(iv) the general location of major transportation routes and public utilities, and may contain other matters the council considers necessary.

1.5. MUNICIPAL REQUIREMENTS

The Municipal District of Foothills has outlined when an Area Structure Plan is required or may be required in Section 5.3.5 of the Municipal Development Plan, as outlined below:

5.3.5 An Area Structure Plan drafted in accordance with the guidelines adopted by the Municipality shall be required as part of a Country Residential proposal that would create 8 new lots or more and for proposals of less than 8 new lots an Area Structure Plan may be required if in the opinion of Council one is necessary, due to:

- a) the impact the proposal may have on adjoining lands;
- b) the need to review, in greater detail, the infrastructure requirements of this proposal;
- c) the proposal being a continuation of an existing subdivision and leads to a density greater than 8 lots per section;
- d) the proposal, in the opinion of Council being phase 1 of a development that will create 8 new lots or more.

1.6. DEFINITIONS AND INTERPRETATIONS

In this plan:

- I. "Act" means the Municipal Government Act 1995 and amendments thereto.
- II. "Council" means the elected Council of the Municipal District of Foothills No. 31.
- III. "Developer" means the landowner of the subject parcel(s) as listed on the title(s) or their duly appointed agent.
- IV. "Land Use Bylaw" means Bylaw 1/99 passed by Council pursuant to the Municipal Government Act which regulates and controls land uses and development controls and approvals within the boundaries of the municipality.
- V. "Municipal Development Plan" means the plan adopted by Bylaw 139/98 pursuant to the Municipal Government Act.
- VI. "Municipality" mean the Municipal District of Foothills No. 31
- VII. "Plan Area" means the specifically outlined areas that are mentioned in Section 1.1 of this plan and shown in the attached Figures 1,2 and 3.
- VIII. "Subdivision Approving Authority" means the Council of the Municipal District of Foothills No. 31.

All other definitions and interpretations shall have the meaning that is assigned to them in the Municipal Government Act, the Municipal Development Plan or the Land Use Bylaw.

2. PLAN AREA

2.1. Area Location Map

The location of the proposed subdivision is shown in the Location Map, Figure 1, Appendix A.

2.2. Existing Subdivision Plans

The existing plans in the area of the proposed subdivision is shown in the Existing Plans, Figure 2, Appendix A.

2.3. Plan Area

The plan area of the proposed subdivision is shown in the Plan Area, Figure 3, Appendix A.

2.4. Area Land Use

The area land use of the proposed subdivision and surrounding area is shown in the Area Land Use Map, Figure 4, Appendix A.

2.5. Arial Photography

Arial photographs of the subject section and quarter section of the proposed subdivision is shown in the Figure 5 and Figure 6, Appendix A.

2.6. Proposed Subdivision Plan

The proposed subdivision plan is shown in Tentative Plan Showing Survey of Proposed Subdivision, Figure 7, Appendix A (11x17 foldout).

2.7. Slope Analysis

The slope analysis for the proposed subdivision is shown in Slope Analysis And Contours For Proposed Subdivision, Figure 8, Appendix A (11x17 foldout).

2.8. General Physical Description And Location

The Subject Lands have a centrally located ridge running north to south. From the central ridge the Subject Lands slope gently to the east and slope moderately to the west. The land is open grass land, agricultural fields and residential yards with little natural tree cover.

The Subject Lands are located between 48th Street and 64th Street East and South of Highway 552. Specifically the Subject Lands are accessed by traveling 1.4 km south of Highway 552 on 64th street and are on the west side of 64th street.

2.9. Ownership

The land is under title to Don and Lorna Buie and Carl Hassell and John Parr.

The Certificate(s) of Title are attached as Appendix C of this document.

2.10. Development History Of Subject Quarter Section - SE ¼ 23-21-29W4M

This quarter was originally split into one 80 acre parcel (North 80) on the north and two 40 acre parcels on the south side (Middle 40 and South 40).

North 80

- ❖ One 16 acre parcel was subsequently subdivided off the NE side. Later on the rest of the easterly 40 acres were subdivided into three parcels of 11.75 acres, 5.70 acres and 5.70 acres.
- ❖ The westerly 40 acre portion has recently been subdivided into seven approximately 4.5 acre parcels.

Middle 40

- ❖ Two 5 acre parcels were subsequently subdivided off the east side of the Middle 40.

South 40

- ❖ The South 40 parcel was subsequently subdivided into two parcels of 15 acres on the west and 25 acres on the east.

The South 40 and the remaining 30 acres of the Middle 40 are the Subject Lands of this Area Structure Plan. The Subject Lands currently have three residences on them and are zoned as agricultural.

2.11. Development History Of Other Neighboring Lands

The other neighboring quarters around the Subject Lands are zoned as a combination of Agricultural and Country Residential. They range from a 32 lot, Country Residential subdivision on Shannon Estates in the adjoining half section to the west of the Subject Lands to the SW ¼-24-21-29W4M to the east of the Subject Lands which has had one 10 acre parcel subdivided out as Country Residential with the remainder of the quarter still being zoned as Agricultural.

The existing subdivision plans of the Subject Lands and surrounding area are shown in Appendix D and the current land use is shown in Appendix E.

3. PLAN GOALS AND OBJECTIVES

The goals and objectives of this Area Structure Plan are to:

1. Set out an orderly and phased plan of development for the subject lands;
2. Create 11 new Country Residential lots, 2 new Municipal Reserve lots and 3 lots for existing Country Residential residences that best utilizes the land base and natural topographic features of the site;
3. Ensure that the proposed development conforms to the goals and objectives of the Municipal District of Foothills No. 31 Municipal Development Plan;
4. Provide a mechanism of amending the Municipal District of Foothills No. 31 Land Use Bylaw so that all development existing and proposed conforms to the Bylaw.

4. PLAN POLICIES

4.1. Plan Concept

In order to meet the Plan's objectives, this Plan incorporates a development that will be compatible with the general area and will facilitate the growing demand for Country Residential lots of a size that allows for the best use of the Lands.

The Municipal Reserve lots are designed to be accessible to all lots and provide land for recreational purposes. The lots on the development have access to the Municipal Reserves by means of the internal road system.

The minimum proposed lot size is 3.5 acres ranging up to a maximum proposed lot size of 6.5 acres with the majority of the lots being either 3.5 or 4.5 acres. The exact lot layout is presented in Figure 7, Appendix A. Each lot will have only one single family residence and the development of the lots shall conform to terms of the Land Use Bylaw of the Municipal District of Foothills No. 31 and the terms of the restrictive covenants as outlined in Appendix B of this document.

Grading shall be minimized and limited to roadways and driveways and shall not interfere with the natural drainage of the Subject Lands.

4.2. Land Uses

Zonings

a) COUNTRY RESIDENTIAL

A portion of the area designated for country residential development under this Plan is currently zoned Agricultural District under the Municipal District of Foothills No. 31 Land Use Bylaw. Prior to proceeding to subdivision, the Plan Area will be required to be re-designated into Country Residential to comply with the provisions of the Municipal District of Foothills No. 31 Municipal Development Plan and the Municipal District of Foothills No. 31 Land Use Bylaw. Plan 0111013, Lot 1 is zoned country residential, thus relies on amendment to the land use bylaw to allow for the creation of 3 new country residential lots. Each lot has in excess of one acre of developable land.

b) MUNICIPAL RESERVE

The area designated for the municipal reserve under this Plan is currently zoned Agricultural District under the Municipal District of Foothills No. 31 Land Use Bylaw. Prior to proceeding to subdivision this area will be re-designated to Municipal Reserve to comply with the provisions of the Municipal District of Foothills No. 31 Municipal Development Plan and the Municipal District of Foothills No. 31 Land Use Bylaw.

All uses and final design of the Municipal Reserve will be to the satisfaction of Council. The Municipal Reserve dedication will be dedicated at the time of subdivision.

4.3. Topographic Considerations And Constraints

The land has a centrally located ridge running north to south. From the central ridge the land slopes gently to the east and has moderate sloping to the west with no defined water runs that exceed the normal flow over the land.

All building sites and roadway locations have been selected to make optimum use of the mountain or valley views without utilizing slopes in excess of 10% for building. The roadway going to the lots on the western side of the plan area will be an engineered roadway and will conform to the Municipal District of Foothills No. 31 standard of not exceeding 7% grade.

