

BY-LAW 7-92

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE ARBOR PARK AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 64.70 HECTARES, IS LOCATED WITHIN THE SE-4-53-23-W4.

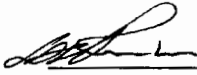
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

1. This By-law be cited as the "Arbor Park Area Structure Plan".
2. Schedule "A" attached hereto entitled "Arbor Park Area Structure Plan" is hereby adopted as part of this By-law.

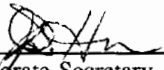
Read a first time this 28th day of January, 1992.

Read a second time this 7th day of April, 1992.

Read a third time and finally passed this 7th day of April, 1992.

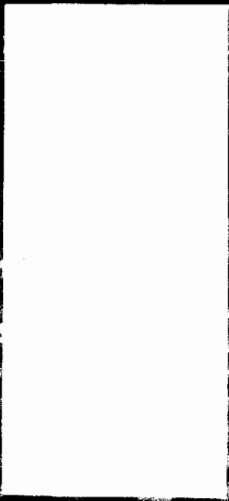


DEPUTY Reeve



Corporate Secretary

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BY-LAW 1-92
SCHEDULE 'B'

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**ARBOR PARK
AREA STRUCTURE PLAN**

APRIL 1992

*Prepared by
IMC Consulting Group Inc.*

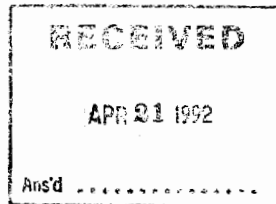


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1.0 PURPOSE OF THE PLAN

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1.1

1.0 PURPOSE OF THE PLAN

The purpose of the Arbor Park Structure Plan (A.S.P) is to outline the general objectives, concepts and description of a mixed use commercial and light industrial area within Sherwood Park. The Area Structure Plan will provide guidelines for subsequent subdivision and development within the subject area.

**2.0 COMPLIANCE WITH EXISTING
RELEVANT PLANS**

**2.0 COMPLIANCE WITH EXISTING RELEVANT
PLANS** **2.1**

2.0 COMPLIANCE WITH EXISTING RELEVANT PLANS

There are two statutory plans which relate to the subject property. Those plans are as follows:

1. The Edmonton Metropolitan Regional Plan, and
2. Strathcona County General Municipal Plan.

The plan has been developed so as to conform to the general intent and nature of these plans. The following is a brief description of the plan as it relates to each of the above noted documents.

1. **Edmonton Metropolitan Regional Plan** - Pursuant to this Plan, the land is described as Metropolitan Industrial. The Metropolitan Industrial land use policies support a diverse range of industrial uses and uses supportive of, or providing a service to the industry.
2. **Strathcona General Municipal Plan** - Pursuant to this Plan, the north portion of the site is designated light/medium industrial which encompasses a wide variety of uses. These uses are either contained within an enclosed building or a portion of their operations are conducted outdoors. Outdoor storage may be required in certain instances but these uses generally have a nuisance factor limited to the boundaries of the lot. The southern 1/2 of the site could encompass a wide variety of commercial uses retail or otherwise, although destination and volume types of uses would appear best suited to the arterial node location formed by the Baseline Road/Broadmoor Boulevard intersection. The mix of volume and strip retail plus business and light industrial uses proposed for the plan area will conform with the General Municipal Plan.

