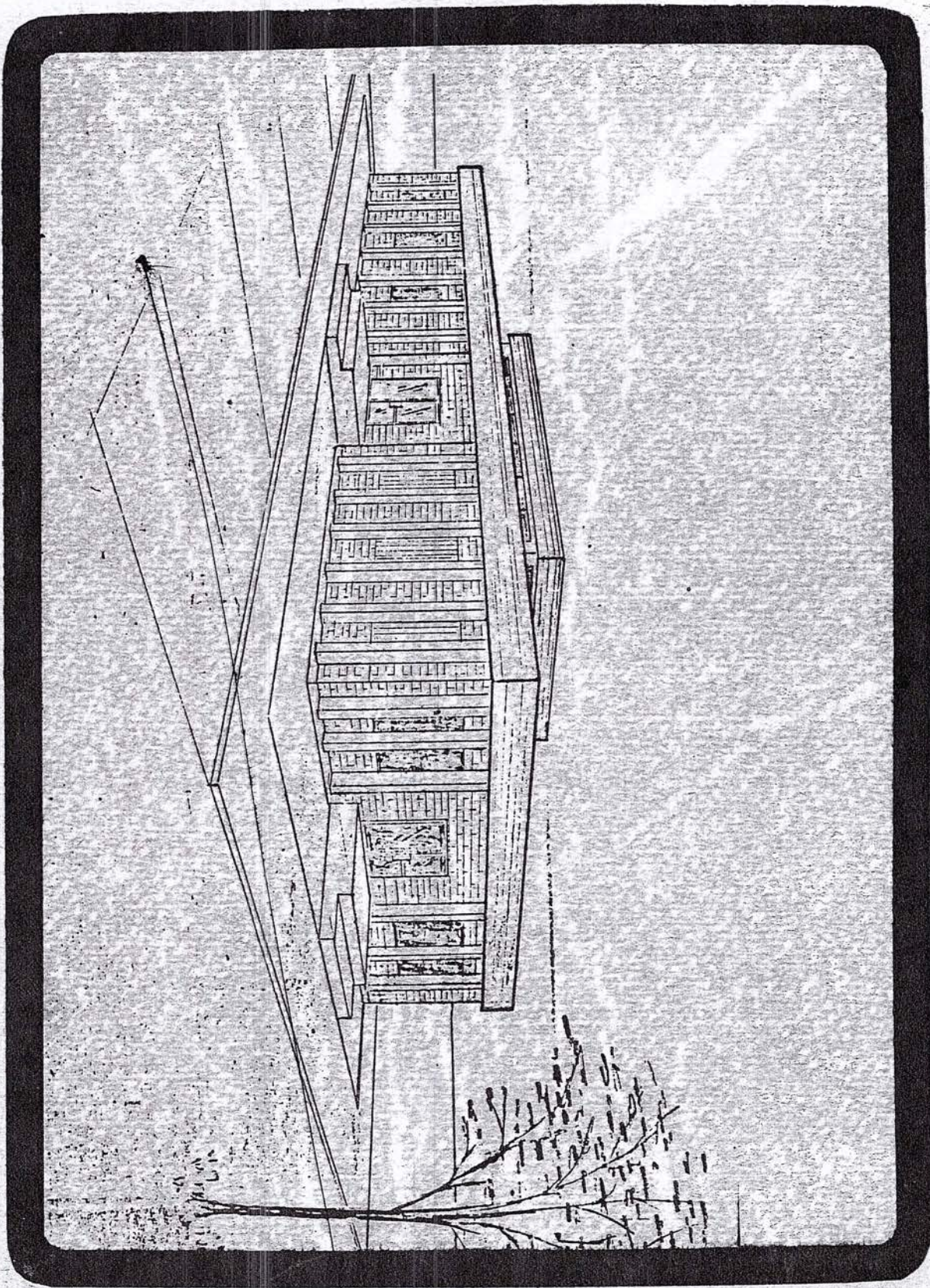


pearson const. ltd.