The land is open prairie and agricultural fields with little or no natural tree cover and no streams or permanent water bodies.

4.4. Environmental Considerations

No portion of the Subject Lands are environmentally sensitive.

All engineering tests as required by Municipal District of Foothills No. 31 Council shall be provided at the sole cost of the developer and to the satisfaction of the Municipality.

4.5. Transportation

All lots will have direct access to the internal paved road system. The internal roads are to be constructed to Municipal District of Foothills No. 31 standards on a 30 metre right of way and to the satisfaction of Council, and the public works department.

All access points will be off of the internal road system. The Developer will enter into a development agreement for the construction and maintenance of the internal roads. All roads will be constructed at the sole expense of the Developer.

The Developer will make a contribution toward the maintenance and upkeep of external roads through a payment of an infrastructure levy fee at the time of subdivision approval.

One internal road runs east / west and starts at 64th street east and ends on the westerly side in a turnaround. Eleven of the lots will be accessed from this road. The second internal road starts as a "Y" junction from 288th avenue south and curves around to a southerly direction. This road ends in a turnaround and accesses four lots.

4.6. Density

The Municipal District of Foothills No. 31 Municipal Development Plan outlines the maximum density provision for Country Residential to be 32 lots per quarter section or 1 lot per 5 acres. This is the proposed density for the plan area.

The total number of developable acres within the plan area is 70 acres. This Area Structure Plan proposes 3 existing residences, 2 lots dedicated as Municipal Reserve and 11 lots for new residences. The Municipal Reserves equates to 7 acres or 10% of the total planned development area.

4.7. Neighborhood Impact

Some land in all 9 of the adjacent quarters to the Subject Lands has land zoned as Country Residential and has been developed over the years into a variety of parcel sizes.

The chosen lot size and the Municipal reserve parcels will allow for an abundance of open space. The natural slope of the land from the central ridge would place residences on differing elevations to maximize view and minimize sight blockages from neighboring dwellings.

The Municipal Reserve besides allowing the separation mentioned above provides for a natural space for residents to develop a park in the future or any other community amenity that is approved by the Council of the Municipal District of Foothills No. 31. The Municipal Reserve has the ability to be accessed directly from the internal road.

5. SERVICING CONSIDERATIONS

5.1. Storm Water Drainage

The existing parcels slope to the east and the west from a central ridge and there is no evidence of any defined water courses. When the internal roads are engineered and constructed, storm water drainage shall be incorporated and will follow best management practices whereby post-development flows are no greater than pre-development flows and storm water runoff is contained within the plan area.

A storm water management plan will be prepared by a qualified engineer and at the sole expense of the Developer, and will be provided as part of the engineered internal road drawings.

5.2. Domestic Water

There are a number of producing wells on the quarter section and adjoining lands. All lots will be supplied by individual wells that are certified by a registered engineer to meet or exceed the requirements of the Alberta Water Act to the satisfaction of the Council of the Municipal District of Foothills No. 31 and at the sole expense of the Developer.

5.3. Domestic Sewage

The domestic sewage disposal will be by means of septic tank and conventional field system. All installations will require permitting and must meet the requirements of Alberta Safety Codes and Building Codes.

While no high water areas have been identified to date, percolation and high water table tests will be performed on any lots that the Council of the Municipal District of Foothills No. 31 determines necessary and at the sole expense of the Developer.

5.4. Shallow Utilities

Electrical service to the plan area is from Fortis and no cost easements will be provided and placed on each title prior to registration.

Natural gas service to the plan area is from Atco Gas and no cost easements will be provided and placed on each title prior to registration.

Telephone service to the plan area is from Telus and no cost easements will be provided and placed on each title prior to registration.

5.5. Solid Waste Removal

Solid waste removal will be the responsibility of the individual landowner. There are a number of private contractors in the area that can be utilized or the land owners may haul the waste themselves to the Foothills Regional Landfill south of Okotoks.

5.6. Police Service

The plan area is policed primarily by the RCMP detachment from Okotoks for all purposes and secondarily by the Special Constables from the Municipal District of Foothills No. 31 for traffic matters.

5.7. Fire Protection

The plan area is within the fire protection area of the Okotoks Volunteer Fire Department and backup protection is also provided from the City of Calgary, High River and Blackie Fire Departments.

5.8. Emergency Medical and Ambulance

The Foothills Regional Emergency Services Commission services this area from its Okotoks station with back up service provided from High River, Turner Valley or the City of Calgary.

5.9. 911 Service

911 emergency calling is provided throughout the area and is for all emergency calls including fire, ambulance and police as well as disaster services. This service is manned 24 hours a day, seven days a week by the Foothills Regional Emergency Services Commission.

6. BUILDING RESTRICTIONS AND COVENANTS

The Developer will register a restrictive covenant, concurrently with the plan of subdivision, on each of the new titles to be created. This agreement will outline the building envelope. The Agreement will also outline location, size, style and exterior finishes of dwellings and outbuildings.

All dwellings will be encouraged to install oversize pressure tanks, low volume toilets and water saving shower heads to minimize the impact on the groundwater supply by conserving and managing water usage.

The restrictive covenant is attached as Appendix B.