3.0 PLAN AREA DEFINITION

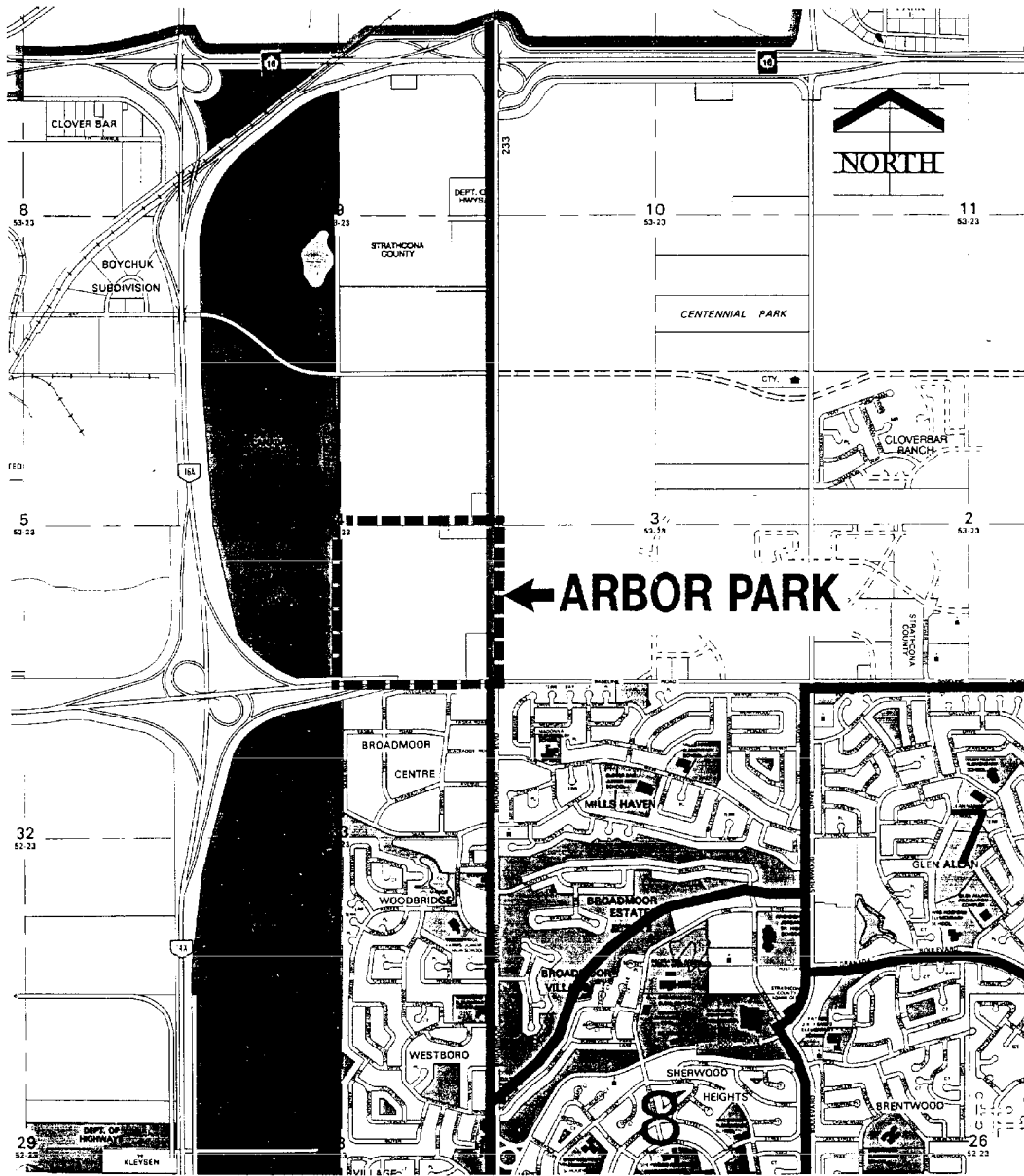
3.0 PLAN AREA DEFINITION

3.1

3.0 PLAN AREA DEFINITION

The subject property is located on the northwest corner of Broadmoor Boulevard and Baseline Road (Figure 1). The plan area is 156.3 ac (63.24 ha) in size and contains a portion of the SE-4-53-23-W4, Lot A Plan 455 MC, and Plan 5354 NY.

The lands are presently owned by Arbor Investments Ltd. and the Rainbow Pipe Line Company Ltd. (See Figure 2).

