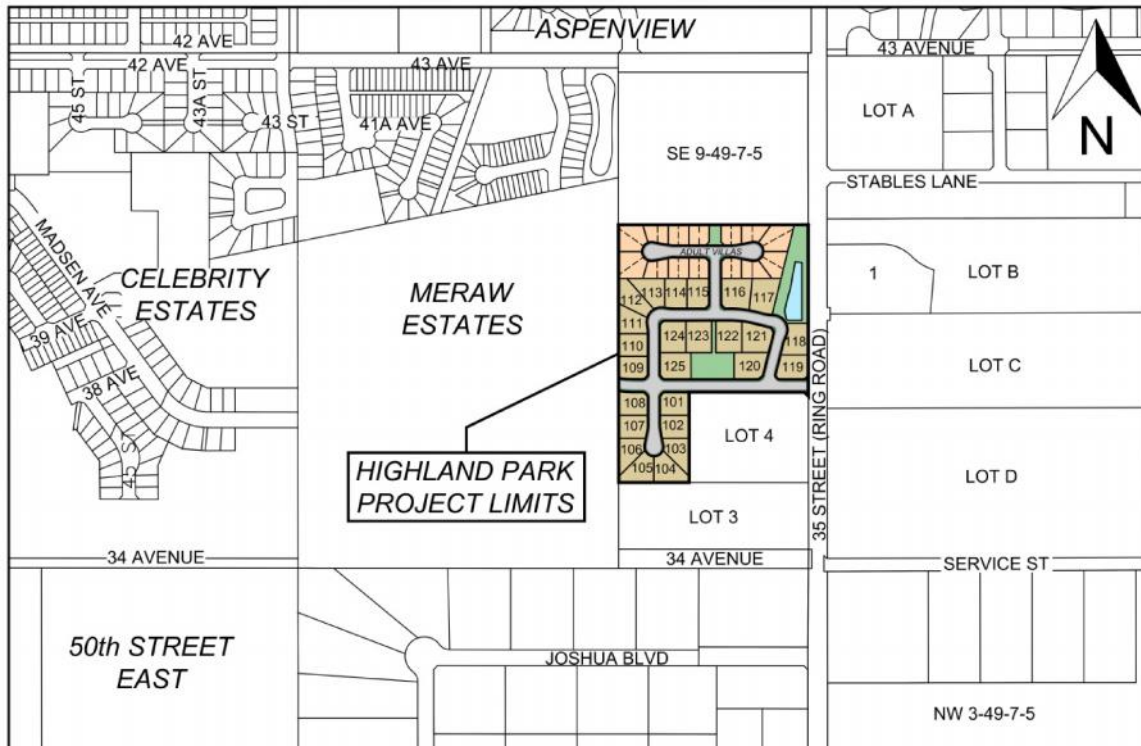


Town of Drayton Valley

Highland Park Area Structure Plan



Prepared on behalf of:

E6TH Ventures Ltd.

by

Senon Engineering Inc.



March 2015

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1. INTRODUCTION

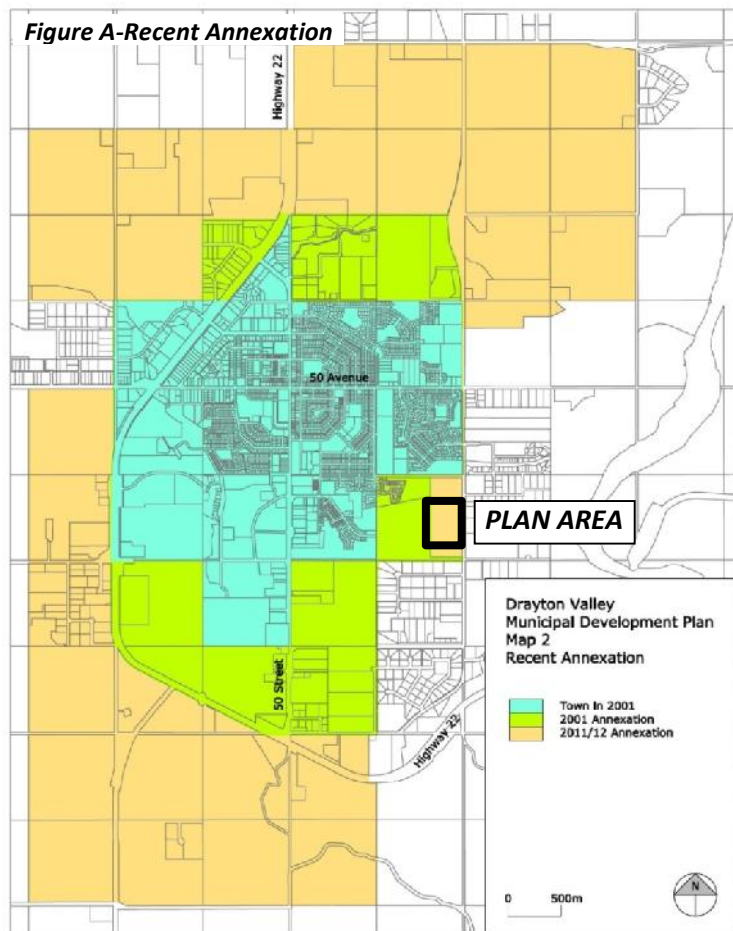
1.1. Purpose

The Highland Park Area Structure Plan (ASP) establishes a land use and servicing framework for the future subdivision and development of a residential subdivision in part of SE 9-49-7-5 which includes both estate size and adult villa lots.

This ASP reviews the existing site conditions, planning context and provides a decision-making framework for the orderly development of the subject lands by defining:

- a development concept that identifies the location and intensity of land uses
- roadway systems to serve the subject lands and how they relate to the overall transportation network
- conceptual utility servicing for the subject lands that integrates with existing infrastructure
- development implementation

The ASP subject area was annexed to the Town of Drayton Valley in 2011/2012 (see **Figure A, Drayton Valley Municipal Development Plan, Bylaw 2012/27/D**). Therefore, this ASP conforms to the Town of Drayton Valley Municipal Development Plan (MDP) and it will facilitate development by implementing future land use districting and subdivision planning.



This ASP also considers the approved Area Structure Plans for Meraw Estates, which can be referenced on the Town of Drayton Valley website and Riverview, which can be referenced on the Brazeau County website.

1.2. Legal Description and Boundary Uses

The Highland Park ASP is located on the east boundary of the Town of Drayton Valley in a portion of SE ¼ Section 9-Township 49-Range 7-West of the 5th Meridian (SE 9-49-7-5). In its entirety, Lot 4, Plan Number 852 1283 contains approximately 12.0 hectares (29.5 acres). The proposed subdivision utilizes 9.3 hectares (23.0 acres), with the residual area to remain intact for the existing acreage. **Appendix A-Fig. 1, Regional Context** shows the location of the subject area and outlines the surrounding land uses. This ASP area has the following boundaries:

- **West**
Proposed Meraw Estates-Lot 1, Plan No. 842 0834 (~33.3 hectares)
- **South**
Lot 3, Plan No. 852 1283 (~3.1 hectares)
Remainder of Lot 4, Plan No. 852 1283, (~2.6 hectares)
- **North**
An undivided portion of SE 9-49-7-5, (~7.1 hectares)
- **East**
Road Right-of-Way – 35th Street (Ring Road), Plan No. 062 4563

There is an ARC Resources pipeline right-of-way (unidentified plan number, dated Sept. 1, 1960) that runs through the east side of the plan area. See **Appendix B-Titles and Plans (page 2)** to view the paper copy plan provided by ARC Resources in October, 2014.

1.3. Property Ownership

The plan area currently has a private landowner. The Highland Park ASP is being completed for E6TH Ventures Ltd., who are not currently the registered owners. It is understood at this time that purchase of the land will be dependent on approval of this ASP. Please refer to **Appendix B-Titles and Plans** for Certificates of Title and Registered Plans applicable to the subject property.

2. PLAN AREA

The development of the lands within the plan area is influenced by the natural and manmade environment. Existing site conditions are outlined in this section and provide context for the development concept in Section 4.0. **Appendix A - Fig. 2, Topography and Natural Features** shows the plan area current as of January 2015.

2.1. Topography and Natural Features

Approximately one-third of the development land is treed, with an 11.5 acre clearing spanning the site horizontally. The lands slope predominantly from west to east at five to six percent towards the adjacent roadway (35th Street). Existing overland drainage is captured on 35th Street using a system of curb and gutter, catchbasins and culverts and continues both north and south along the roadway and ditches. The north third of the plan area's water currently discharges at a concrete outlet structure into an open ditch on the south side of Stables Lane. The remaining two-thirds of the site's water discharges south to existing catchbasins. **Appendix A-Fig.2, Topography and Natural Features**, outlines existing flow conditions and structures relevant to the site and surrounding area.

2.2. Land Use

2.2.1. Existing Land Use

As shown in the air photo in **Appendix A-Fig. 1, Regional Context**, an acreage currently exists in the southeast corner of Lot 4, surrounded by tree groves. This acreage will remain intact, with the total Remainder of Lot 4, Plan No. 852 1283 having an area of 2.6 hectares. The centrally located, cleared area has been used in the past for agricultural purposes. These lands were annexed from Brazeau

County to the Town of Drayton Valley in 2011/2012. The lands are currently zoned AG-B. See **Appendix A-Fig. 3, Existing Zoning** for the most current zoning map available at the time of this report.

2.2.2. Pipelines and Oil Wells

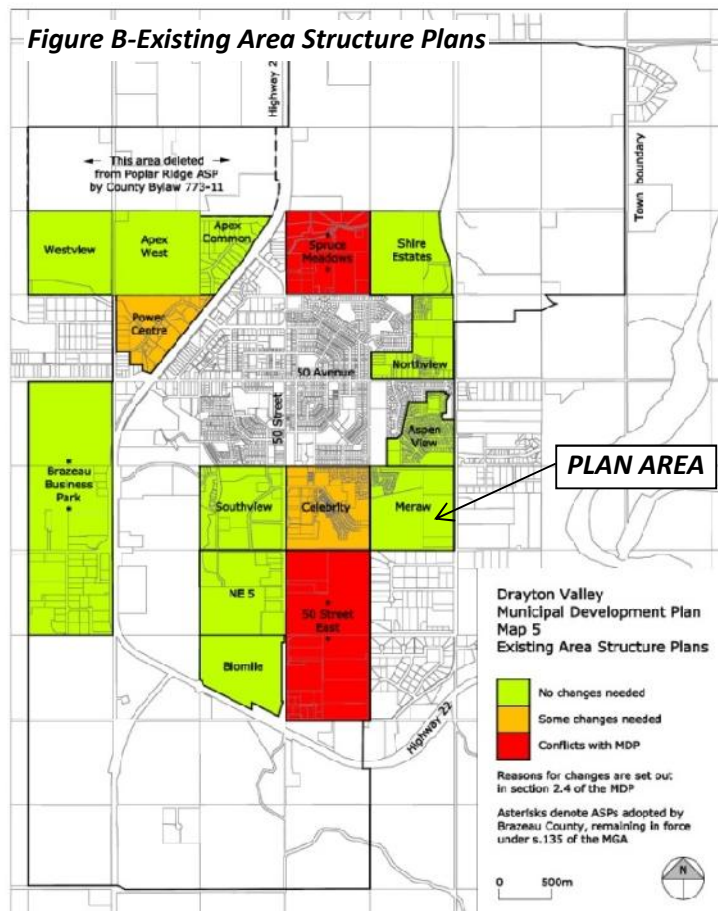
There is an ARC Resources pipeline right-of-way (unidentified plan number, dated Sept. 1, 1960) that runs through the east side of the plan area. See **Appendix B-Titles and Plans (page 2)** to view the plan provided by ARC Resources.

2.2.3. Sour H₂S Wells

Alberta Energy Regulator (AER) was contacted in October, 2014 and has provided a land development information package for the location of sour H₂S wells near the plan area. The closest sour H₂S well site is in LSD 12, Section 04, Township 49, Range 07 W5, License No. 04244996. The distance from the centre of the proposed development to the centre of the well site is approximately 1.5km, which meets minimum setback requirements. See **Appendix B-Titles and Plans (page 3)** for a location map.