Appendix A

Location Map

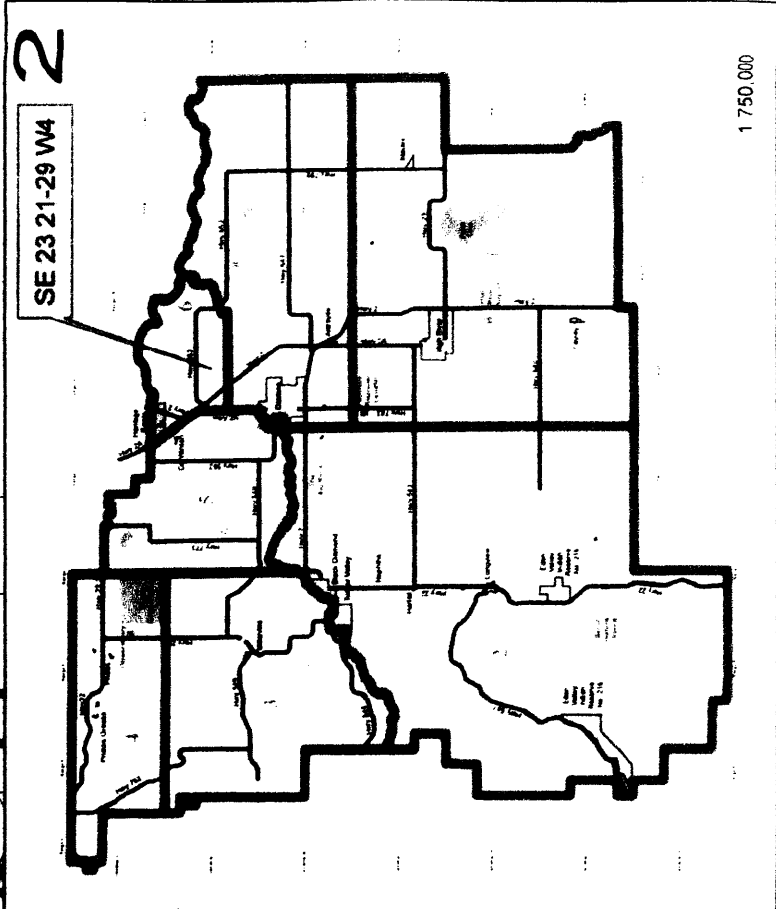
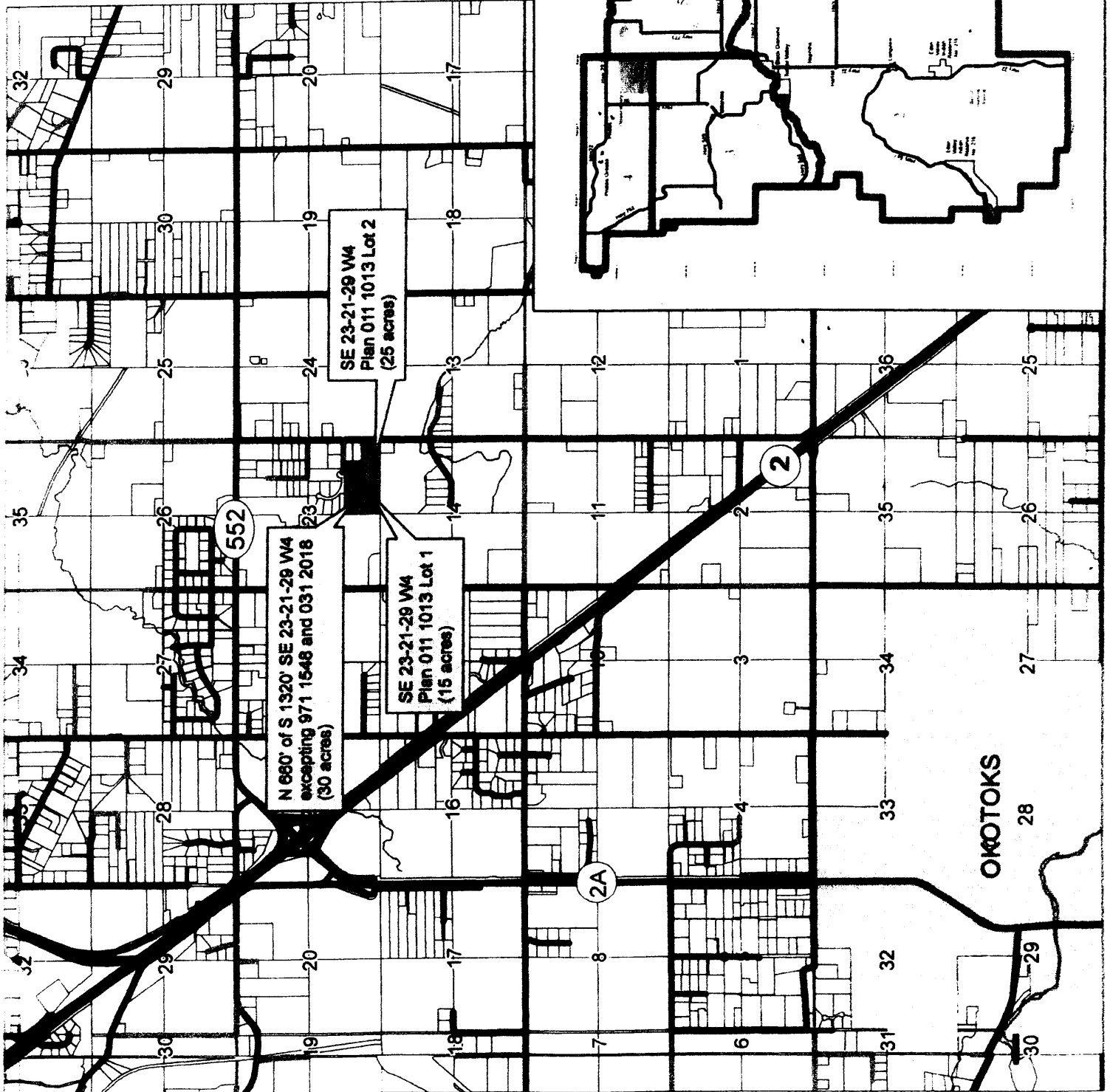
SE 23-21-29 W4



1:60,000

FIGURE 1.

This Location Map is compiled by the Municipal District of Foothills No. 31. Reproduction, in whole or in part, is prohibited without express permission from the Municipal District of Foothills No. 31. Data Sources include Municipal Records and Atlas/US. This map is for graphic representation purposes only.