office proposal

BY-LAW NO. 1261

OF THE
COUNTY OF GRANDE PRAIRIE NO. 1

*A by-law of the County of Grande
No. 1, in the Province of Alberta
adopt the attached Area Structure
on NE 12-73-11-W6.*

WHEREAS, Section 62 of The Planning Act, 1977 empowers a Council to adopt an Area Structure Plan to provide a framework for the subdivision and development of an area of land within the Municipality and


WHEREAS, the Council of the County of Grande Prairie No. 1 has taken to have prepared such a plan; and

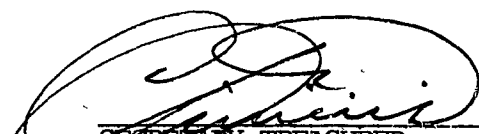
WHEREAS, the Council of the County of Grande Prairie has properly notified the owners of land within the development area, pursuant to Section 135 of the Planning Act 1977; and

NOW THEREFORE, the Council of the County of Grande Prairie No. 1 duly assembled, hereby enacts as follows:


1. That this By-law shall be known as the "Pearson Area Structure Plan By-law".
2. That the Pearson Area Structure Plan shall provide the framework and policies for the future development of the lands described therein.
3. Any background studies, research, or document attached as appendix are provided for information purposes only and do not form part of this By-law.
4. That By-law No. 1261 shall take effect on the date of its passage by Council.

READ A FIRST TIME this 20th day of May, A.D. 1981.


REEVE


SECRETARY-TREASURER

READ A SECOND AND THIRD TIME AND FINALLY PASSED THIS 14th DAY OF SEPTEMBER, A.D. 1981.


REEVE


COUNTY MANAGER

COUNTY OF GRANDE PRAIRIE No. 1

8611 - 108 STREET
GRANDE PRAIRIE, ALBERTA T8V 4C5
TELEPHONE: 532-9722



OUR FILE: NE 12-73-11-W6

YOUR FILE: _____

Sept. 21, 1981

Peace River Regional Planning Commission
200 Windsor Court
9835 - 101 Ave.
GRANDE PRAIRIE, Alta.

Alberta Transportation
8424 - 108 St.
GRANDE PRAIRIE, Alta.

Dear Sirs:

RE: PEARSON AREA STRUCTURE PLAN NE 12-73-11-W6

I enclose one Certified True copy of above as approved by
County Council on Sept. 14, 1981 under By-law No. 1261.

Yours truly,


John McGowan
County Manager

/mm

c.c. Don Pearson Construction, Box 360, Hythe, Alta.
D.C.O.



Industrial Drafting Services

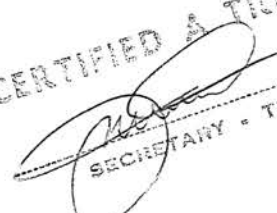
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Room 202 - 11402 - 100 St.
GRANDE PRAIRIE, ALTA.
T8V 2N5
Phone 539-3000

TABLE OF CONTENTS

	<u>page</u>
1. Introduction	1
2. General Location	2
3. Natural Boundaries and Drainages	2
4. Long Term Expansion	3
5. Services	3
6. Conclusion	4

<u>Maps and Photos</u>	<u>sketch no.</u>
Map of Northern Alberta	1
Map of The County of Grande Prairie	2
Map showing Drainage and Vegetation	3
Aerial Photo of Person Property	4
Map of Pearson Property	5

CERTIFIED A TRUE COPY

SECRETARY - TREASURER



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T8V 2N5
Phone 539-3000

1. Introduction:

The purpose of the following maps and literature is to briefly describe the proposed addition of an office building to the triangular shaped piece of land owned by Pearson Construction Ltd.

Presently located on this parcel of land is a 50ft. x 120ft. wood farmstead building and a steel span 70ft. x 80ft. shop building, complete with a fenced in storage area.