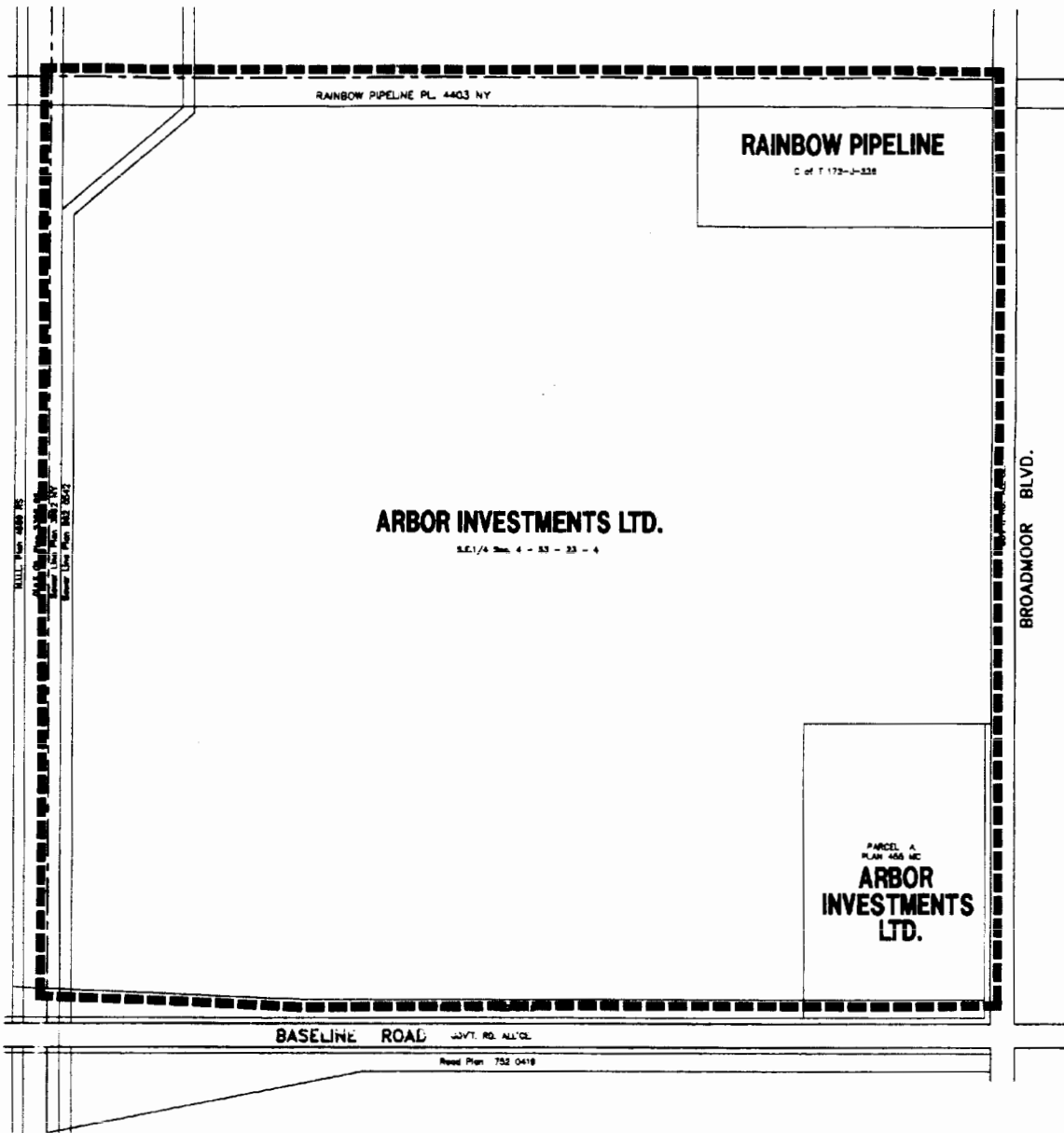


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--- AREA STRUCTURE PLAN
 BOUNDARY

ARBOR PARK Area Structure Plan

Figure 1
SITE LOCATION



ARBOR PARK Area Structure Plan
SE.1/4 Sec. 4 - 53 - 23 - 4
Sherwood Park / County of Strathcona