2.2.4. Surrounding Land Use

The ASP lands were annexed to the Town of Drayton Valley in 2011/12. Meraw Estates is adjacent to the west and falls within the same quarter section. Preliminary plans for Meraw Estates show a mix of low to mid density residential lots. The approximately 20 acres of land directly north of the subject property shows an existing acreage. The entire east edge of the development parallels 35th Street. Four titled acreage lots are situated along the east side of 35th Street. The southern boundary abuts an existing acreage. **Figure B (Drayton Valley Municipal Development Plan, Bylaw 2012/27/D)** below, outlines surrounding subdivisions that contain approved ASPs.



2.3. Existing Access and Municipal Services

The Highland Park ASP area is well served with available roadways that will allow excellent connection into the existing transportation network. The subdivision is bounded on the east by 35th Street which is a paved, 11.5 metre wide roadway with standard curb and gutter, a separate asphalt walking trail on the west side and a minor storm collection system. The subdivision will eventually tie in to the adjacent Meraw Estates road network.

Utilities and municipal services do not currently exist on site, but are located nearby and may be readily extended for new subdivision development.

3. PLANNING CONTEXT

3.1. Municipal Government Act

Area Structure Plans are authorized by Section 633 of the Municipal Government Act (MGA), Statutes of Alberta, 1994, Chapter M-26.1, for the purpose of providing a framework for the future subdivision and development of lands within a municipality. The MGA requires that an ASP, as a Statutory Plan, be consistent with a municipality's other Statutory Plans and must describe:

- Proposed land uses; either generally or specifically
- Population density
- The general location of major transportation and public utilities
- Sequence of development
- Any other planning matters that Council may consider necessary

An ASP must be adopted by municipal bylaw, and a public hearing is required prior to Council's second reading of the bylaw. In preparing this Statutory Plan, per MGA Section 363, an advertised public open house will be held by the ASP's proponent and will provide an opportunity for adjacent landowners and the general public to view and comment on the plan during preparation.

3.2. Brazeau County and Town of Drayton Valley – Intermunicipal Development Plan

The Highland Park ASP area forms part of lands annexed to the Town of Drayton Valley from Brazeau County in 2011/2012.

The Intermunicipal Development Plan (IDP) establishes land use planning for the intermunicipal fringe lands located within the county and development referral requirements for each municipality based on the 2011/2012 boundary. The IDP's Figure 1 – Plan Area, shows that a portion of the proposed Highland Park lands lie within the 100 metre strip of land inside the Town boundary referral area. As such, and in accordance with the IDP, the Highland Park ASP will be referred to Brazeau County.

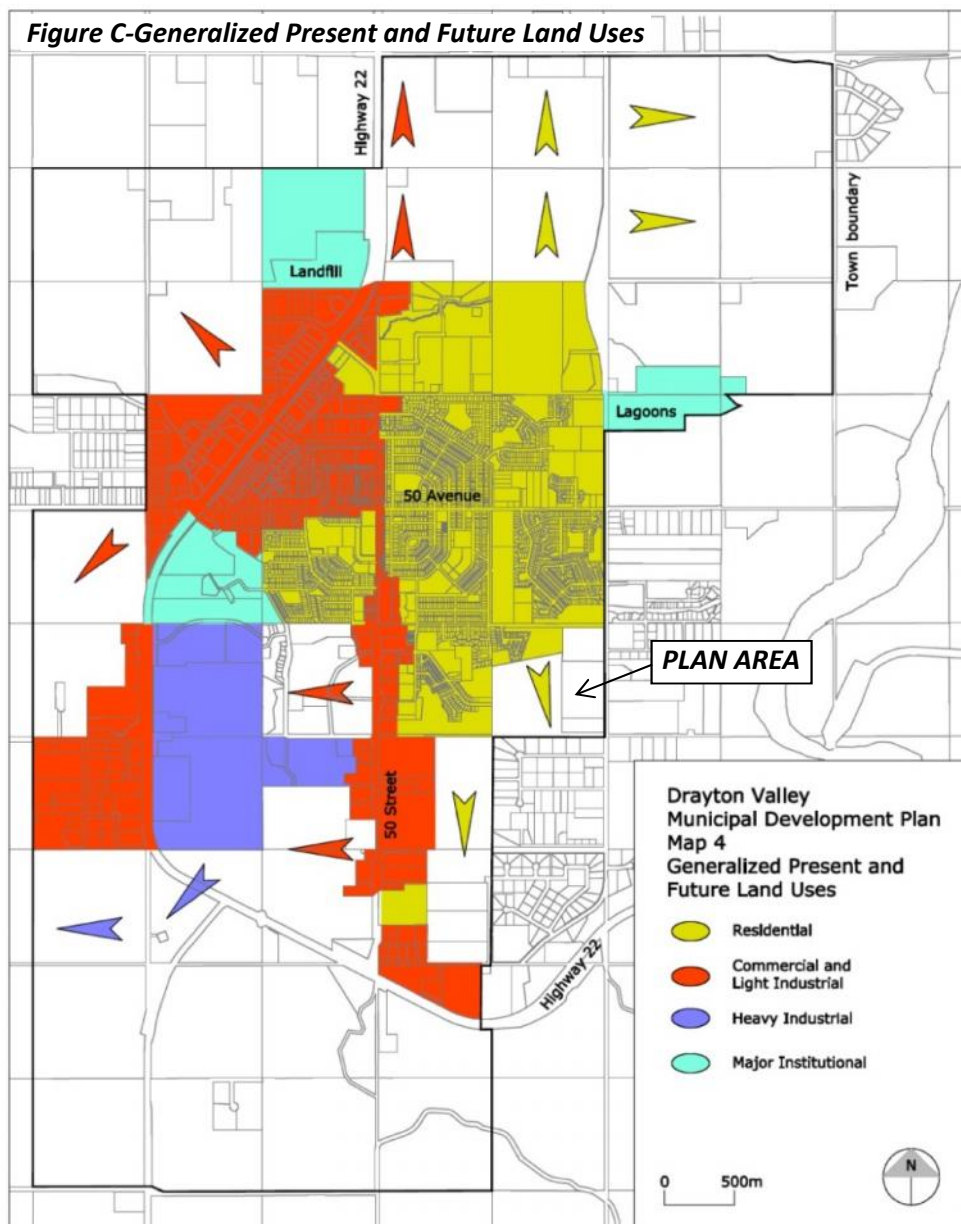
3.3. Municipal Development Plan

Drayton Valley's Municipal Development Plan (MDP) (Bylaw 2012/27/D) was created to guide direction, growth and management of land use within the Town. Development of the Highland Park ASP complies with the MDP. **Figure B (Drayton Valley Municipal Development Plan, Bylaw 2012/27/D)** on Page 3 of this document, shows the subject lands as part of the Meraw Estates Area Structure Plan (Bylaw 2012/14/D), which was adopted in June, 2012. The long range design plan for Meraw Estates consists of a mix of low and mid density residential development. The Highland Park ASP proposes similar land use designations to the adjacent Meraw Estates.

Although the MDP doesn't specifically identify the subject lands with a future land use designation, (see **Figure C (Drayton Valley Municipal Development Plan, Bylaw 2012/27/D)**), the adjacent Meraw Estates ASP is intended for residential use and lends itself to the progression of residential development in the remaining portion of the quarter section.

This ASP addresses specific criteria from the MDP, including, but not limited to:

- a centrally located green space
- a mixture of housing densities (R1A Low Density Residential District and R2 General Residential)
- pedestrian friendly, with sidewalks flanking all sides of development
- pipeline right-of-ways
- lot servicing scenarios



4. DEVELOPMENT PLAN

4.1. Development Goal

The Highland Park ASP provides a development framework for implementing a functional and attractive area for residential use.

4.2. Development Concept

4.2.1. General

The development plan described for the Highland Park ASP is as illustrated in **Appendix A-Fig. 4, Development Concept** and defines the overall concept for lot configuration, parks and open space corridors, stormwater management, and supporting road systems. The development concept defines R2 and R1A as the residential zones within the plan area.

4.2.2. R2-General Residential District

The northern portion of the subject lands, shown in **Appendix A-Fig. 4, Development Concept** are proposed to become R2-General Residential District (**Appendix C-Zoning Bylaws, Schedule B6**). This area will consist of 28 individually titled lots that will be marketed as maintenance free adult villas. Strict controls with regard to setbacks will be implemented for visual purposes and to provide ample space for driveways.

Variances from the Land Use Bylaw (**Appendix C-Zoning Bylaws, Schedule B6**) of lot depths and lane requirements have been considered and are expected to be approved by way of adoption of this ASP.

4.2.3. R1A-Low Density Residential District

The larger, southern portion of the land, shown in **Appendix A-Fig. 4, Development Concept** will be allocated R1A-Low Density Residential District (**Appendix C-Zoning Bylaws, Schedule B1**) and contains a total of 25 lots sized from 0.4 to 0.6 acres. The development intent is single detached houses.

To mitigate the growing concern of large parked units occupying valuable street parking, the developer will implement a larger minimum side yard setback, to accommodate RV parking. The larger side yard setback would eliminate reduced sightlines for the travelling public and increase community aesthetic.

4.2.4. Parks, Trails and Open Space

The Highland Park ASP provides three separate open space and park areas. There will also be a public utility lot (PUL) containing a stormwater management facility that is directly linked to a greenspace. In accordance with Section 2.12.4 of the MDP, the existing pipeline right-of-way will serve as a walking link between the subdivision and greenspace areas and will eventually connect to the asphalt trail on 35th Street. All roadways will contain grassed boulevards with separate sidewalk and be linked to the overall path network.

The greenspace shown within the R2 zoned lots will be used as an emergency access for the lands to the north once they are developed. See **Appendix A-Fig. 4, Development Concept**.

4.2.5. Pipeline Right-of-Ways

There is an ARC Resources pipeline right-of-way (unidentified plan number, dated Sept. 1, 1960) that runs through the east side of the plan area. See **Appendix B-Titles and Plans (page 2)** to view the plan provided by ARC Resources.

The right-of-way has been thoroughly considered in the design concept, with one linear section paralleling the roadway before crossing the road and being utilized as a linking trail space to the proposed stormwater management facility.

4.2.6. Transportation

Proposed interior roads and connections into the existing and future network are shown in **Appendix A-Fig. 4, Development Concept**. The road system addresses all planned boundary connections into the site and provides an efficient and supportive internal road system for the safe movement of goods and people.

The concept establishes one primary east-west road that spans the entire subject property and is 285 metres from the southern quarter section boundary line. It was developed to match the roads defined in the development concept for the adjacent Meraw Estates. Eight (8) of the proposed R1A zoned lots, are located south of this road along a cul-de-sac. The remaining 17 estate sized lots will front on a p-loop configuration. One of the accesses to the p-loop is a t-intersection with the south cul-de-sac while the second access is skewed at 76° to align with the existing pipeline right-of-way. A short, 100 metre section of road connects the p-loop to a double-ended cul-de-sac which will accommodate the 28 lot adult villa community.

The main east-west connector will contain a 20 metre road right-of-way and will follow the Town of Drayton Valley Minor Residential Collector specification, Std. Dwg. T3, shown in **Figure D (Minimum Design Standards for Development with the Town of Drayton Valley, Nov.2001)** below. All remaining road rights-of-way will be 18.5 metres wide and will comply with the Town of Drayton Valley Local Residential Road specification, Std. Dwg. T2, shown in **Figure E (Minimum Design Standards for Development with the Town of Drayton Valley, Nov.2001)**.