The remaining area has been farmed by Pearson Construction along with their other adjoining pieces of property.

Pearson Constructions' objective is to proceed with the construction of a 40ft. x 80ft. office building on this property, which would allow them to be located close to their existing shop, where the majority of the service work to their equipment is performed.



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2. General Location:

The Village of Hythe, population of approximately 680 people, is located on highway no. 2 between Dawson Creek, B.C. and Grande Prairie, Alta.

see sketch no. 1

The property which Pearson Construction wishes to add their new proposed office building is located approximately 1 km. south of the village of Hythe along highway no. 2

see sketch no. 2

3. Natural Boundarys and Drainage:

The land which Pearson Construction wishes to build on is broken up on two sides by highways and on the third side by a natural drainage system. The natural drainage system or creek, on the east side of the land, is paralleled on both sides by a fairly wide swamp area. The west side of the property has been sliced off by the highway and railway right-of-ways. The remaining small area, aside from the existing yard site, has been used for producing grain crops.

see sketch no. 3 & 4



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4. Long Term Expansion:

Presently the only long term expansion which may be required, would be the adding of one or two bays to the existing shop building, if so required.

Additional roadways would not be required as the present road servicing the property would be adequate for the proposed new development.

Extra parking facilities would be added along with some landscaping around the new office building.

5. Services:

The present services are capable of handling the proposed new office building with out the need of having to up grade or increase the size of any of the existing equipment.

The water supply to the existing facilities comes from a well approximately 80ft. east of the existing shop building. This well is capable of supplying water at a rate of 30 gal./min.

A sewer lagoon approximately 80ft. x 100ft. now services the present shop building. This lagoon would also easily handle the additional demand of the new office building.

Power and telephone services presently exist up to the existing shop building. These services also would not require any major changes to accommodate the new development.

see sketch no. 5



Industrial Drafting Services

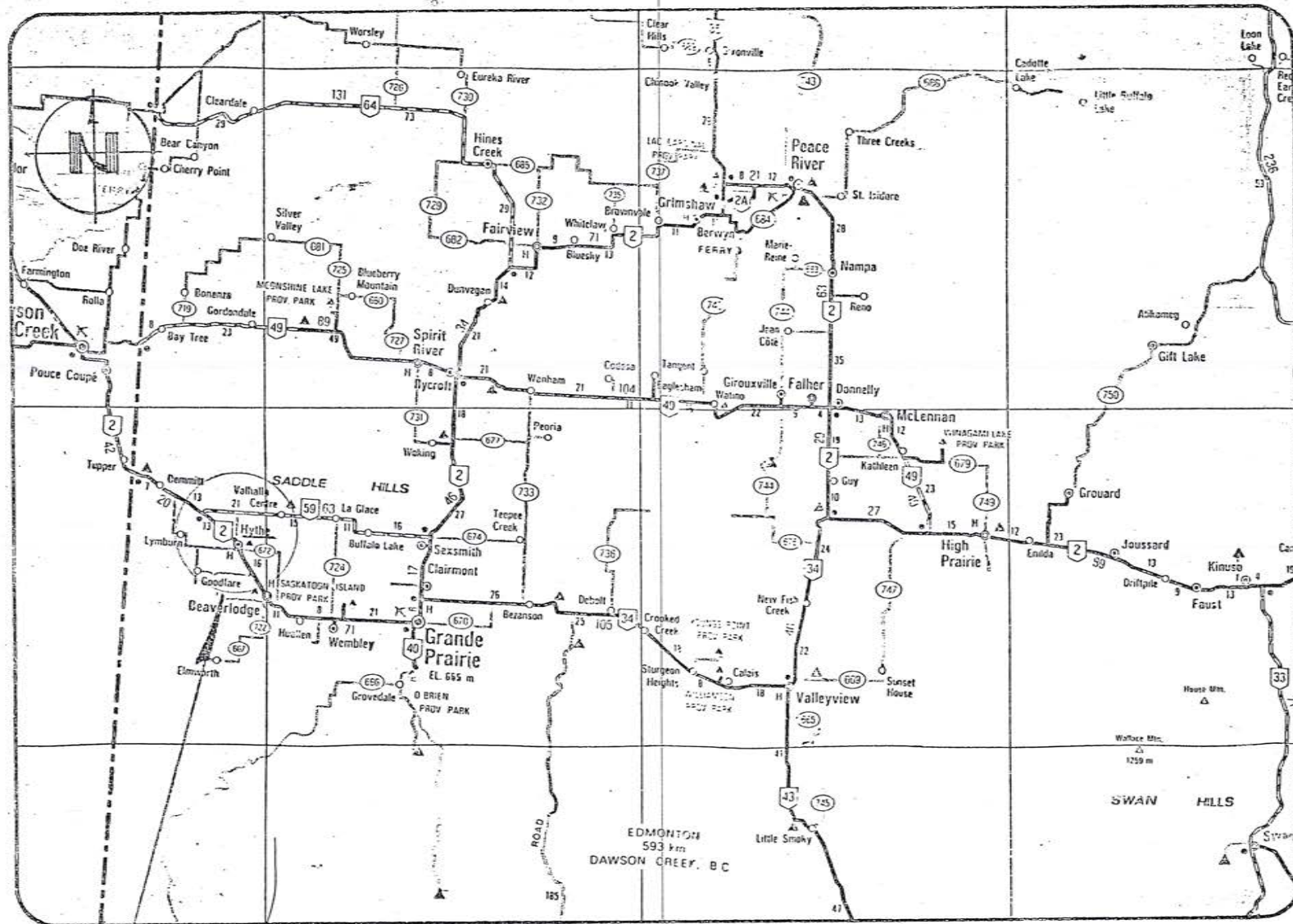
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T8V 2N5
Phone 539-3000