1:750,000

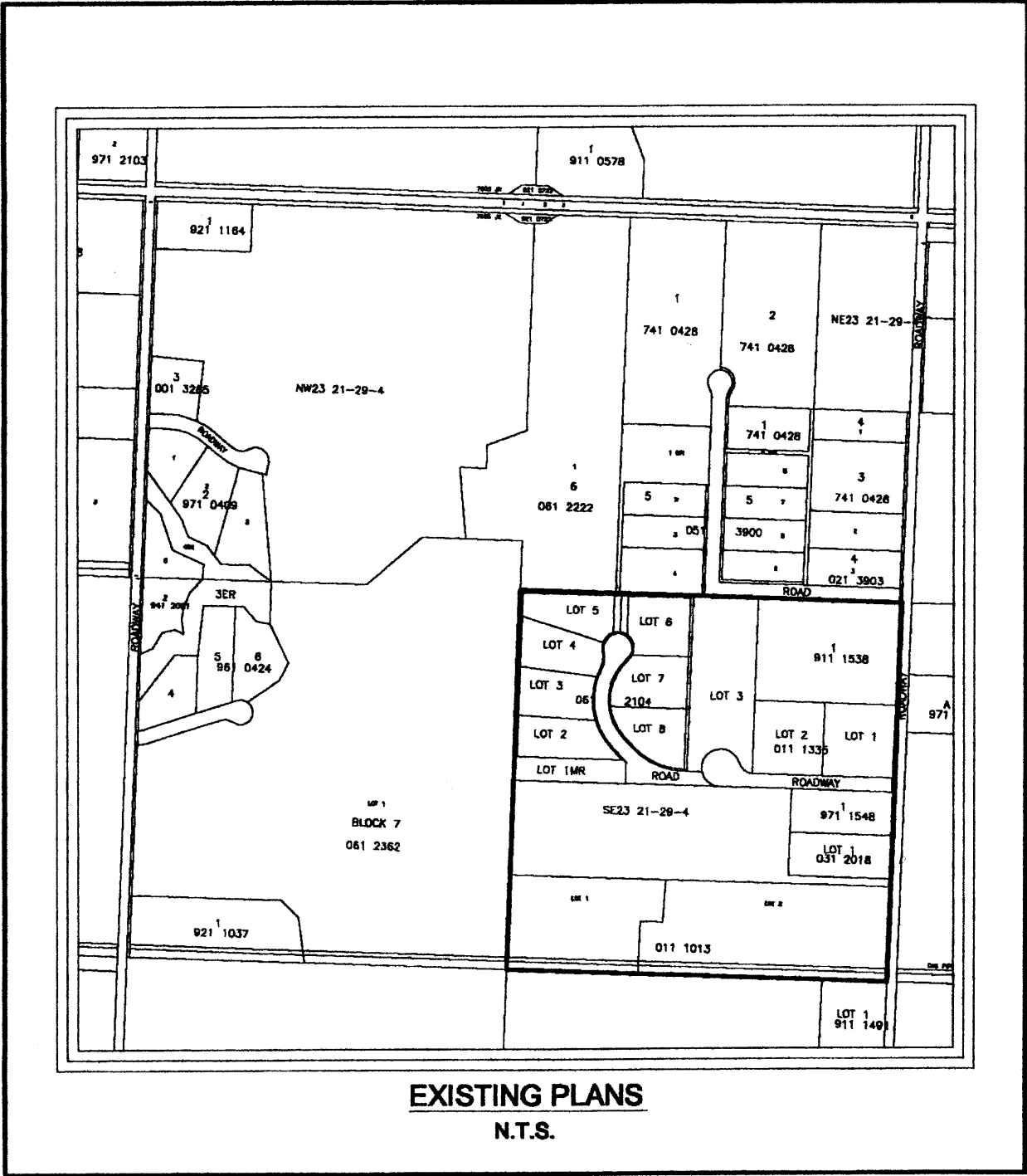


Figure 2
Existing Subdivision Plans Map

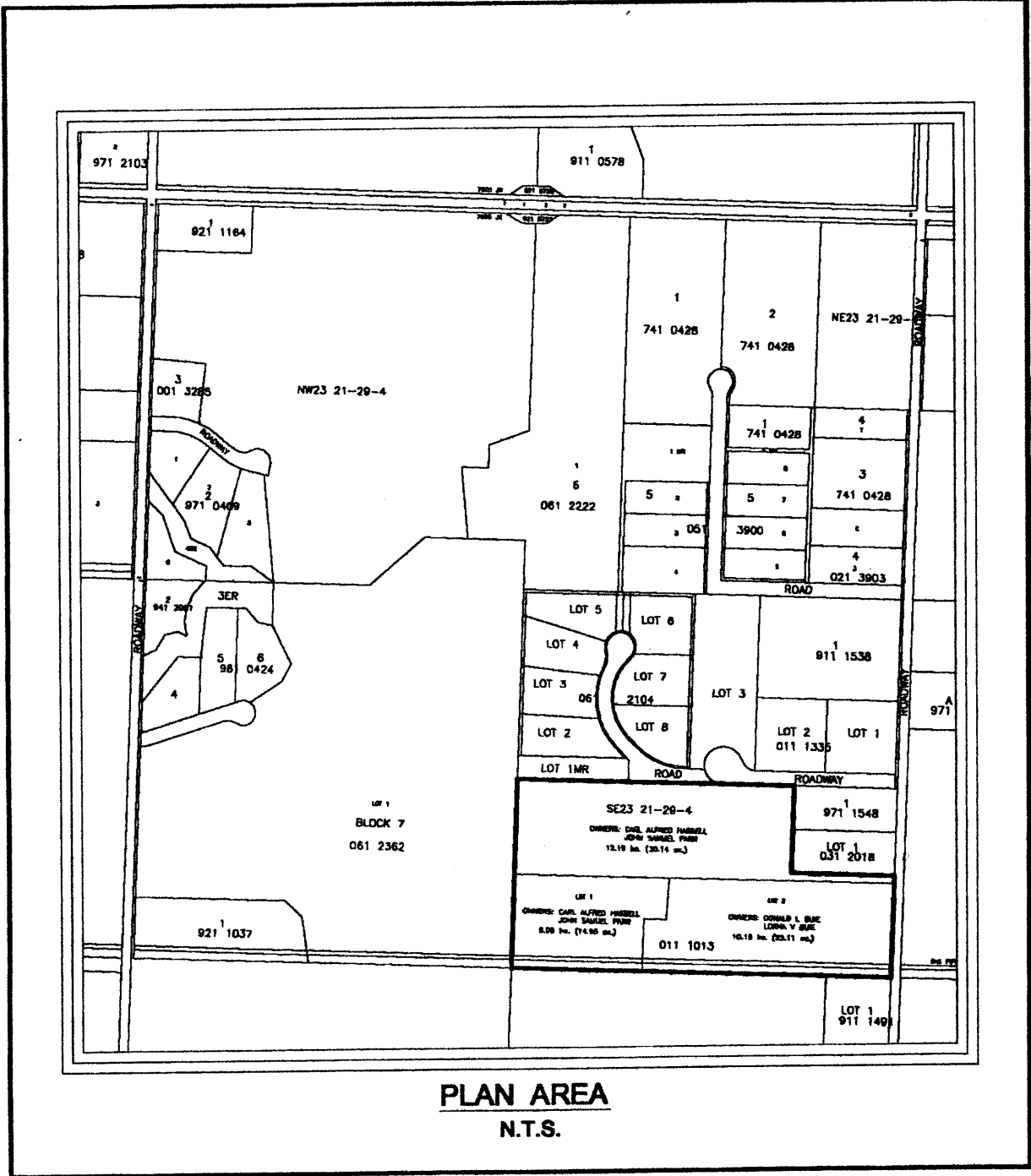
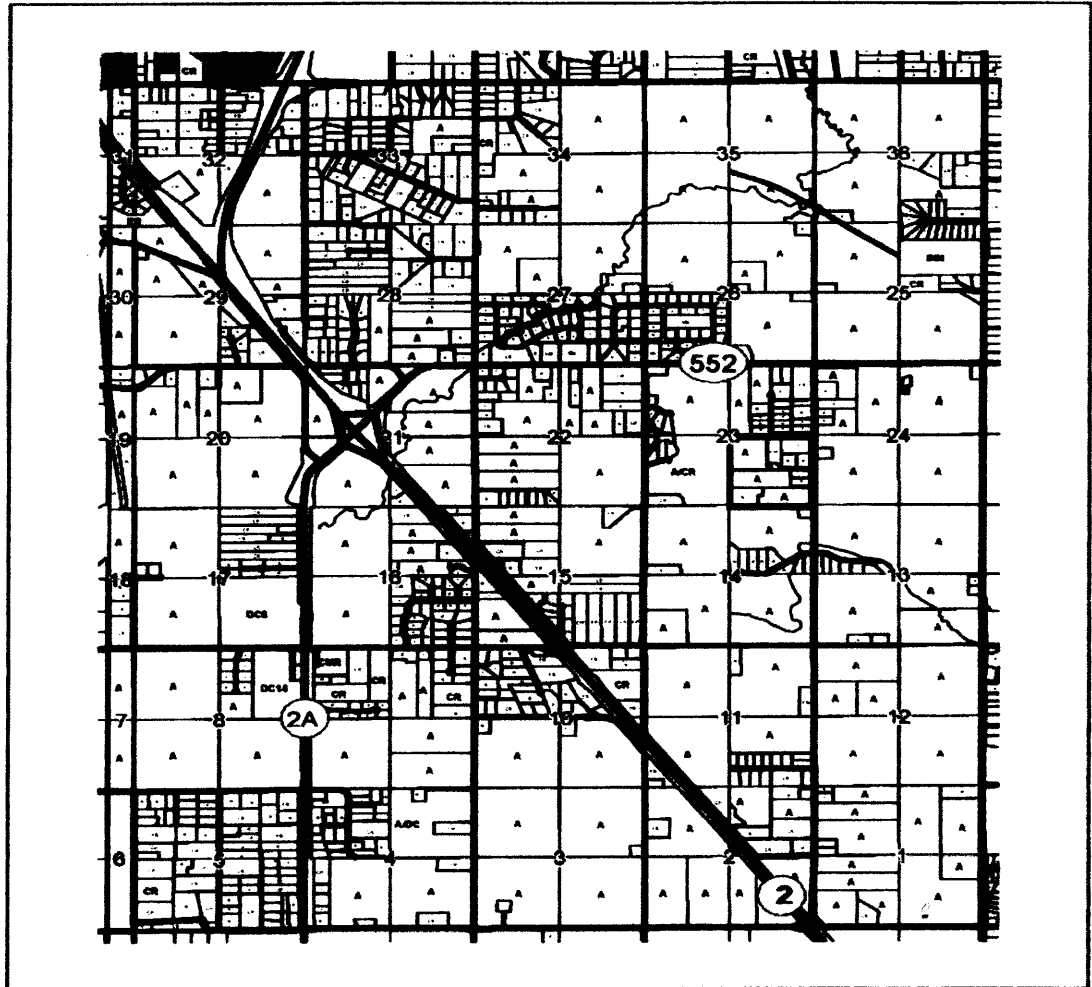


Figure 3
Proposed Subdivision Plan Area



0 0.5 1 Kilometers
Scale 1:60,000

Mar 31, 2006

This Land Use Municipal Map Book is compiled by the Municipal District of Foothills No. 31. Reproduction in whole or in part is prohibited without express permission from the Municipal District of Foothills No. 31. Data Sources include Municipal Records and Atlas 18.

LEGEND

A	Agricultural	DCB	Direct Control - Telecommunications Tower
CMH	Commercial Hamlet	DCS	Direct Control - Nature's Hideaway Campground
CMY	Commercial Highway	DC10	Direct Control - Paradise Ranch Resort
CMR	Commercial Rural	EP	Environmental Protection
CMR	Commercial Rural	ER	Environmental Reserve
CR	Country Residential	INH	Industrial - Hamlet
CRA	Country Residential- Subdistrict A	INN	Industrial - Natural Resources
DC1	Direct Control - Spruce Meadows	INP	Industrial - Park
DC2	Direct Control - Aldersyde Industrial	INR	Industrial - Rural
DC3	Direct Control - Smead	MR	Municipal Reserve
DC4	Direct Control - Private Airport	R	Residential
DC5	Direct Control - Airport	RA	Residential- Subdistrict A
DC6	Direct Control - Gravel Pit	REC	Recreation
DC7	Direct Control - Silver Tip Ranch Commercial		Multiple Land Use (ie. A/CR)