Figure D

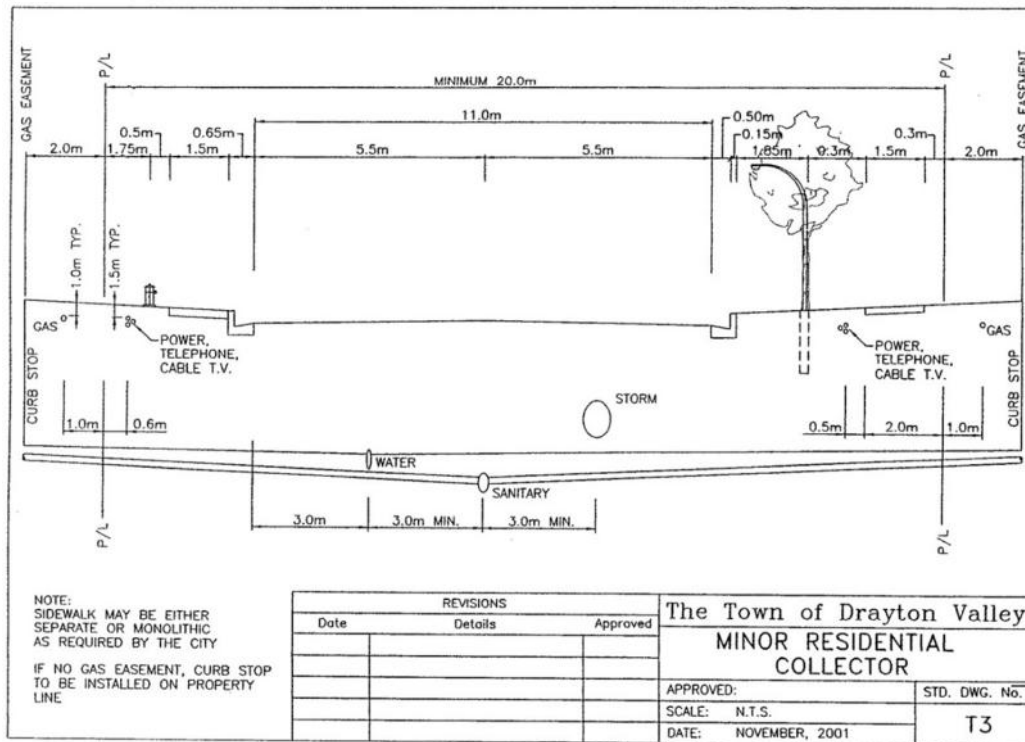
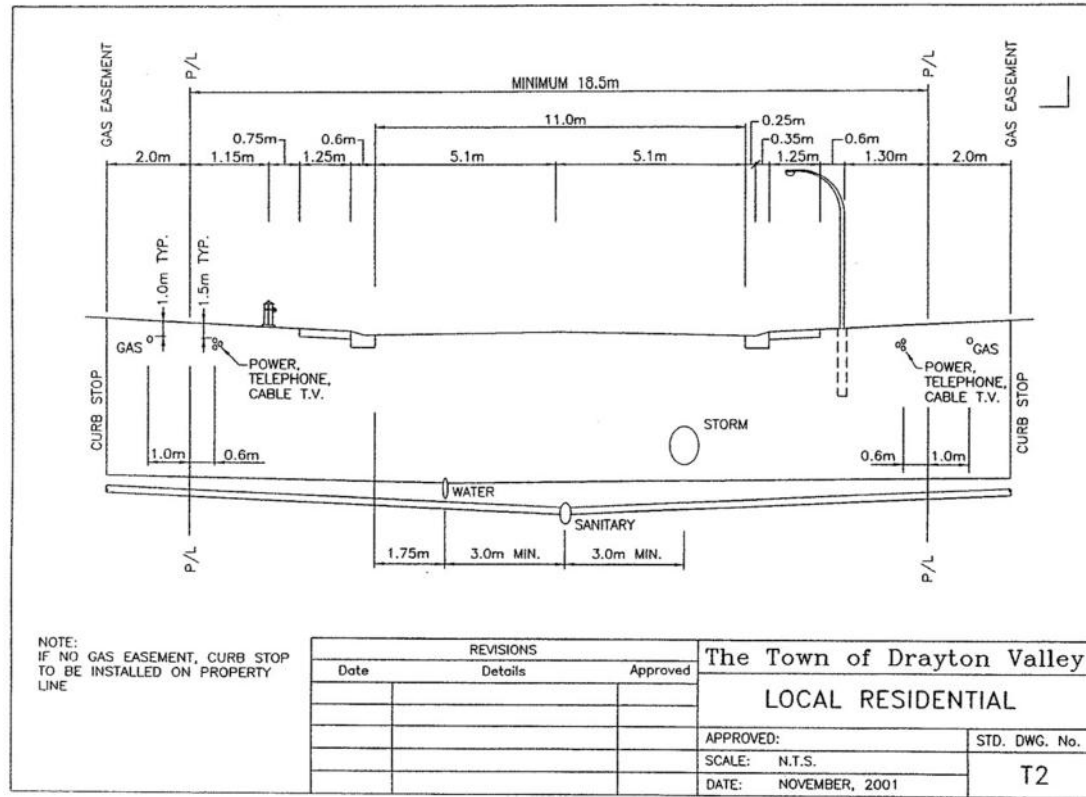


Figure E

All design, including vertical and horizontal roadway geometry, will be in accordance with “Minimum Design Standards for Development within the Town of Drayton Valley, Section 7: Streets, November 2001”. This manual will be consulted throughout the subdivision process in order to comply with procedures set out by the Town of Drayton Valley.

5. SERVICING CONCEPTS

The overall servicing concept for the proposed ASP is shown in **Appendix A-Fig. 5, Overall Servicing Concept**.

5.1. Sanitary Sewer

The sanitary sewer piping system will run centrally in the road rights-of-way, as well as utilize a utility easement paralleling the west edge of the pipeline right-of-way. For proposed sanitary servicing details, see **Appendix A-Fig. 6, Sanitary Sewer Plan**. The existing topography allows for gravity flow to be accommodated for the entire site, exiting at the extreme northeast corner of the property on 35th Street. The closest sanitary network to tie the proposed system into exists approximately 80 metres north and 70 metres east of the northeast property pin, at the intersection of 35th Street and Stables Lane. Existing and future contributions to this system will be examined to confirm compliance with capacity regulations.

The sanitary sewer system, including individual lot services, will be designed in accordance with “Minimum Design Standards for Development within the Town of Drayton Valley, Section 4: Sanitary Sewerage System, November 2001”.

5.2. Water Distribution

The water distribution system for the plan area identifies the network of water mains required to service the lots. For a detailed view of the proposed water servicing plan, see **Appendix A-Fig. 7, Water Distribution Plan**. Water main sizes and extensions to the ASP boundary will be to suit ongoing development needs through detailed engineering design.

The water main to service the plan area has two potential connection points to the Town of Drayton Valley's existing network. The first option is to tie to a future 300 mm water main directly north of the site, at the 43rd Avenue and 35th Street intersection. Although this water main does not currently exist, it is understood that this project is a priority for the Town of Drayton Valley. The second option for connection will be to the adjacent Meraw Estates subdivision. Preliminary plans for this property indicate completion of a 250 mm water main terminating at the west boundary of the ASP area.

The water distribution system for the plan area, including individual lot services, will be designed in accordance with "Minimum Design Standards for Development within the Town of Drayton Valley, Section 3: Water Distribution System, November 2001".

5.3. Stormwater Management

The stormwater management system will be designed using XP-SWMM software and will accommodate both the 1:5 and 1:100 year events, utilizing a curb and gutter system with catchbasins, manholes and underground piping that ultimately discharges to a stormwater detention facility before leaving the site. Runoff from all drainage basins will be controlled to predevelopment rates. The location for the storm facility is based on existing topography and optimizes connectivity to the proposed trail system in the adjacent pipeline right-of-way. Details of the overall stormwater system can be referenced in **Appendix A-Fig. 8, Stormwater Management**.

The stormwater management plan will be designed in accordance with "Minimum Design Standards for Development within the Town of Drayton Valley, Section 5: Storm Distribution System, November 2001".

5.4. Shallow Utilities

Franchise utilities, including power, natural gas, cable and telephone service are available from extension of existing nearby facilities. These utilities will be located in accordance with Figure D, Town of Drayton Valley Local Residential Road, Std. Dwg. T2, found on Page 7 of this document.

6. IMPLEMENTATION AND PHASING

6.1. Implementation

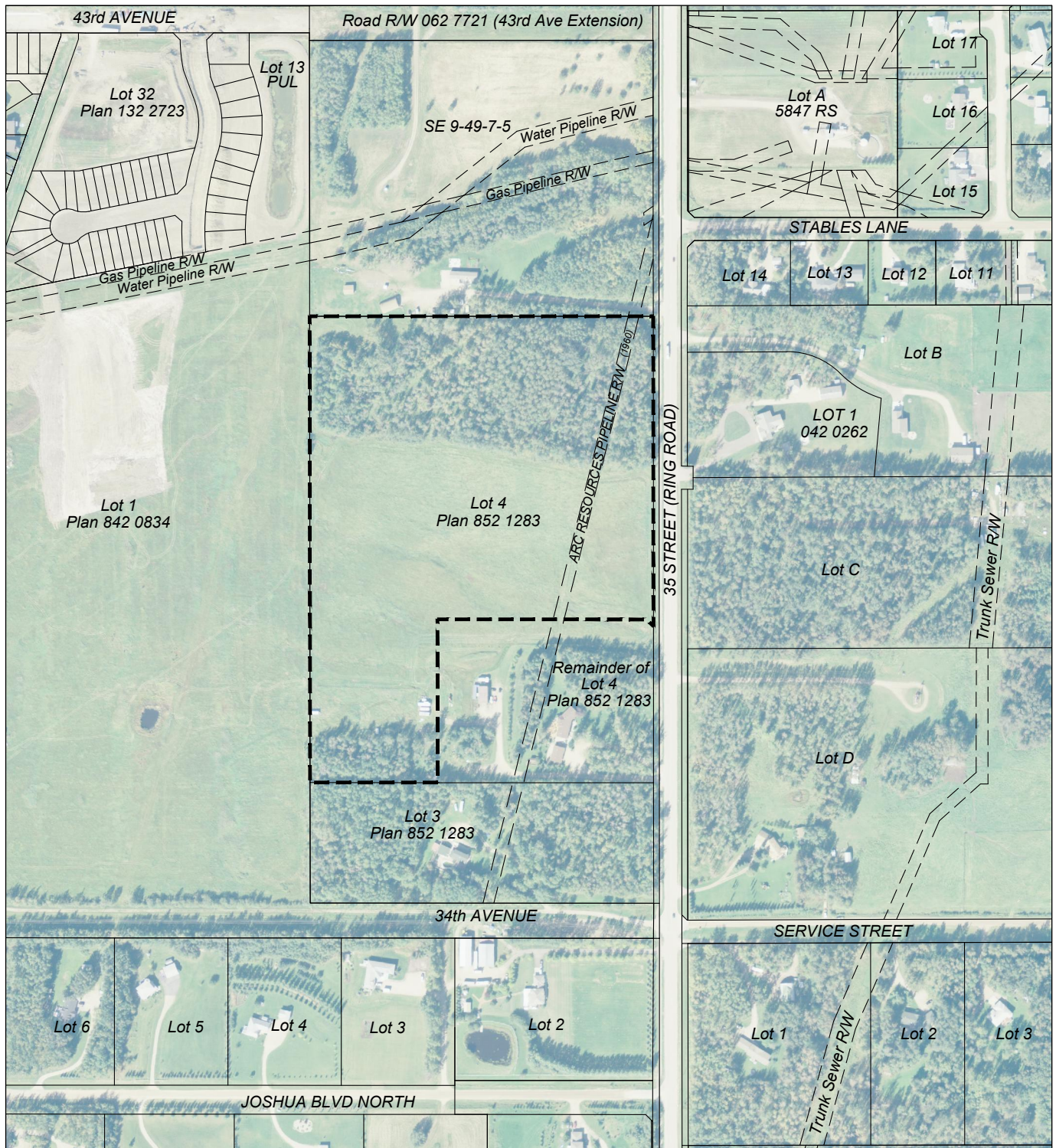
The implementation of the Highland Park ASP will be dependent on market demand for residential lands, the efficient extension of roads and infrastructure and the Town's subdivision and development processes.

6.2. Phasing

It is proposed that the entire ASP subject area be developed in one phase.