Figure 2
LAND OWNERSHIP

4.0 EXISTING LAND USE

Page

4.0 EXISTING LAND USE

4.1

4.0 EXISTING LAND USE

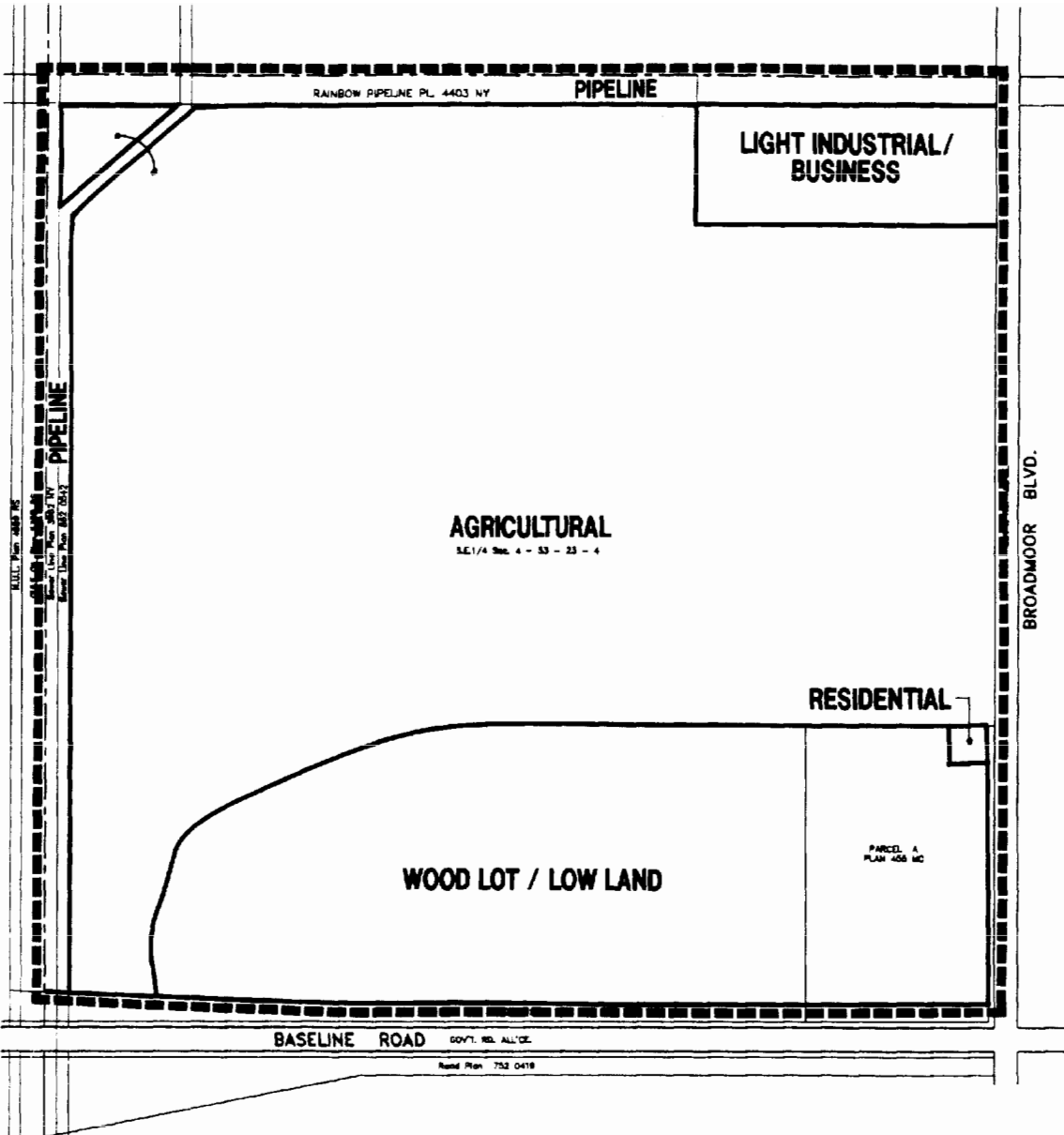
There are a number of existing land uses within the plan area which were considered prior to development of the land use concept (See Figure 3).