Figure 4
Area Land Use Map

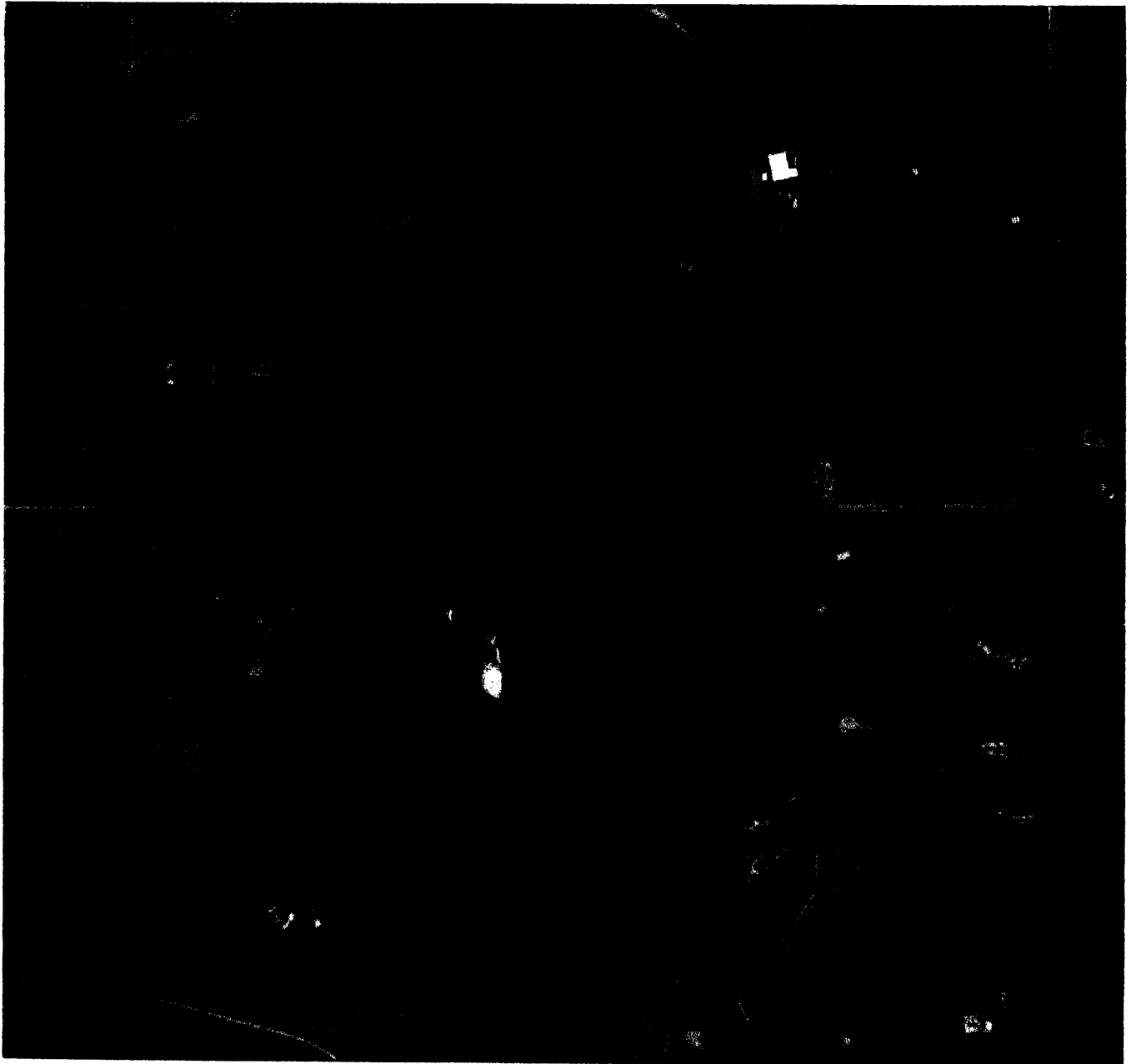


Figure 5
Ariel Photograph Of Section 23-021-29W4

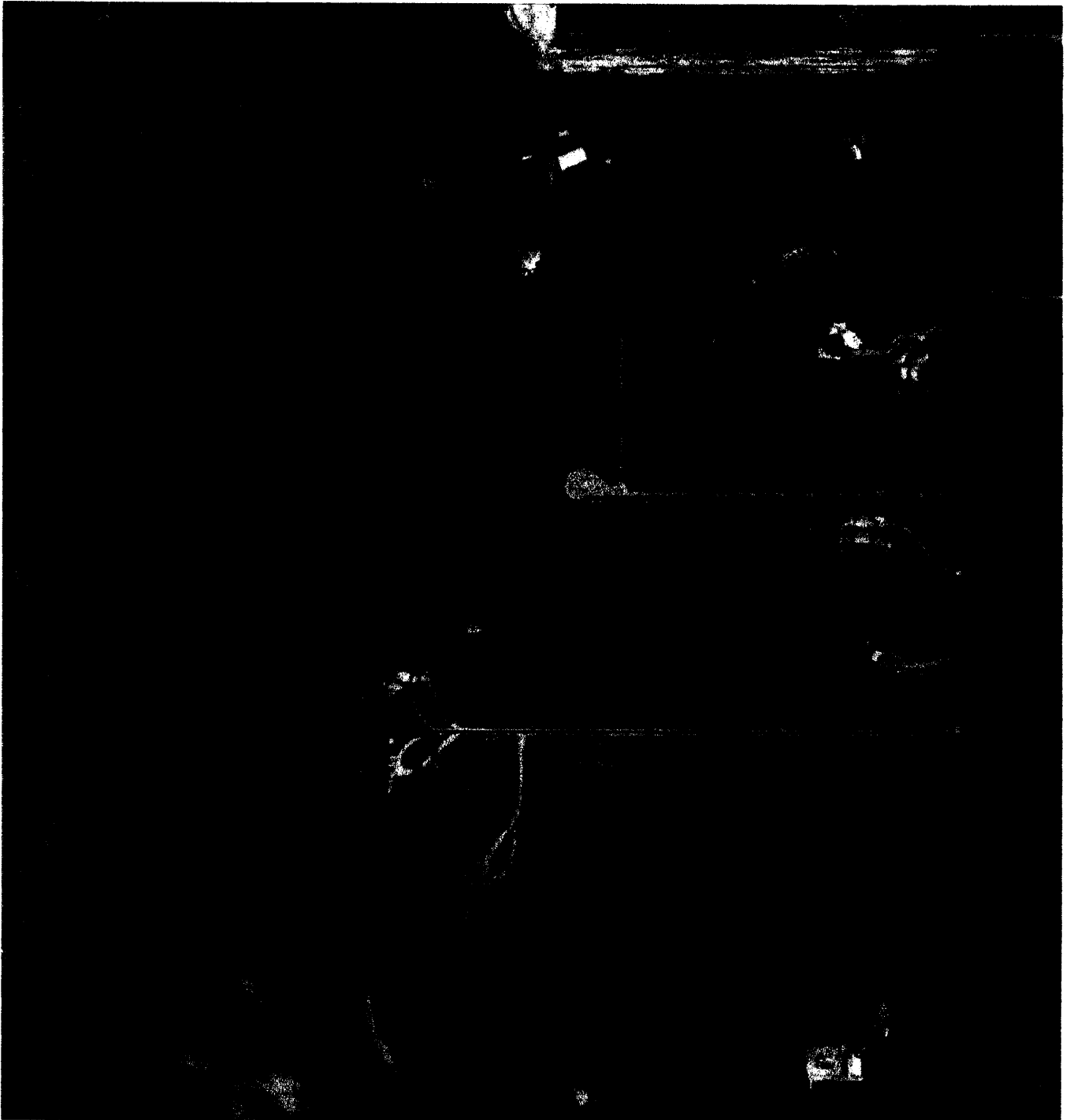


Figure 6

Ariel Photograph Of SE Quarter Section 23-021-29W4



M.D. of FOOTHILLS No.31
ALBERTA

TENTATIVE PLAN SHOWING SURVEY OF
PROPOSED SUBDIVISION
AFFECTING
LOTS 1 & 2, PLAN 011 1013
AND A PORTION OF

S.E. 1/4 SEC. 23, TWP. 21, RGE. 28, W.4M.
WITHIN THE
S.E. 1/4 SEC. 23, TWP. 21, RGE. 28, W.4M.