APPENDIX A – FIGURES

| | |
|----------|---------------------------------|
| Figure 1 | Regional Context |
| Figure 2 | Topography and Natural Features |
| Figure 3 | Existing Zoning |
| Figure 4 | Development Concept |
| Figure 5 | Overall Servicing Concept |
| Figure 6 | Sanitary Sewer Plan |
| Figure 7 | Water Distribution Plan |
| Figure 8 | Stormwater Management Plan |



LEGEND

PLAN AREA

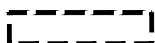
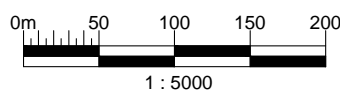


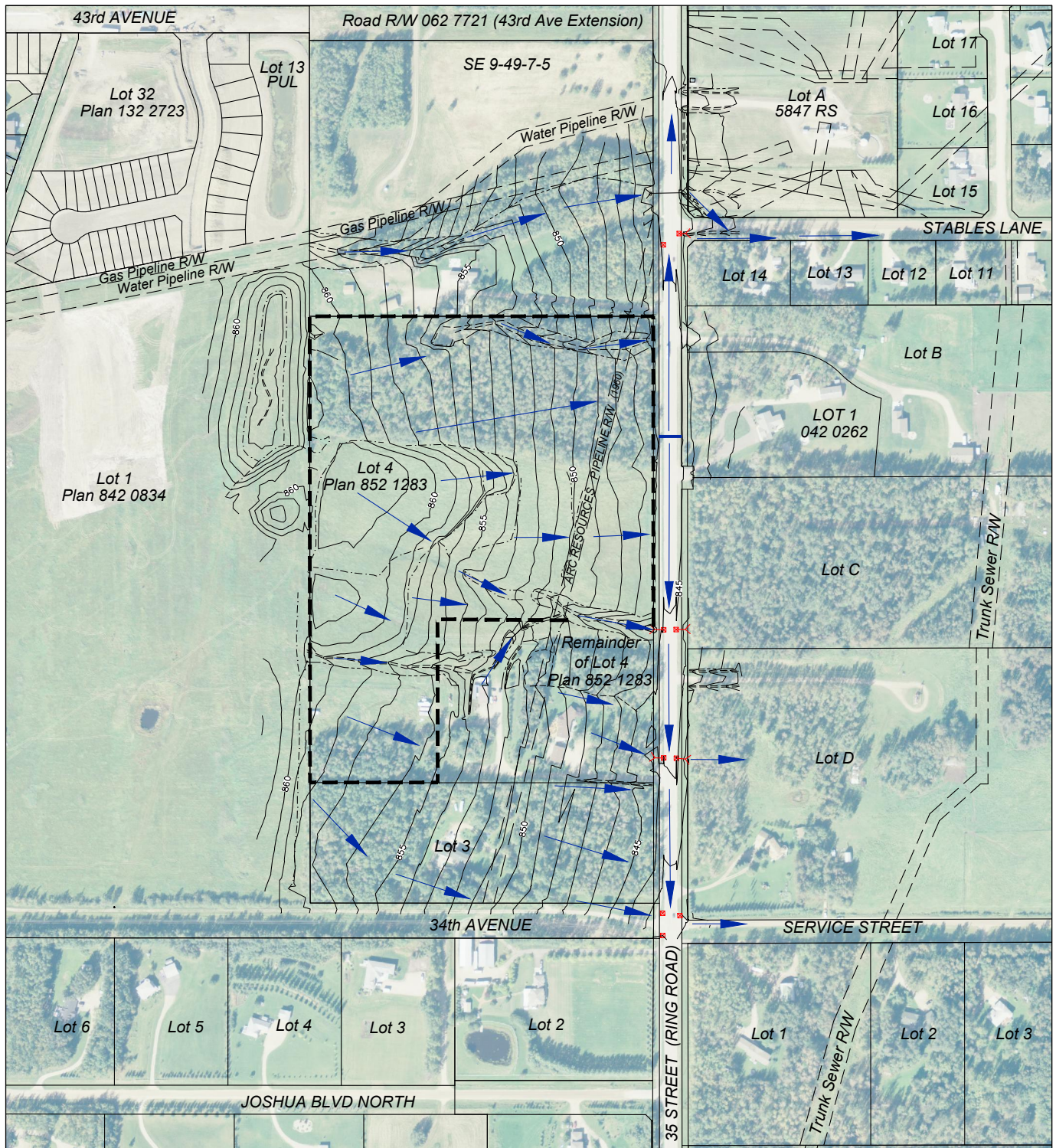
FIG. 1

REGIONAL CONTEXT

HIGHLAND PARK
AREA STRUCTURE PLAN
TOWN OF DRAYTON VALLEY

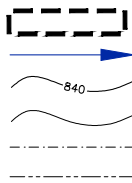


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LEGEND

PLAN AREA
FLOW DIRECTION
MAJOR CONTOUR (5m)
MINOR CONTOUR (1m)
EXISTING TOE OF SLOPE
EXISTING TOP OF BACKSLOPE



EXISTING DITCH/SWALE
EXISTING CULVERT
EXISTING CATCHBASIN

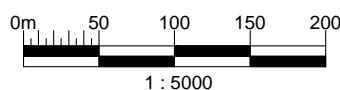
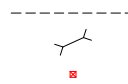


FIG. 2
TOPOGRAPHY AND
NATURAL FEATURES

HIGHLAND PARK
AREA STRUCTURE PLAN
TOWN OF DRAYTON VALLEY

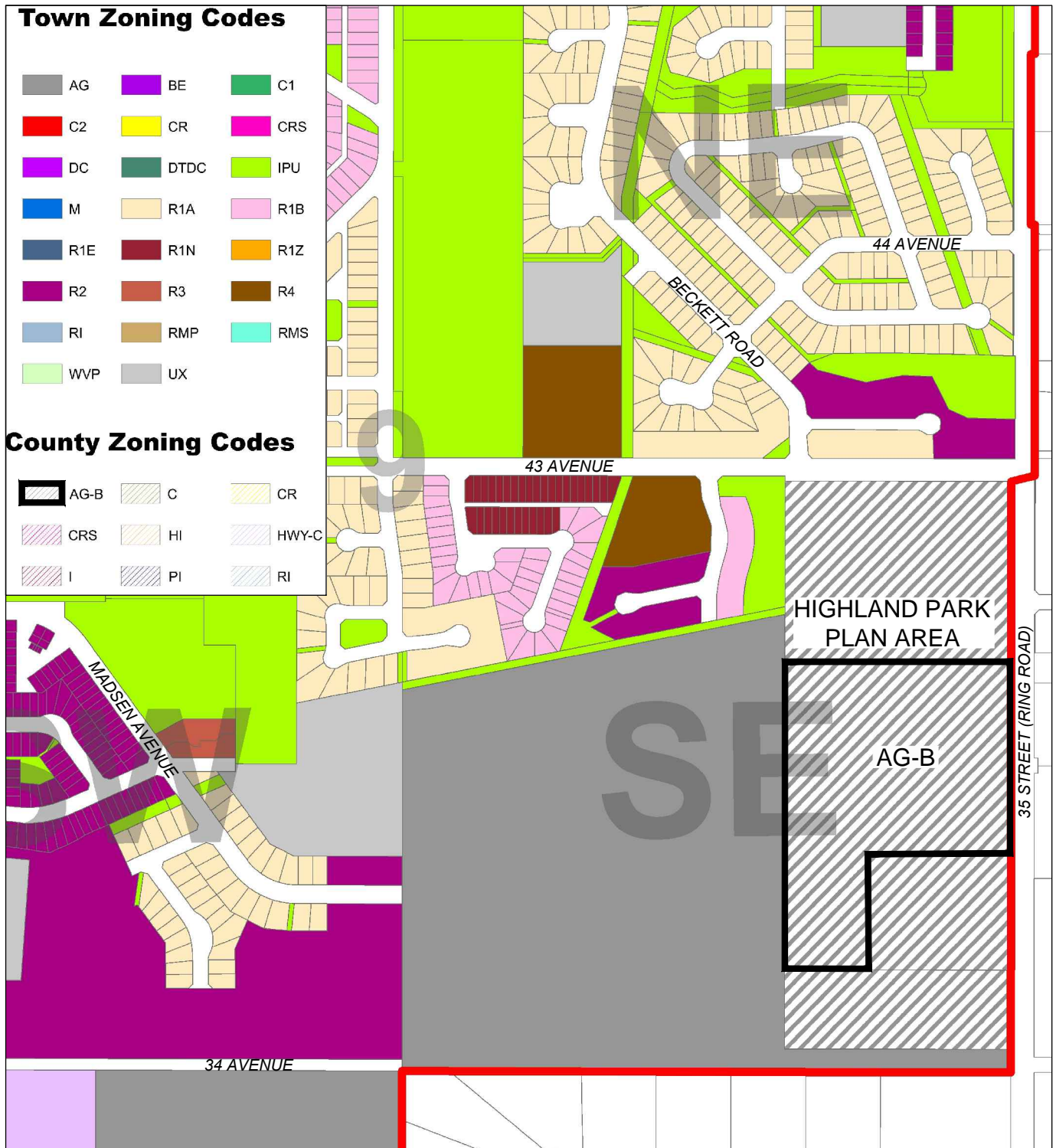
MARCH 2015

Town Zoning Codes

| | | |
|-----|------|-----|
| AG | BE | C1 |
| C2 | CR | CRS |
| DC | DTDC | IPU |
| M | R1A | R1B |
| R1E | R1N | R1Z |
| R2 | R3 | R4 |
| RI | RMP | RMS |
| WVP | UX | |

County Zoning Codes

| | | |
|------|----|-------|
| AG-B | C | CR |
| CRS | HI | HWY-C |
| I | PI | RI |



REFERENCE:
TOWN OF DRAYTON VALLEY
ZONING MAP

FIG. 3
EXISTING ZONING

HIGHLAND PARK
AREA STRUCTURE PLAN
TOWN OF DRAYTON VALLEY

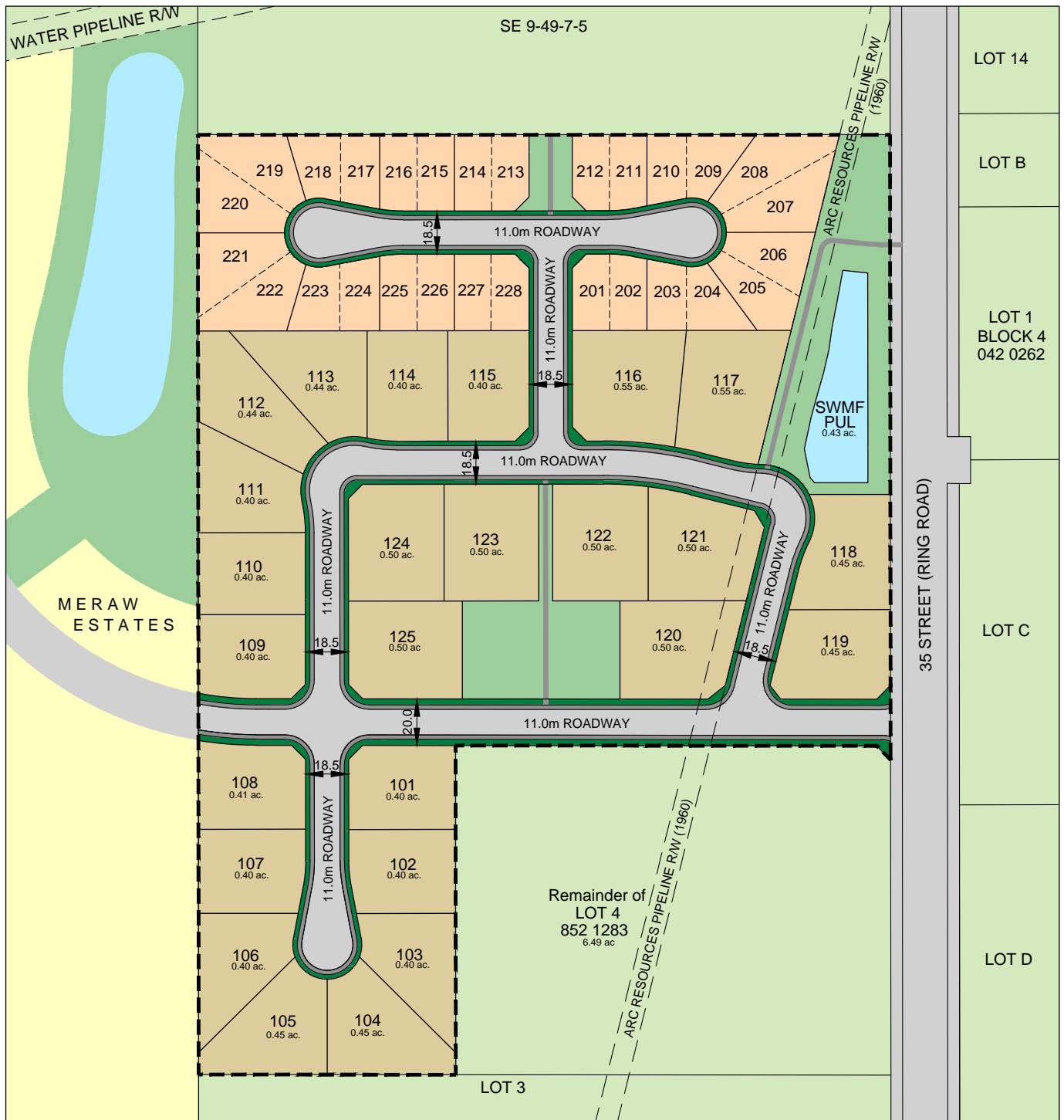


FIG. 4

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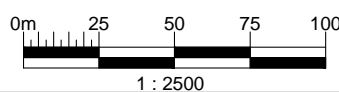
ESTATE SIZE LOTS (R1A-LOW DENSITY RESIDENTIAL DISTRICT)
 ESTATE SIZE LOTS (R2-GENERAL RESIDENTIAL DISTRICT)
 GREENSPACE
 BOULEVARD/SHALLOW UTILITIES
 STORMWATER MANAGEMENT FACILITY
 WALKING PATH