6. Conclusion:

In the preceeding documentation we have attempted to give a general overview as to what is presently located on the property proposed for the site of Pearson Constructions' new office building, how the existing property is divided up by natural drainages and highway systems, making it difficult for farming, and what effects the proposed new office building will have on the existing services and surrounding area.

We believe that by adding the proposed office building to the property previously described, not only will it greatly benefit the growth and management of Pearson Construction Ltd., by being close to the area where their maintainance shop is presently located, but in turn provide new and long term jobs for a few residents of Hythe. And at the same time utilize more economically the small isolated parcel of land.



HYTHE, ALBERTA.

MAP OF NORTHERN ALBERTA.

SKETCH No. 1

LEGEND:

LIGHT BUSH
& WILLOWS



SWAMP
AREA



CREEKS



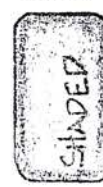
SECONDARY
HIGHWAY



PAVED
HIGHWAY



D. PEARSON
LAND



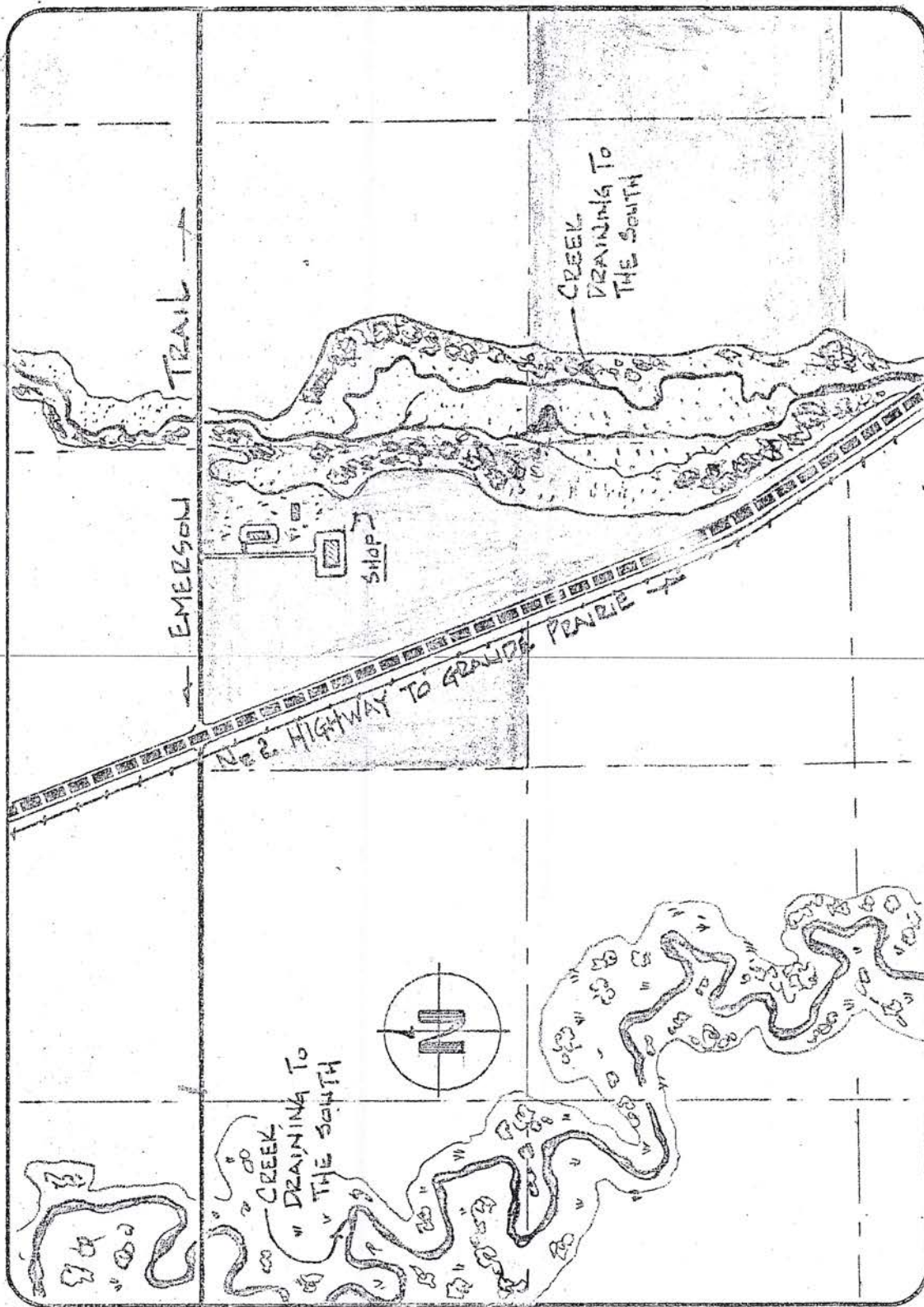
EXISTING
BUILDINGS



Railway

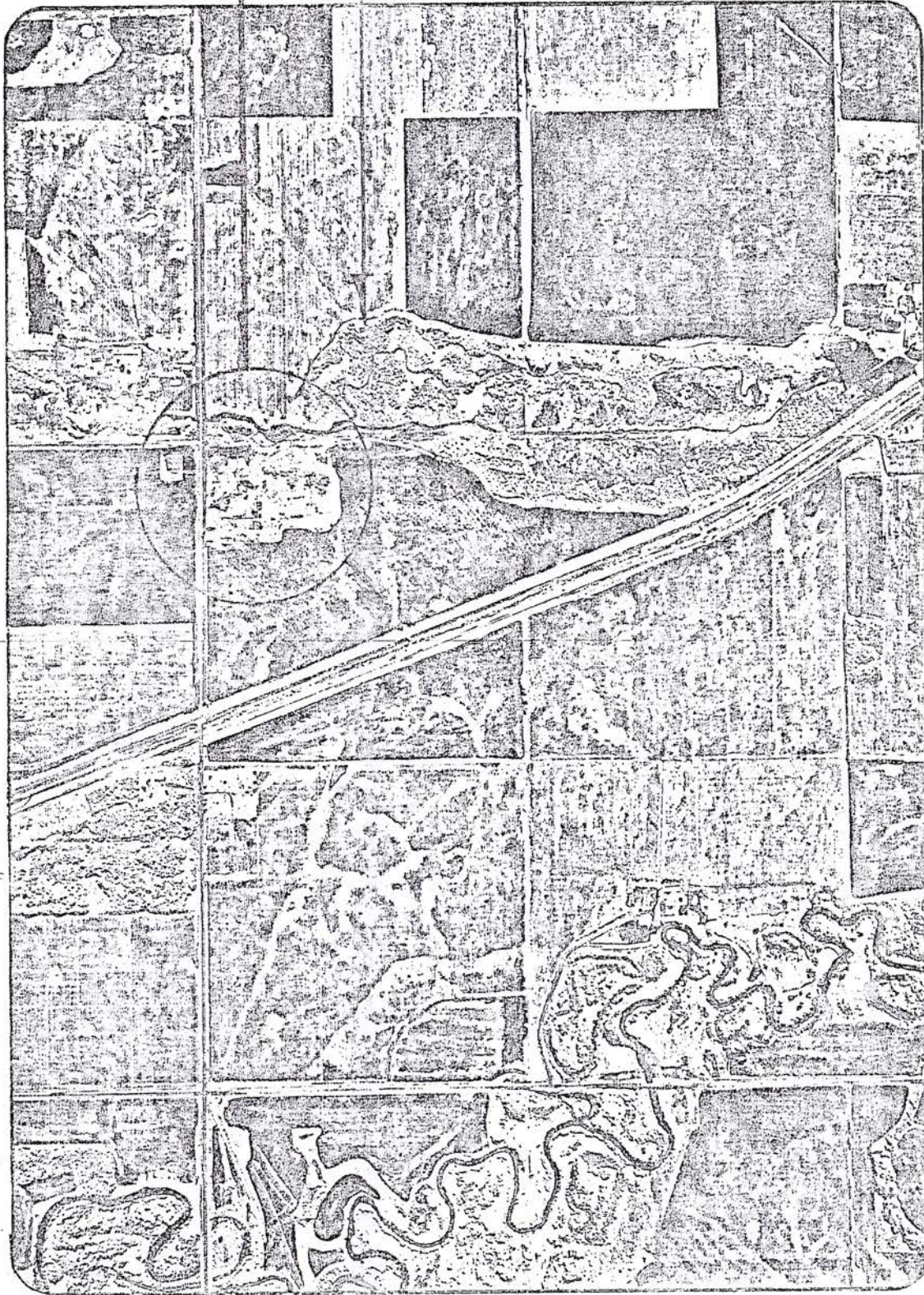


FARM
LAND



SKETCH No 3

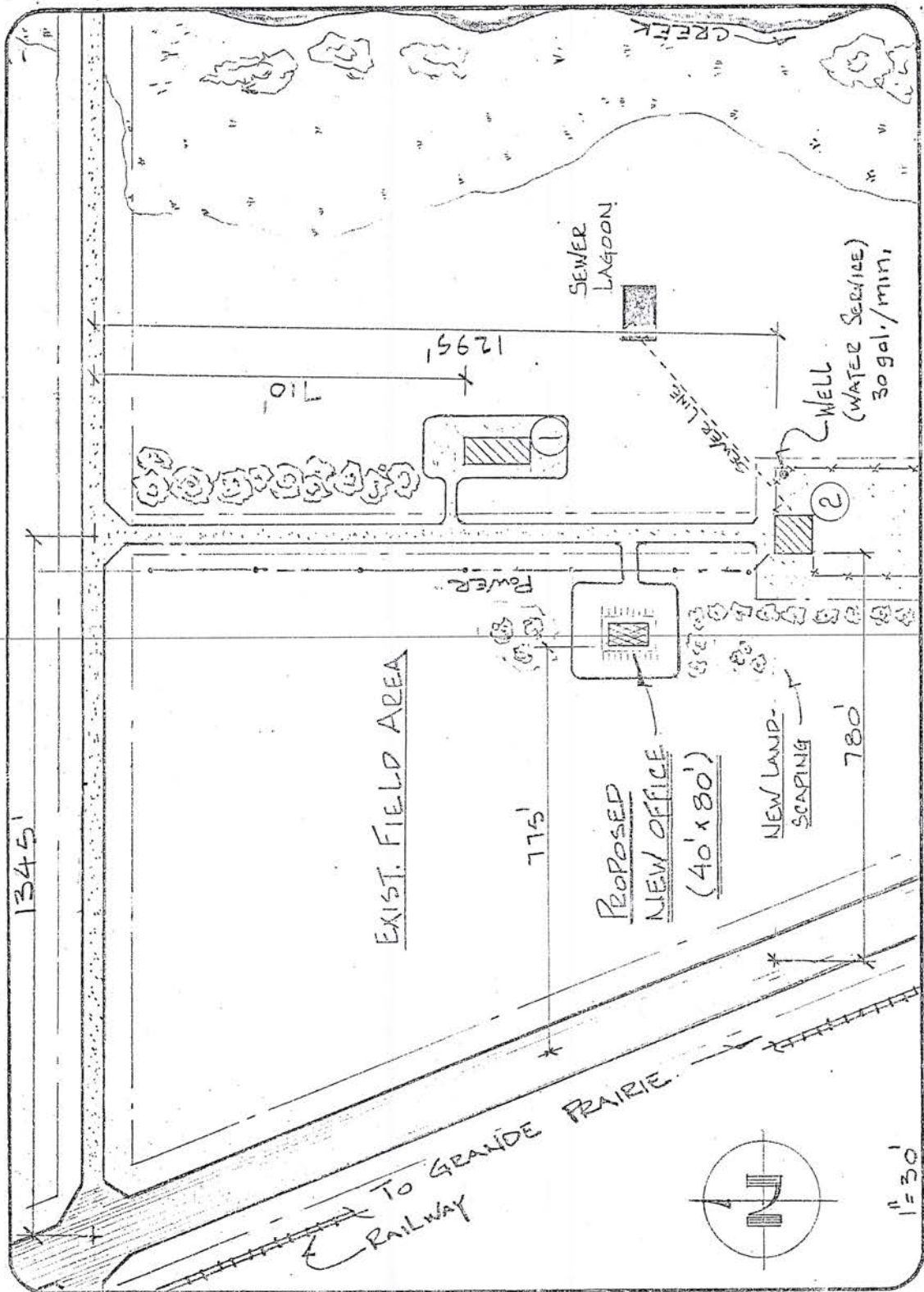
MAP SHOWING
DRAINAGE & VEGETATION



EXISTING
YARD SITE
CREEK & SWAMP
AREA.

AERIAL PHOTO OF PEARSON PROPERTY
& SURROUNDING AREA

SKETCH No 4



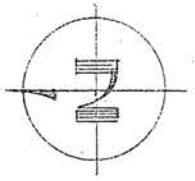
LEGEND:

- | | |
|---|-------------------------------------|
| | EXIST. PAVED HIGHWAY |
| | EXIST. GRAVEL ROADWAY |
| | SWAMP AREA |
| | BUSH & WILLOWS |
| ① | 50' x 120' FARMSTEAD BLDG. (EXIST.) |
| ② | 70' x 80' SHOP BLDG. (EXIST.) |
| | EXISTING BUILDINGS |
| | PROPOSED NEW BLDG. |
| | OPEN WATER (EXIST.) |

EXISTING PROPERTY LAYOUT
& PROPOSED OFFICE BLDG

MAP OF PEARSON PROPERTY

SKETCH No 5



1" = 30'