JEFF BLATZ, A.L.S., 2007

SCALE 1 : 2000

S.W. 1/4 SEC.
24-2-1084

N.E. 1/4 SEC.
14-21-264

LOT 1
BLOCK 7
091 2382

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PLAN 911 1538

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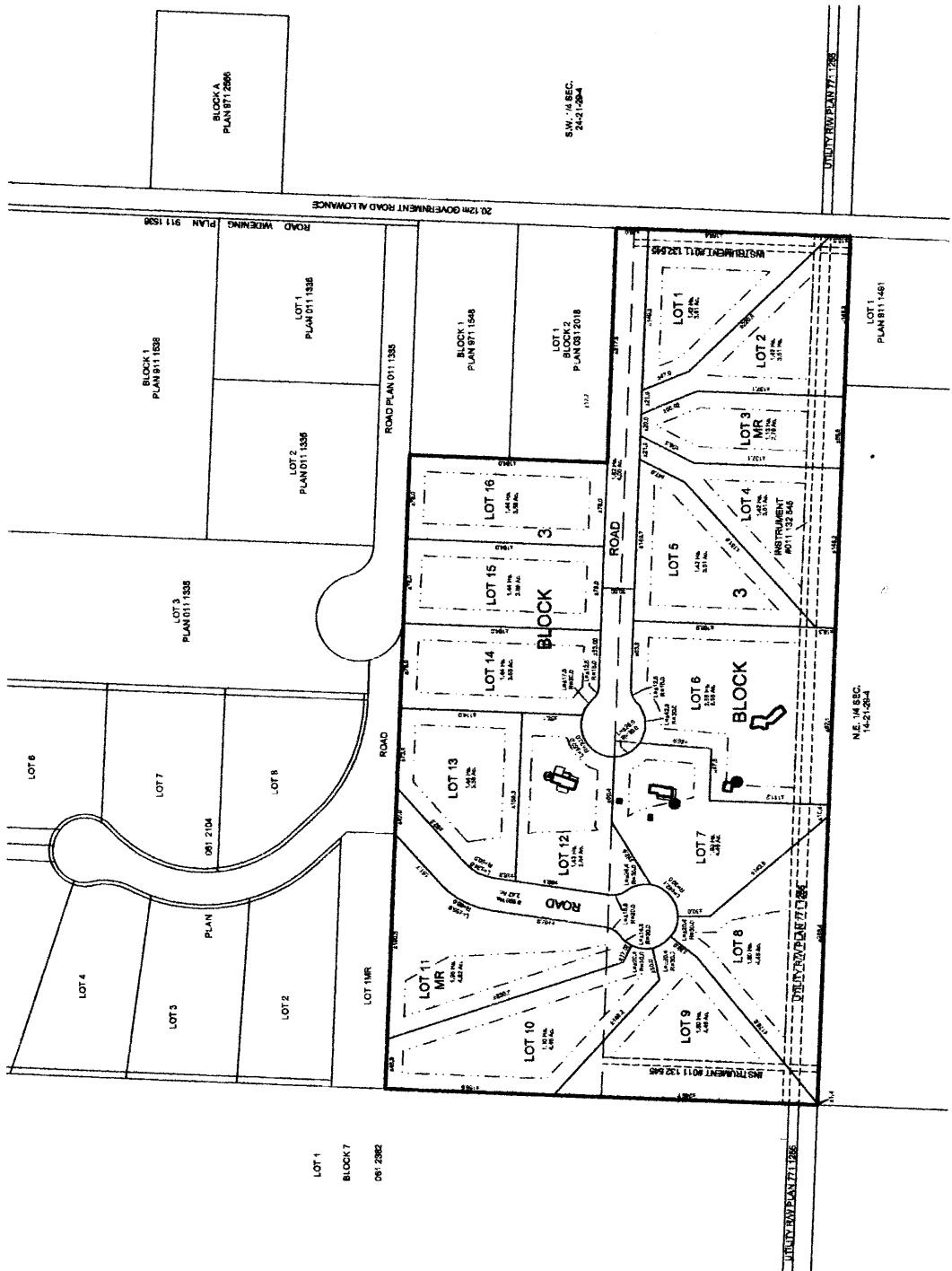
PREPARED FOR
SARAH ANN HARRIS
SAMUEL JOHN PARR
DONALD L BUE
LORNA V BUE

REGISTERED OWNERS
CARL ALFRED HARBELL
LORNA V BUE
DONALD L BUE
LORNA V BUE

APPROVING AUTHORITY
M.D. OF FOOTHILLS No.31
FILE NO. _____

FIGURE 7

CHALLENGER GEOMATICS LTD.
17000 100 STREET NW, EDMONTON, ALBERTA T5C 1S6
403-488-8888



- LEGEND & NOTES :**
- ELEVATIONS ARE GEOMETRIC DERIVED FROM GLOBAL NORTHING
 - 2cm CONTOUR LINES SHOWN THUS
 - 5m CONTOUR LINES SHOWN THUS
 - BUILDINGS STRUCTURES SHOWN THUS
 - WATER WELLS SHOWN THUS
 - SEPTIC TANKS SHOWN THUS



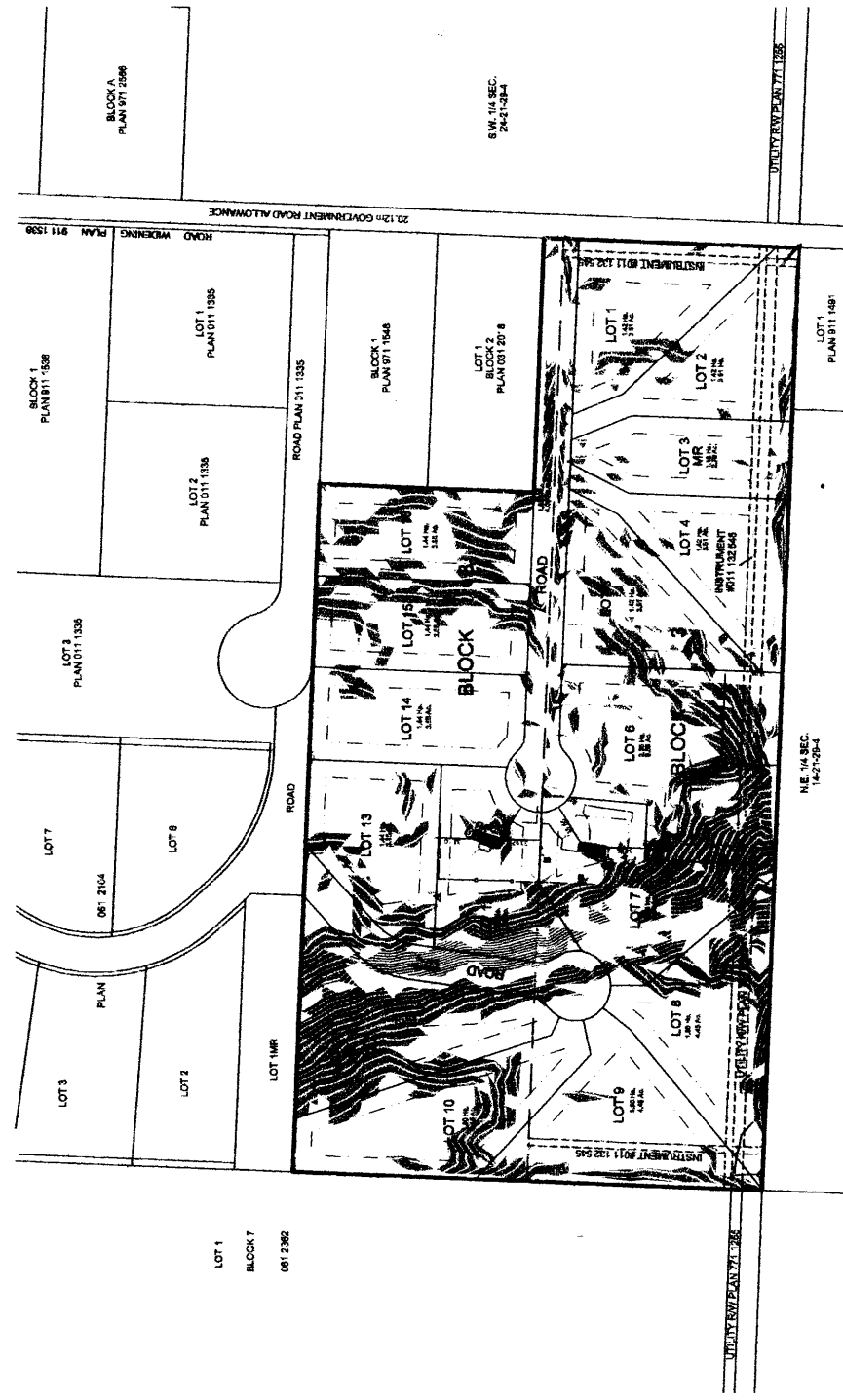
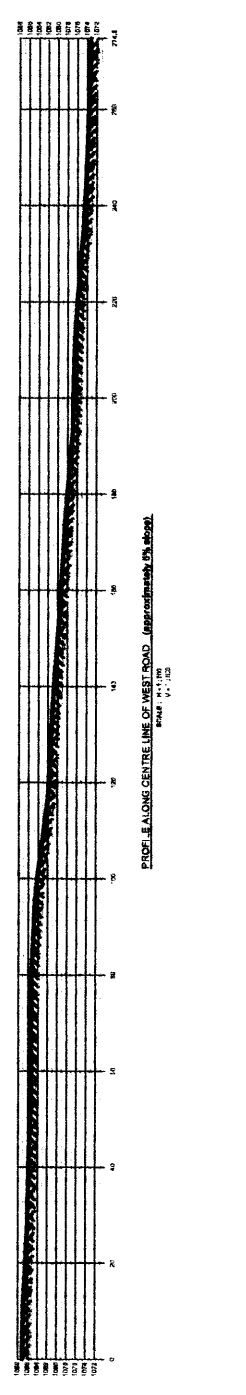
SLOPE BREAKDOWN