SIDEWALKS/WALKWAYS
 ROADWAYS
 EXISTING ACREAGE LOTS
 FUTURE SUBDIVISION (Meraw Estates)
 PLAN AREA
 RIGHT-OF-WAY WIDTH (in metres)



DEVELOPMENT CONCEPT

HIGHLAND PARK AREA STRUCTURE PLAN TOWN OF DRAYTON VALLEY



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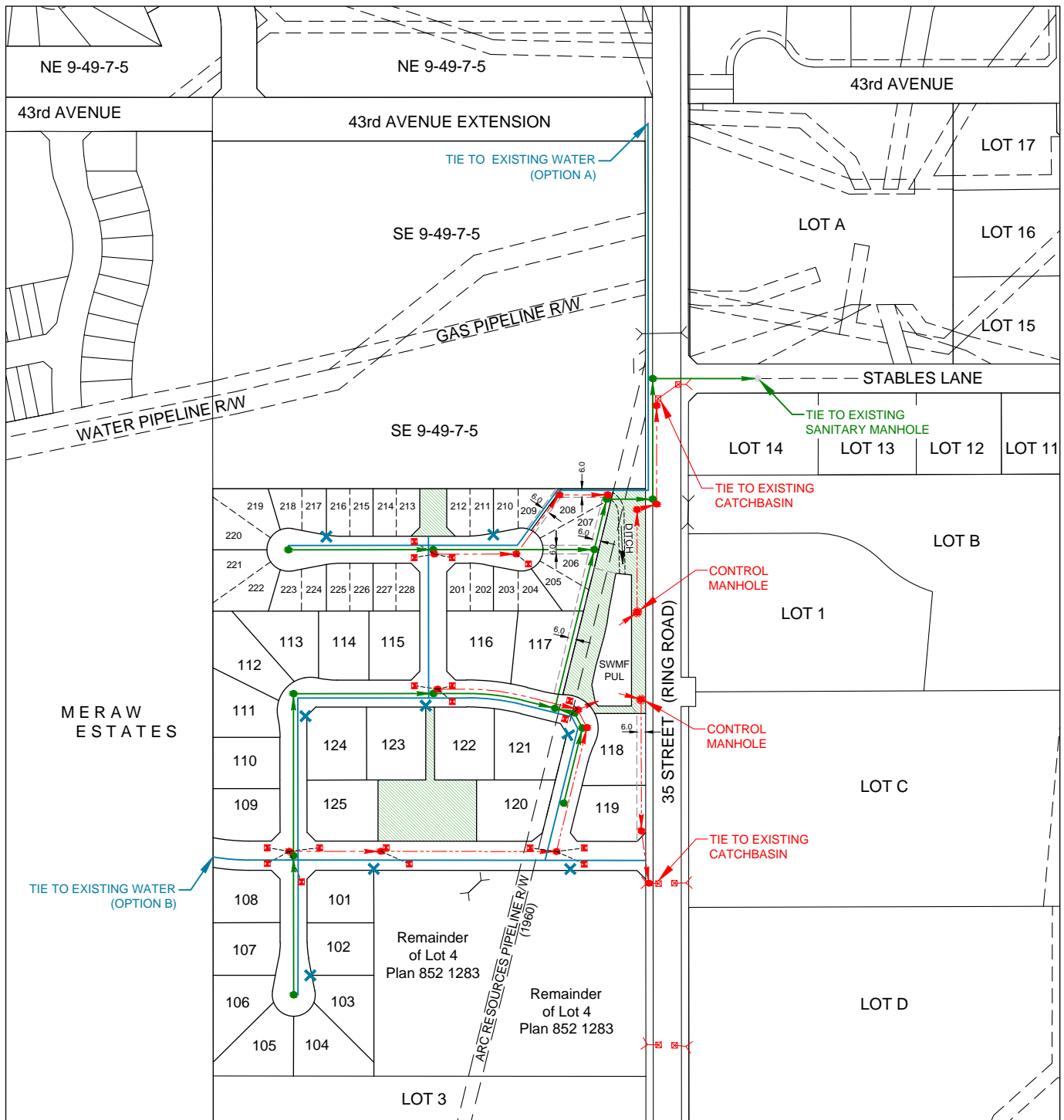
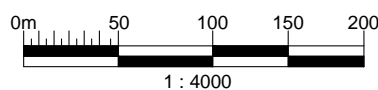
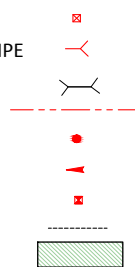


FIG. 5

LEGEND

EXISTING SANITARY MAIN
 EXISTING SANITARY MANHOLE
 PROPOSED UTILITY EASEMENT
 PROPOSED SANITARY MAIN
 PROPOSED SANITARY MANHOLE
 DIRECTION OF SANITARY FLOW
 PROPOSED WATER MAIN
 PROPOSED FIRE HYDRANT

EXISTING CATCHBASIN
 EXISTING CONCRETE OUTLET PIPE
 EXISTING CULVERT
 PROPOSED STORM MAIN
 PROPOSED STORM MANHOLE
 DIRECTION OF STORM FLOW
 PROPOSED CATCHBASIN
 PROPOSED CATCHBASIN LEAD
 GREENSPACE



OVERALL SERVICING CONCEPT

HIGHLAND PARK
 AREA STRUCTURE PLAN
 TOWN OF DRAYTON VALLEY


FIG. 6

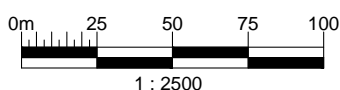
SANITARY SEWER PLAN

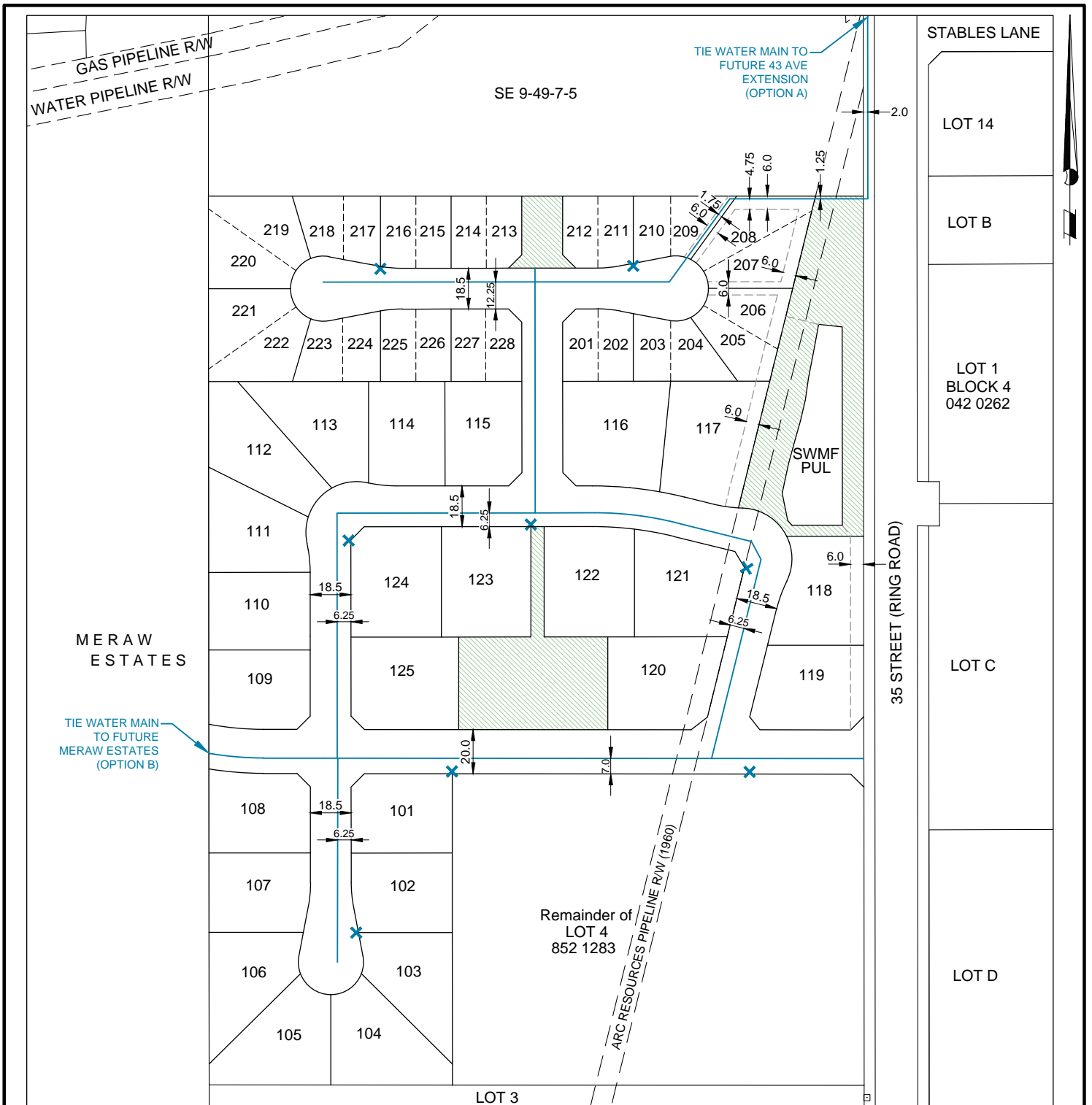
HIGHLAND PARK AREA STRUCTURE PLAN TOWN OF DRAYTON VALLEY

MARCH 2015

LEGEND

- EXISTING SANITARY MAIN ————
 EXISTING SANITARY MANHOLE ●
 PROPOSED UTILITY EASEMENT ————
 PROPOSED SANITARY MAIN —————
 PROPOSED SANITARY MANHOLE ●
 DIRECTION OF SANITARY FLOW ►
 GREENSPACE 





LEGEND

| | |
|---------------------------|-------|
| PROPOSED UTILITY EASEMENT | ----- |
| PROPOSED WATER MAIN | ————— |
| PROPOSED FIRE HYDRANT | X |
| GREENSPACE | |