Color	Range Beg.	Range End	Percent	Area
■	0.00	5.00	85.9	183,302.49
■	5.00	10.00	21.2	56,947.10
■	10.00	15.00	7.0	18,574.84
■	15.00	20.00	4.1	11,453.96
■	20.00	25.00	1.6	4,321.69
■	25.00	30.00	0.2	600.44
■	30.00	100.00	0.0	104.83

FIGURE 8

DONALD BUJE
 PLAN SHOWING
 SLOPE ANALYSIS &
 CONTOURS FOR
 PROPOSED SUBDIVISION
 OF
 LOTS 1 & 2, PLAN 011 1013
 AND A PORTION OF
 S.E. 1/4 SEC. 23, TWP. 21,
 RGE. 29, W.4M.
 S.D. of FOOTLOCKS NO.31, ALBERTA

CHALLENGER
 2150 BLOOR ST. W. TORONTO ONT. M6J 1R7
 TEL: 416-291-2100 FAX: 416-291-2101
 E: info@challenger.com W: www.challenger.com



Appendix B

RESTRICTIVE COVENANT AS TO USE OF LAND

Pursuant to Section 48 and Section 68(1) of
The Land Titles Act (Alberta)

RECITALS:

1. **D. & L. Buie and C. Hassell and J. Parr**, of DeWinton, Alberta (hereinafter referred to as the "Developer"), are the registered owners of certain lands situated near DeWinton in the Province of Alberta, and more particularly described in Schedule "A" attached hereto and by this reference made a part hereof (hereinafter collectively called "the Lands" or individually referred to as a "Lot" as the context hereof requires);
2. The Developer has developed a building scheme for the Lands and considers it desirable for the greater enjoyment of the Lands that the Lands and future conveyances thereof shall be subject to the restrictions, covenants and limitations hereinafter set forth;
3. Subsection 68(1) of The Land Titles Act (Alberta) provides that a Developer may grant to himself or herself an easement or restrictive covenant for the benefit of land that the Developer owns and against land that the Developer owns and the easement or restrictive covenant may be registered under the Land Title Act (Alberta).

THIS RESTRICTIVE COVENANT WITNESSES THAT:

1. The Lands shall be subject to the restrictions and conditions set forth in Schedule "A" attached hereto and forming part of this Restrictive Covenant, which restrictions and conditions shall be deemed to be covenants running with the Lands and shall be binding upon and ensure to the benefit of the owner or owners of the Lands from time to time, (herein also called the "Owner" where the context so requires) such restriction and conditions having been imposed as building scheme with a view to maintaining the general character of the Lands and controlling the same with respect to the manner of development and use for residential purposes thereof;
2. The Lands shall not be developed otherwise than in conformity with the restrictions and conditions set out in this Restrictive Covenant, Schedule "A";
3. The restrictive covenants set out herein are enforceable by the Developer of the Lands and any waiver by any Owner of the strict performance of the covenants set out herein shall not of itself constitute a waiver or abrogate the covenants set out herein;
4. Words herein importing a number or gender shall be construed in grammatical conformance with the context of the party or parties in reference;
5. If any provisions of this Restrictive Covenant or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Restrictive Covenant shall not be affected thereby and each remaining provision shall be valid and shall be enforceable to the extent permitted by law.

Ridge View Estates

IN WITNESS WHEREOF the Developer has hereunto affixed its name or corporate seal,
attested by its duly authorized officers this _____ day of _____ 2006.

SIGNED IN PRECENCE OF:

_____) _____
Witness Don Buie

_____) _____
Witness Lorna Buie

_____) _____
Witness Carl Hassell

_____) _____
Witness John Parr

Restrictions and Conditions Schedule "A"

1. Development is restricted to one detached single family dwelling with attached double vehicle garage (minimum) together with accessory buildings, swimming pool and other uses that are clearly consistent with residential use.
2. Uses other than residential are prohibited.
3. All buildings must be erected on permanent foundations, constructed of durable materials and must conform in all respects with the relevant provisions of the current edition of The National Building Code of Canada.
4. Mobile homes, transportable or modular homes and trailers, other than holiday trailers are prohibited.
5. All septic systems or fields must meet the requirements as set out by the Safety Codes Officer of the Municipal District of Foothills No. 31. The septic system is the responsibility of the Owner.
6. No building of any type may be moved onto the said Lands. All buildings must be constructed on site of new materials only.
7. No carport shall be built upon any Lot.
8. No development of any nature nor any construction shall be undertaken without obtaining a Development and/or Building Permit as well as any other necessity permits having been obtained and approved being received in compliance with the Land Use bylaw (Municipal District of Foothills No. 31) and any applicable provincial regulations.
9. There shall not be erected upon the Lands any dwelling which has a ground floor area of less than the following sizes outlined below:
 - Single Storey 1,700 square feet
 - Two Storey/Multi Storey 1,400 square feet (main level)
10. In calculating the ground floor area of a dwelling, the measurements for calculation shall be taken as the outside measurement of the main walls of the building and the ground floor shall not include any garage and shall not include any porches, verandas or unheated sun rooms.
11. The pitch of any roof of any building shall be a minimum of 6/12 pitch.
12. Construction of the main residence must commence within two years of a transfer of the Lot from the Developer to an Owner and said construction must be finished within one year of commencement. Extensions to this schedule must be approved by the Developer.
13. All driveways shall be paved by the Owner at the expense of the Owner within two years of occupation of the dwelling.
14. No building shall be erected on the Lands or construction commenced unless the location, plans and specifications have been submitted to the Developer and the Developer has given approval in writing to the location, plans and specifications as to

Ridge View Estates

their compliance with the land use and building restrictions and other conditions set forth herein.