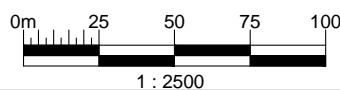
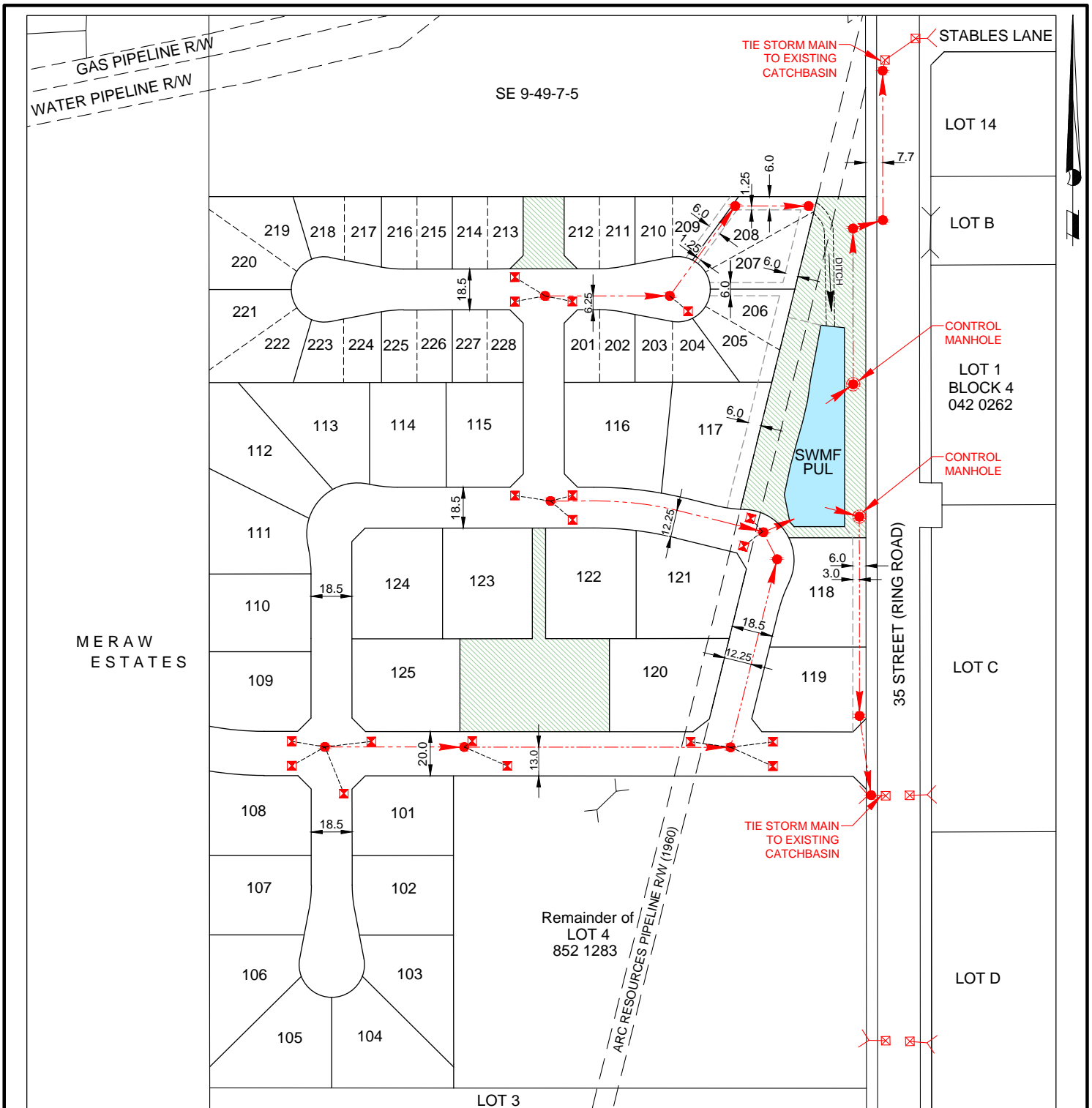


FIG. 7
WATER DISTRIBUTION PLAN

**HIGHLAND PARK
AREA STRUCTURE PLAN
TOWN OF DRAYTON VALLEY**

MARCH 2015



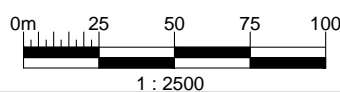
LEGEND

| | | | |
|-------------------------------|--|--------------------------|--|
| EXISTING CATCHBASIN | | PROPOSED STORM MH | |
| EXISTING CONCRETE OUTLET PIPE | | PROPOSED CATCHBASIN | |
| EXISTING CULVERT | | PROPOSED CATCHBASIN LEAD | |
| PROPOSED UTILITY EASEMENT | | DIRECTION OF STORM FLOW | |
| PROPOSED STORM MAIN | | GREENSPACE | |

STORMWATER MANAGEMENT PLAN

HIGHLAND PARK AREA STRUCTURE PLAN TOWN OF DRAYTON VALLEY

FIG. 8

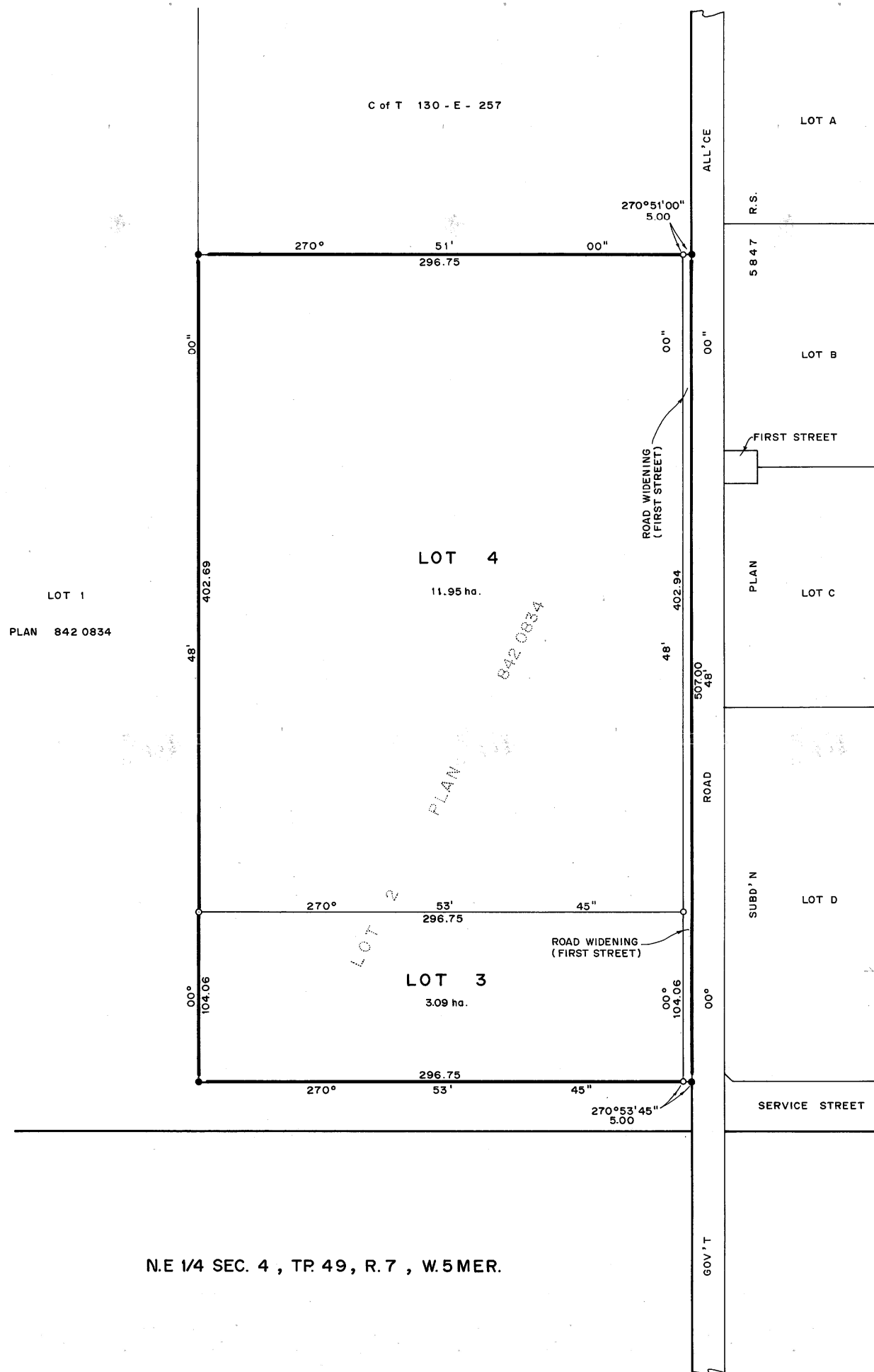


MARCH 2015

APPENDIX B– TITLES AND PLANS

| | |
|---------|--|
| Page 1 | Plan No. 852 1283 |
| Page 2 | ARC Resources Pipeline R/W Plan (1960) |
| Page 3 | Sour Gas Well Location Map |
| Page 4 | Land Title Certificate 852 169 694 |
| Page 7 | Land Title Certificate 062 371 073+1 |
| Page 10 | Land Title Certificate 102 305 128 |
| Page 12 | Land Title Certificate 112 256 431 |

C of T 130 - E - 257



N.E 1/4 SEC. 4 , TP. 49 , R. 7 , W. 5 MER.

PLAN

SHOWING SURVEY OF SUBDIVISION OF

LOT 2 , PLAN 842 0834

IN S.E.1/4 SEC.9, TP.49, R.7, W.5MER.

COUNTY OF PARKLAND No 31, ALBERTA

By: Walter Carbis, A.L.S. 1985 Scale - 1: 2000

METRES 100 50 0 50 100 150 200 METRES

LEGEND

1. Area affected by registration of this plan bounded thus , containing 15.30 ha.
2. Statutory Iron Survey Posts found are shown
3. Statutory Iron Survey Posts planted are shown
4. Distances shown are in metres and decimals thereof.
6. Bearings are grid and are referred to the A.S.C. Monuments shown on plan 842 0834

I, WALTER CARBIS, of the CITY of EDMONTON, Alberta Land Surveyor, make oath and say:

1. that the survey represented by this plan was made under my personal supervision
2. that the survey was made in accordance with good surveying practices and in accordance with the provisions of The Surveys Act, and
3. that the survey was performed on the date of February 20, 1985 and that this plan is true and correct, and is prepared in accordance with the provisions of The Land Titles Act.

Sworn before me at the City of Edmonton in the Province of Alberta this 27 day of Feb., 1985

Walter Carbis
Alberta Land Surveyor

A Commissioner for Oaths in and for the Province of Alberta.
Name: Michael J. Marchand, Comm. expires: 09 - 18 - 86

SIGNATURE OF OWNERS:
Eugene C. Meraw
Kathleen Ann MerawSigned in the presence of:
Witness

I, Martin Prentice of the Town of Drayton Valley, in the Province of Alberta, make oath and say:

That I was personally present and did see EUGENE C. MERAW and KATHLEEN ANN MERAW named in this plan, who are personally known to me to be the persons named herein, duly sign and execute the same for the purposes named herein.

That the same was executed in the Town of Drayton Valley in the Province of Alberta, and that I am the subscribing witness thereto.

That I know the said EUGENE C. MERAW and KATHLEEN ANN MERAW and they are both of the full age of eighteen years.

Sworn before me at the Town of Drayton in the Province of Alberta this 19th day of April, 1985

A Commissioner for Oaths in and for the Province of Alberta
Name: J. Irene Karach, Comm. Expires: March 15/86

SIGNATURE OF CAVEATORS:
Richard Meston
Francis MestonSigned in the presence of:
Witness

I, Martin Prentice of the Town of Drayton Valley, in the Province of Alberta, make oath and say:

That I was personally present and did see RICHARD MESTON and FRANCIS MESTON named in this plan, who are personally known to me to be the persons named herein, duly sign and execute the same for the purposes named herein.

That the same was executed in the Town of Drayton Valley in the Province of Alberta, and that I am the subscribing witness thereto.

That I know the said RICHARD MESTON and FRANCIS MESTON and that they are both of the full age of eighteen years.

Sworn before me at the Town of Drayton in the Province of Alberta this 30th day of April, 1985

A Commissioner for Oaths in and for the Province of Alberta
Name: J. Irene Karach, Comm. Expires: March 15/86

LAND TITLES

PLAN No 852 1283

ENTERED AND REGISTERED

ON JUNE 24 '85

INSTRUMENT No 852 128998

A.D. REGISTRAR
N.A.L.R.D.

DIRECTOR OF SURVEYS

SURVEY APPROVED

DIRECTOR OF SURVEYS

DATE APPROVED: 05.06.85

EX'D: FILE: 111275

APPROVAL VALID
FOR TWELVE MONTHS.

COUNTY OF PARKLAND No 31

APPROVED

DIRECTOR OF PLANNING

FILE No. 48-S.84 DATE MAY 27, 1985

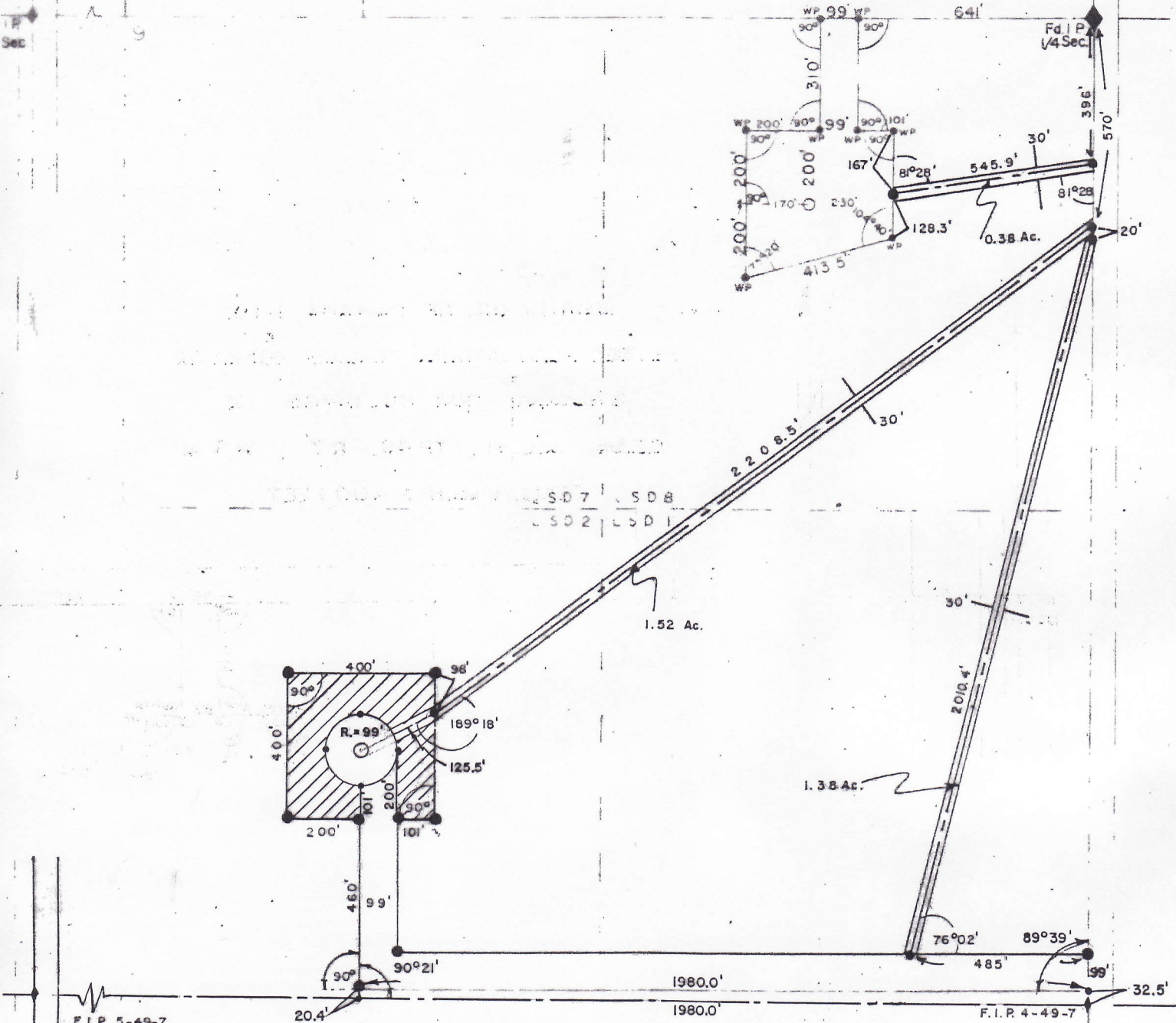
COUNTY OF PARKLAND No. 31

APPROVAL VALID FOR TWELVE MONTHS.

Subject to D.R.C. on Lot 4

42
32
24
+
852 1283
82-05-11
111932

SCALE 1 INCH = 400 FEET



AREA TO BE SURRENDERED
IS SHOWN CROSSHATCHED

NOTE:

WOODEN POSTS ARE SHOWN THUS ●
IRON POSTS FOUND ARE SHOWN THUS ◆

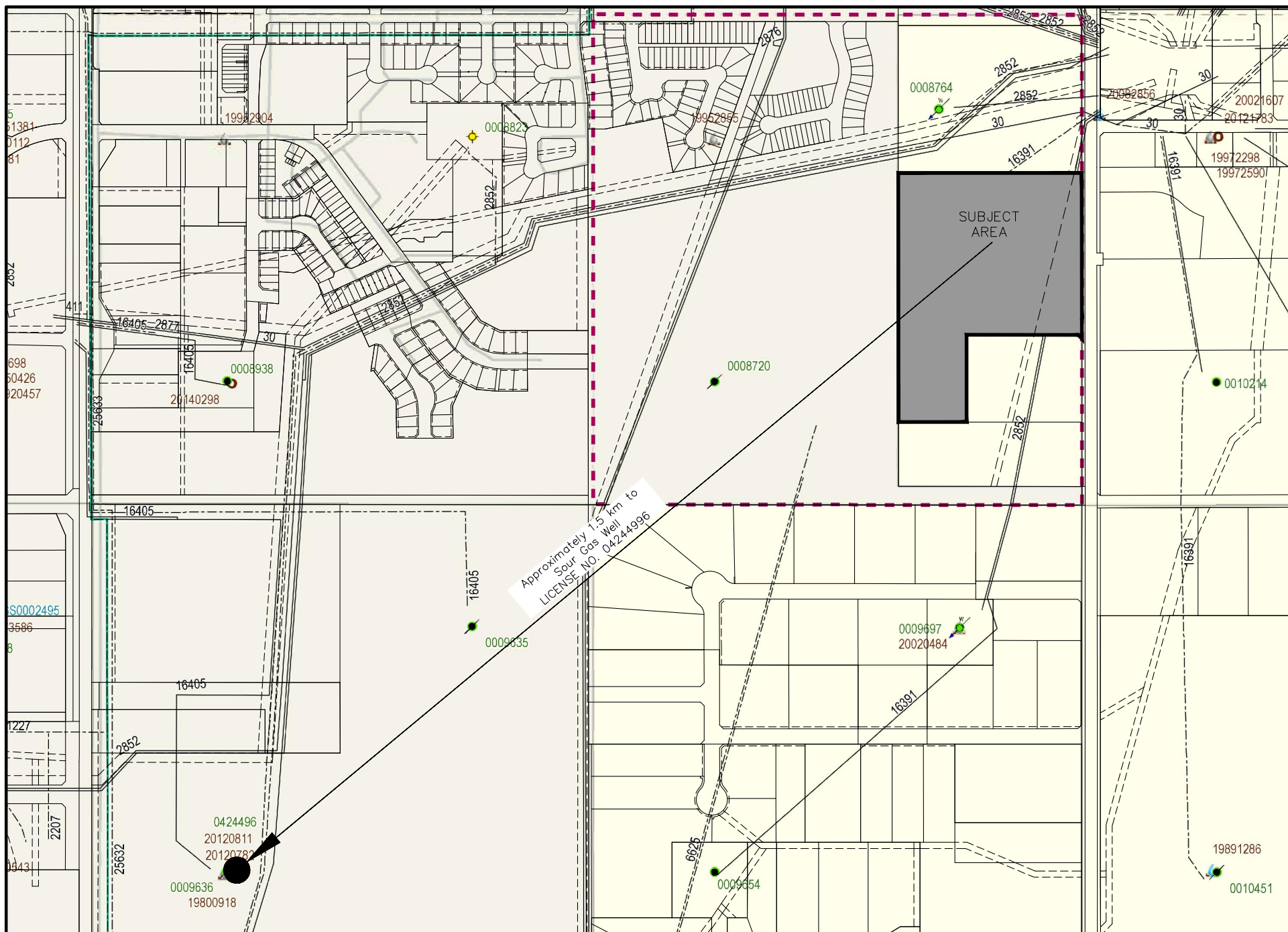
DATE: SEPT. 1, 1960.

| | | | |
|--------------------|-------------------|------|--|
| MINERAL RIGHTS | CROWN | | |
| SURFACE OWNER | FRANCIS HENRY LAW | | |
| AREAS | 9-2 | 9-8 | |
| TRACT AREA | 0.71 ac. | 3.20 | |
| ROAD AREA | 5.60 ac. | 0.71 | |
| TOTAL ACREAGE | 6.31 ac. | 3.91 | |
| FLOWLINE AREA TOT. | 3.28 Ac. | | |

MOBIL OIL OF CANADA, LTD.

P. ENG.

LANDMAN



LAND TITLE CERTIFICATE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

852 169 694

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: CHANGE OF NAME 032161952)
(DATA UPDATED BY: TRANSFER OF CAVEAT
062174229)

7520MH 21/11/1961 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ARC RESOURCES LTD.
ATTENTION YVAN CHRETIEN VICE PRESIDENT LAND
2100 440 2 AVENUE SW
CALGARY
ALBERTA T2P5E9
(DATA UPDATED BY: CHANGE OF NAME 032207024)
(DATA UPDATED BY: TRANSFER OF CAVEAT
062174185)

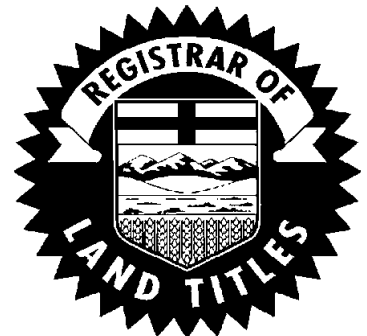
112 166 726 06/06/2011 MORTGAGE
MORTGAGEE - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTRE EAST
10205- 101ST STREET, 5TH FLOOR
EDMONTON
ALBERTA T5J5E8
ORIGINAL PRINCIPAL AMOUNT: \$517,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF JUNE,
2014 AT 09:42 A.M.

ORDER NUMBER: 26139329

CUSTOMER FILE NUMBER:



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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0031 830 490 8420834;;1 062 371 073 +1

LEGAL DESCRIPTION

PLAN 8420834
LOT 1
CONTAINING 41.3 HECTARES (102.05 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

| | HECTARES | (ACRES) | MORE OR LESS |
|-------------------------------|----------|---------|--------------|
| A) PLAN 0526303 - SUBDIVISION | 12.8 | 31.63 | |
| B) PLAN 0624563 - ROAD | 0.015 | 0.04 | |

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;7;49;9;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF DRAYTON VALLEY

REFERENCE NUMBER: 062 347 020 +2

| REGISTRATION | DATE (DMY) | REGISTERED OWNER(S) DOCUMENT TYPE | VALUE | CONSIDERATION |
|--------------|------------|--------------------------------------|-------|----------------|
| 062 371 073 | 22/08/2006 | TRANSFER OF LAND | | SEE INSTRUMENT |

OWNERS

ROHIT COMMUNITIES DRAYTON VALLEY LTD.
OF 550-91 ST SW
EDMONTON
ALBERTA T6X 0V1
(DATA UPDATED BY: CHANGE OF ADDRESS 122312645)

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|------------------------|--------------|---|
| 3628KV | 28/11/1957 | CAVEAT CAVEATOR - ARC RESOURCES LTD. 2100, 440-2 AVENUE SW CALGARY |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

062 371 073 +1

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2P5E9

"DATA UPDATED BY: TRANSFER OF CAVE NO 832206290"

(DATA UPDATED BY: CHANGE OF NAME 032161952)

(DATA UPDATED BY: TRANSFER OF CAVEAT

062174229)

7520MH

21/11/1961 CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - ARC RESOURCES LTD.

ATTENTION YVAN CHRETIEN VICE PRESIDENT LAND

2100 440 2 AVENUE SW

CALGARY

ALBERTA T2P5E9

(DATA UPDATED BY: CHANGE OF NAME 032207024)

(DATA UPDATED BY: TRANSFER OF CAVEAT

062174185)

307MX

22/05/1962 UTILITY RIGHT OF WAY

GRANTEE - ATCO GAS AND PIPELINES LTD.

10035-105 ST

EDMONTON

ALBERTA T5J2V6

AS TO PORTION OR PLAN:3877MC

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

OF WAY 012020449)

912 273 730

04/10/1991 UTILITY RIGHT OF WAY

GRANTEE - ARC RESOURCES LTD.