15. One material shall be used predominately as the exterior finish of each building on the Lands, with a maximum of three materials being used on any one building.
16. Natural finish materials such as brick, stone, solid wood and stucco shall be used on any buildings on the Lands. Vinyl, metal or plywood siding shall NOT be used as an exterior finishing material. No bright or off natural color (for example pink, orange or purple) shall be used on any building. Natural colors only shall be utilized. Every dwelling must have as one of the exterior components either brick, rock or stone.
17. Any outbuilding must match the color scheme of the main residence and must be a finished product. No plywood, metal or vinyl siding will be permitted.
18. Roof finishes on all dwellings on the Lands must be cedar or treated pine shakes, clay or concrete tiles or top of the line asphalt shingles that are of a heritage style. Metal roofs are NOT permissible. Natural colors only shall be utilized.
19. Chimney finishes on all buildings on the Lands shall be brick, stone or the same materials as the walls of the buildings that they form a part of. Metal finishes shall NOT be permitted.
20. The said lands are sold subject to such conditions as may be imposed by the Municipal District of Foothills No. 31 and/or Alberta Environment as to drainage, landscaping and soil disturbance.
21. No mobile homes will be moved onto the property as a permanent or temporary residence.
22. Any fences constructed on the property shall be wooden rail fencing only and consistent with fencing being done by the Developer.
23. No aerials or antennas will be erected. Satellite dishes are permissible.
24. Every building started must be completed within one year of commencement and all buildings must be landscaped so as to be in keeping with the general appearance of the surrounding area.
25. No garbage cans or receptacles for garbage that are not screened from view and protected from disturbance from animals will be permitted. No garbage, refuse, junk, unlicensed vehicles, farm machinery, trash or other debris shall remain on the property unless in appropriate containers and screened from view.
26. No burning barrels shall be permitted.
27. No dwelling or accessory building will be serviced by any utility whose lines, pipes, et cetera are above ground. All services are to be totally underground.
28. No grading, excavation, construction or other activity will be allowed that interferes with the natural drainage of the area.
29. The Owner shall maintain the lands in a neat and tidy appearance and shall not permit weeds or grasses to grow to an unsightly state or become a fire hazard on the Owner's property.
30. The Owner shall keep all dogs on the property of the Owner except when they are on leash and accompanied by a responsible handler. Dogs shall not be allowed to bark excessively and shall be kept indoors or in a closed kennel at night.

Ridge View Estates

31. If any of the preceding covenants is deemed to be void or unenforceable in whole or in part, such invalidity or unenforceability shall not affect the validity or enforceability of any other covenant and the covenants herein shall be deemed to be separate and distinct covenants.
32. No covenants herein shall be deemed to restrict any provisions of any development control bylaw, zoning regulation or land use regulation duly passed by any governmental authority but the covenants herein are to be considered as additional restrictions.
33. If any dispute arises over the interpretation of the restrictions and conditions herein contained or as to the stage of construction or the location of any buildings such difference shall be determined by the Developer whose decision will be binding.
34. If any other dispute arises between the parties including other parties subject to the same covenants as to respect to this agreement then the matter shall be sent to arbitration for resolution with the arbitrator's decision shall be final and the arbitrator is also to establish who pays the costs of arbitration as set out in the Arbitration Act of Alberta.
35. The Owner agrees that the interpretation of this covenant shall be governed by the law of the Province of Alberta and consents to the exclusive jurisdiction of the Courts of Alberta with respect to any matter not governed by the above arbitration provisions of the Covenant.

Appendix C



CERTIFIED COPY OF
Certificate of Title

S

LINC 0030 003 180 SHORT LEGAL 4;29;21;23;SE

TITLE NUMBER: 071 427 760
TRANSFER OF LAND
DATE: 27/08/2007

AT THE TIME OF THIS CERTIFICATION

1140105 ALBERTA LTD..
OF BOX 21, SITE 14, R.R.1
DEWINTON
ALBERTA T0L 0X0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

MERIDIAN 4 RANGE 29 TOWNSHIP 21
SECTION 23
THE NORTH 660 FEET OF THE SOUTH 1320 FEET
BOTH IN PERPENDICULAR WIDTH THROUGHOUT OF
THE SOUTH EAST QUARTER
CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

Table with 5 columns: PLAN, NUMBER, HECTARES, ACRES, MORE OR LESS. Rows include SUBDIVISION 9711548 and SUBDIVISION 0312018.

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

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

Table with 4 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Contains 6 rows of encumbrance details.

CERTIFIED COPY OF
Certificate of Title

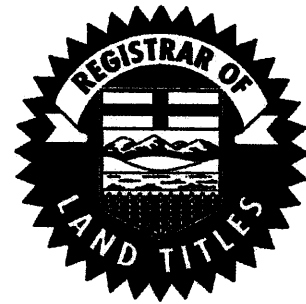
SHORT LEGAL 4;29;21;23;SE
NAME 1140105.ALBERTA LTD.
NUMBER 071 427 760

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		HIGH RIVER ALBERTA T1V1M7
061 396 306	26/09/2006	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500,10004 JASPER AVE EDMONTON ALBERTA T5J1R3 ORIGINAL PRINCIPAL AMOUNT: \$456,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 27 DAY OF AUGUST ,2007



SUPPLEMENTARY INFORMATION
VALUE: \$1,500,000
CONSIDERATION: \$1,500,000
MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
REFERENCE NUMBER:
061 191 290
TOTAL INSTRUMENTS: 006



CERTIFIED COPY OF
Certificate of Title

S

LINC
0028 810 654

SHORT LEGAL
0111013;;1

TITLE NUMBER: 071 427 776
TRANSFER OF LAND
DATE: 27/08/2007

AT THE TIME OF THIS CERTIFICATION

1140105 ALBERTA LTD..
OF BOX 21, SITE 14, R.R.1
DEWINTON
ALBERTA T0L 0X0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 0111013
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

		ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 000 004	02/01/1974	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS #31.
741 046 651	16/05/1974	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
771 132 673	26/09/1977	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7711255 "TAKES PRIORITY OF CAVEAT #761112105 REGISTERED 09/09/1976"
1 098 118	12/04/2001	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
011 098 120	12/04/2001	EASEMENT OVER LOT 2 FOR THE BENEFIT OF LOT 1 BOTH ON PLAN 0111013 PORTION DESCRIBED
011 132 545	15/05/2001	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD..

CERTIFIED COPY OF
Certificate of Title

PAGE 2

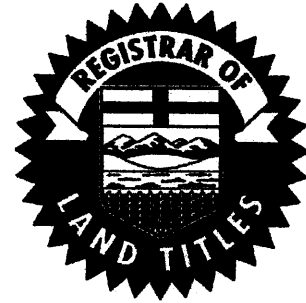
SHORT LEGAL 0111013;;1
NAME 1140105 ALBERTA LTD.
NUMBER 071 427 776

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		909-11 AVE SW CALGARY ALBERTA
051 471 825	12/12/2005	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 300,10004 JASPER AVE EDMONTON ALBERTA T5J1R3 ORIGINAL PRINCIPAL AMOUNT: \$360,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 27 DAY OF AUGUST ,2007



SUPPLEMENTARY INFORMATION

VALUE: \$995,000
CONSIDERATION: \$995,000
MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
REFERENCE NUMBER:
051 471 824
AREA:
6.05 HECTARES (14.95 ACRES) MORE OR LESS
ATS REFERENCE:
4;29;21;23;SE
TOTAL INSTRUMENTS: 007

SOUTH ALBERTA LAND REGISTRATION DISTRICT
R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 12/09/2001

INC SHORT LEGAL TITLE NUMBER
028 810 661 0111013;;2 011 098 119 +1

LEGAL DESCRIPTION
PLAN 0111013
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 10.16 HECTARES (25.11 ACRES) MORE OR LESS .

ESTATE: FEE SIMPLE
DEEDS REFERENCE: 4;29;21;23;SE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REFERENCE NUMBER: 741 046 649

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

011 098 119 12/04/2001 SUBDIVISION PLAN

OFFICERS

DONALD L BUIE (BRANCH MANAGER)

AND

LORNA V BUIE

BOTH OF:

BOX 26, SITE 14, RR 1

DEWINTON

ALBERTA TOL OXO

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 011132547)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

741 000 004 02/01/1974 CAVEAT
 CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS #31.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
011 098 119 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
41 046 651	16/05/1974	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
771 132 673	26/09/1977	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7711255 "TAKES PRIORITY OF CAVEAT #761112105 REGISTERED 09/09/1976"
11 087 718	03/04/2001	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 144, 250 SHAWVILLE BLVD SE CALGARY ALBERTA T2Y2Z7 ORIGINAL PRINCIPAL AMOUNT: \$348,750
11 098 118	12/04/2001	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
11 098 120	12/04/2001	EASEMENT OVER LOT 2 FOR THE BENEFIT OF LOT 1 BOTH ON PLAN 0111013 PORTION DESCRIBED
11 132 545	15/05/2001	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD.. 909-11 AVE SW CALGARY ALBERTA

TOTAL INSTRUMENTS: 007
YOUR FILE #: MACLEOD

*END OF SEARCH *

SR# - J818588 /AR1064