(DATA UPDATED BY: CHANGE OF NAME 032153491)

(DATA UPDATED BY: CHANGE OF NAME 032153505)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

OF WAY 062190964)

042 100 814

10/03/2004 CAVEAT

RE : SURFACE LEASE UNDER 20 ACRES

CAVEATOR - ARC RESOURCES LTD.

ATTENTION YVAN CHRETIEN VICE PRESIDENT LAND

2100 440 2 AVENUE SW

CALGARY

ALBERTA T2P5E9

(DATA UPDATED BY: TRANSFER OF CAVEAT

062174141)

082 170 020

23/04/2008 CAVEAT

RE : DEFERRED RESERVE

CAVEATOR - THE TOWN OF DRAYTON VALLEY.

WEST CENTRAL PLANNING AGENCY

#101 5111-50 AVENUE

WETASKIWIN

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

062 371 073 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T9A0S5

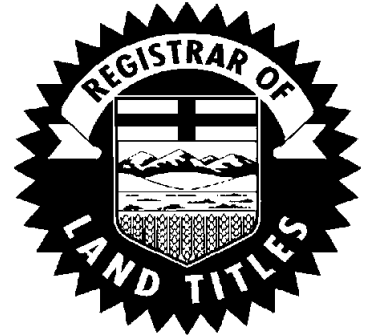
142 302 739 12/09/2014 BUILDER'S LIEN
LIENOR - EARTH & IRON INC.
C/O DUNCAN & CRAIG LLP
2800 SCOTIA PLACE, 10060 JASPER AVE
EDMONTON
ALBERTA T5J3V9
AGENT - STEWART G BAKER
AMOUNT: \$703,544

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
OCTOBER, 2014 AT 10:47 A.M.

ORDER NUMBER: 27055865

CUSTOMER FILE NUMBER:



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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 036 332 8521283;;3 102 305 128

LEGAL DESCRIPTION
PLAN 8521283
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.09 HECTARES (7.64 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;7;49;9;SE

MUNICIPALITY: TOWN OF DRAYTON VALLEY

REFERENCE NUMBER: 062 138 816

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

102 305 128 30/08/2010 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

CORENE FERTIG
OF BOX 300
SEBA BEACH
ALBERTA T0E 2B0
(DATA UPDATED BY: CHANGE OF ADDRESS 102308111)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
OCTOBER, 2014 AT 10:47 A.M.

ORDER NUMBER: 27055865

CUSTOMER FILE NUMBER:



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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 083 537 5;7;49;9;SE 112 256 431

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 7 TOWNSHIP 49
SECTION 9

ALL THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION;
THENCE WESTERLY ALONG THE NORTH BOUNDARY OF THE SAID QUARTER 990 FEET;
THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF THE SAID QUARTER
SECTION 880 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY
OF THE SAID QUARTER SECTION 990 FEET, THENCE NORTHERLY ALONG THE SAID
EAST BOUNDARY TO THE POINT OF COMMENCEMENT,
CONTAINING 8.09 HECTARES (20 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

| | | HECTARES | (ACRES) | MORE OR LESS. |
|-----------------|--------|----------|---------|---------------|
| A) PLAN 0624563 | - ROAD | 0.134 | 0.33 | |
| B) PLAN 0627721 | ROAD | 0.890 | 2.20 | |

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF DRAYTON VALLEY

REFERENCE NUMBER: 092 415 599

| REGISTERED OWNER(S) | | | | |
|---------------------|------------|------------------|-----------|---------------|
| REGISTRATION | DATE (DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
| 112 256 431 | 17/08/2011 | TRANSFER OF LAND | \$630,000 | \$630,000 |

OWNERS

GRUBER HOLDINGS LTD.
OF BOX 5462
DRAYTON VALLEY
ALBERTA T7A 1R5

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

112 256 431

REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|--------|--------------|--|
| 1092JW | 21/01/1955 | UTILITY RIGHT OF WAY GRANTEE - PEMBINA PIPELINE CORPORATION. 3800, 525-8 AVENUE SW CALGARY ALBERTA T2P1G1 AS TO PORTION OR PLAN:67KS "DATA UPDATED BY: TRANSFER OF UTRW NO 5271JV" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 982356245) (DATA UPDATED BY: CHANGE OF ADDRESS 122196227) |
| 3628KV | 28/11/1957 | CAVEAT CAVEATOR - ARC RESOURCES LTD. 2100, 440-2 AVENUE SW CALGARY ALBERTA T2P5E9 "DATA UPDATED BY: TRANSFER OF CAVE NO 832206290" (DATA UPDATED BY: CHANGE OF NAME 032161952) (DATA UPDATED BY: TRANSFER OF CAVEAT 062174229) |
| 2649LD | 08/07/1958 | UTILITY RIGHT OF WAY GRANTEE - ARC RESOURCES LTD. ATT:YVAN CHRETIEN 2100,440-2ND AVENUE SW,CALGARY ALBERTA T2P5E9 AS TO PORTION OR PLAN:4736KS "DATA UPDATED BY: TRANSFER OF UTRW NO 832109581" (DATA UPDATED BY: CHANGE OF NAME 022012897) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 062288297) |
| 7520MH | 21/11/1961 | CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ARC RESOURCES LTD. ATTENTION YVAN CHRETIEN VICE PRESIDENT LAND 2100 440 2 AVENUE SW CALGARY ALBERTA T2P5E9 (DATA UPDATED BY: CHANGE OF NAME 032207024) (DATA UPDATED BY: TRANSFER OF CAVEAT 062174185) |
| 1979SV | 06/12/1971 | UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 "PT" |

(CONTINUED)

REGISTRATION

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

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012028620)

912 296 089 29/10/1991 UTILITY RIGHT OF WAY
GRANTEE - ARC RESOURCES LTD.
(DATA UPDATED BY: CHANGE OF NAME 022019915)
(DATA UPDATED BY: CHANGE OF NAME 022019916)
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 062190995)

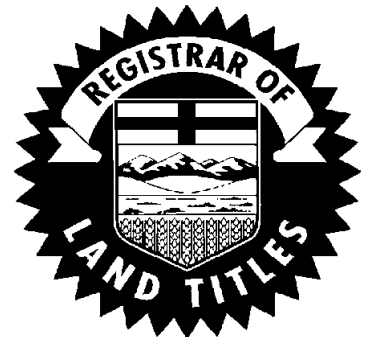
042 483 713 03/11/2004 CAVEAT
RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - ARC RESOURCES LTD.
ATTENTION YVAN CHRETIEN VICE PRESIDENT LAND
2100 440 2 AVENUE SW
CALGARY
ALBERTA T2P5E9
(DATA UPDATED BY: TRANSFER OF CAVEAT
062174416)

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
OCTOBER, 2014 AT 10:47 A.M.

ORDER NUMBER: 27055865

CUSTOMER FILE NUMBER:



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.

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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).

APPENDIX C – ZONING BYLAWS

| | |
|--------|---|
| Page 1 | B1 – R1A Low Density Residential District |
| Page 3 | B6 – R2 General Residential District |

SCHEDULE B REGULATIONS FOR LAND USE DISTRICTS

B1 R1A LOW DENSITY RESIDENTIAL DISTRICT

1.1. Purpose

The purpose of the R1A district is to provide land for larger detached houses on individual lots.

1.2. Permitted Uses

The following uses are permitted:

- o new site-built detached houses
- o home offices
- o minor day care operations
- o public parks and recreation areas
- o buildings and uses accessory to the above.

1.3. Discretionary Uses

The following uses may be allowed at the discretion of the Municipal Planning Commission:

- o modular home
- o secondary suites
- o home businesses
- o bed and breakfast establishments
- o day care facilities
- o group homes
- o utility installations
- o buildings and uses accessory to the above.

1.4 Uses Not Allowed

The following uses are not allowed:

- o The use of a motor home, recreational vehicle, or travel trailer as a dwelling unit.
- o Manufactured and mobile homes. These uses are permitted only within RMS and RMP land use districts. New manufactured homes (or those less than 10 years old) may be discretionary uses within R2, R3 and R4 land use districts.

1.5 Number of Dwellings on a Lot

Only one dwelling unit shall be constructed on a lot, but this shall not prevent the construction and use of one secondary suite within a main building.

1.6 Lot Size Requirements

Lot width: Residential corner lots shall have a width of at least 18 metres.

Other residential lots shall have a width of at least 16 metres.

Non-rectangular residential lots shall have a road frontage of at least 10 metres.

Where oversized lots are being re-subdivided, or lot lines adjusted, the required lot widths may be relaxed to accommodate existing buildings.

Lots for other uses shall have a width satisfactory to the Development Authority.

Lot depth: All lots shall have a depth of at least 35 metres.

1.7 Building Sizes

1.7.1 A dwelling shall have a finished floor area of at least 112 square metres aboveground level, excluding attached garages.

1.7.2 A dwelling shall not exceed two and a half storeys above ground level.

1.7.3 No accessory building shall have a wall height exceeding 3 metres.

1.8 Site Coverage

Buildings shall cover no more than 35% of the area of a residential lot.

1.9 Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 5.5 metres from the front property line

Flanking yard: Buildings shall be set back at least 3 metres from the edge of the right-of-way of a flanking street.

Rear Yard: Buildings shall be set back at least 5.5 metres from the rear property line.

Side yard: Where a lot has vehicular access only from the front street, and where the house has no front garage or car port, one side yard shall be at least 3 metres wide to provide access to rear parking.

In all other cases, the side yard shall be at least 1.5 metres wide.

1.10 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street or lane.

Flanking yard: Buildings shall be set back at least 3 metres from the edge of the right-of-way of a flanking street.

Rear yard Accessory buildings shall be set back at least 1 metre from the rear property line.

1.11 Distances between Buildings

All main buildings shall be separated by at least 3 metres from all other buildings on the same lot, or such greater distance as may be required by the Alberta Building Code.

1.2 Other Controls

The requirements of Schedule A apply in this district.

B6 R2 GENERAL RESIDENTIAL DISTRICT

6.1 Purpose

The purpose of the R2 district is to provide land for smaller detached houses and side-by-side duplexes.

6.2 Permitted Uses

The following uses are permitted:

- o new site-built detached houses
- o modular home
- o duplexes
- o home offices
- o minor day care operations
- o public parks and recreation areas
- o buildings and uses accessory to the above.

6.3 Discretionary Uses

The following uses may be allowed at the discretion of the Municipal Planning Commission:

- o moved-in houses, including new manufactured homes
- o secondary suites
- o places of worship
- o day care facilities
- o group homes
- o home businesses
- o bed and breakfast establishments
- o utility installations
- o buildings and uses accessory to the above.

6.4 Uses Not Allowed

The following uses are not allowed:

- o The use of a motor home, recreational vehicle, or travel trailer as a dwelling unit.

6.5 Number of Dwellings on a Lot

Only one dwelling unit shall be constructed on a lot, except that

6.5.1 a duplex may be built on a lot which is large enough to be re-subdivided, and

6.5.2 one secondary suite may be constructed and used within a detached house or half duplex.

6.6 Lot Size Requirements

All developments: All residential lots shall be at least 35 metres deep.

Detached houses: A lot for a detached house shall have an area of at least 500 square metres, a width of at least 10.00 metres (32.8 feet) [amended by Bylaw 2010/09/D], and a road frontage of at least 7.5 metres.

Duplexes: A subdivided lot for one side of a duplex shall have an area of at least 250 square metres, a width of 7.5 metres, and a road frontage of at least 5 metres.

Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.

6.7 Site Coverage

Buildings shall cover no more than 65% of the area of a residential lot.

6.8 Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 5.5 metres from the front property line.

Rear yard: Buildings shall be set back at least 5.5 metres from the rear property line.

Side yard: Buildings shall be set back at least 1.5 metres from a side property line, except that a duplex may be built straddling the side property line.

6.9 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street or lane.

A shared garage serving two attached duplexes may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.

Rear yard Accessory buildings shall be set back at least 1 metres from the rear property line (but see Schedule A regarding location of garages).

6.10 Building sizes

A building shall not exceed two and a half storeys above ground level.

An accessory building shall not have a wall height exceeding 3 metres.

6.11 Subdivision design

A new subdivision intended to be classified R2 shall contain lanes serving every residential lot.

6.12 Distances Between Buildings

All buildings shall be separated by the distances required by the Alberta Building Code.

6.13 Other Controls

The requirements of Schedule A apply in this district.