The property contains a single family dwelling and accessory building located adjacent to Broadmoor Boulevard on the east side of the site. The sites most southerly 1/3 is natural wooded and low lying, while the northerly 2/3 is utilized for agriculture.

Rainbow Pipe Line offices and control centre are located in the northeast corner of the site (Plan 5354 NY). The facilities are utilized for the regulation of the Rainbow Pipe Line system which extends throughout various parts of Alberta.

The site presently contains a number of right-of-ways which must be considered when planning for future development of the lands.

The site contains two 10 m sanitary sewer easements along the west boundary and a 24.4 m pipeline easement along the north boundary. The sanitary sewer easements contain a 1200 mm and 600 mm line (See Figure 3). The pipeline easement contains a 61 cm line used to transport sweet and sour crude, heavy blended oil and condensate (byproduct or crude). The line contains no propane, butane or liquid natural gas. The lines pressure varies from 50-150 psi, with a maximum licensed pressure of 870 psi. As the lines pressure exceeds 500 psi, development setbacks are required from the edge of the right-of-way pursuant to the County's Land Use Bylaw. The presence of three easements limit the use of the land affected by those easements.



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ARBOR PARK Area Structure Plan
SE 1/4 Sec. 4 - 53 - 23 - 4
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Figure 3
EXISTING LAND USE

**5.0 RELATIONSHIP WITH
SURROUNDING LAND USES**

**5.0 RELATIONSHIP WITH SURROUNDING LAND
USES** **5.1**

5.0 RELATIONSHIP WITH SURROUNDING LAND USES

A number of different land uses surround the Arbor Park lands. The subject lands are bordered to the west by the Sherwood Park West Restricted Development Area (SPWRDA). This area will be utilized for pipelines, municipal services, associated buffers and access areas. The SPWRDA is presently undeveloped farmland for which no major land uses have been planned. The SPWRDA will not negatively impact the Arbor lands, however care must be taken with respect to those uses which abut the SPWRDA. The plan will provide a linkage into the SPWRDA so as to allow access for maintenance and utility. The access will allow for the possibility of secondary land uses and assist in future corridor implementation and maintenance. The roadway will be blocked except when required for the aforementioned. Such access will be provided at the subdivision approval stage. Due to the proximity of the pipelines, uses along this side of the subject area should be low density land extensive uses in order to minimize the possible incompatibility associated with the pipelines.

To the north is a section of land owned by Petro-Canada. This property currently supports a private recreational park developed by and for Petro-Canada with the remainder being agricultural land (grain crop). Petro-Canada has plans for development of a propane distribution station on a portion of the site. At this time Petro-Canada has no plan for the utilization of the remainder of their ¼ section.

To the east of the Property across Broadmoor Boulevard is the Broadview Park Area (SW-3-53-23-W4). This area is covered by the Broadview Park Area Structure Plan. Portions of the lands have been serviced and subdivided. The lands are designed for a variety of retail, office, commercial and light industrial uses. Land uses and access to the Arbor Park plan area have been developed so as to be in alignment with and complementary to the Broadview Park Area.

The Broadmoor Centre Industrial Business Area is located across Baseline Road to the south. The area contains a number of light industrial and office uses as well as a number of commercial uses. The Arbor Park Area has been designed so that the principle all directional access from Baseline Road has been positioned to allow those in the Broadmoor Centre area to utilize the same access. This alignment of

the access and the uses proposed within the Arbor Park area have been developed so as to be of a positive benefit to Broadmoor Centre.

This plan will ensure that the Arbor Park Area is integrated beneficially with the surrounding lands.

6.0 ENVIRONMENTAL OVERVIEW

6.0 ENVIRONMENTAL OVERVIEW

6.1

6.0 ENVIRONMENTAL OVERVIEW

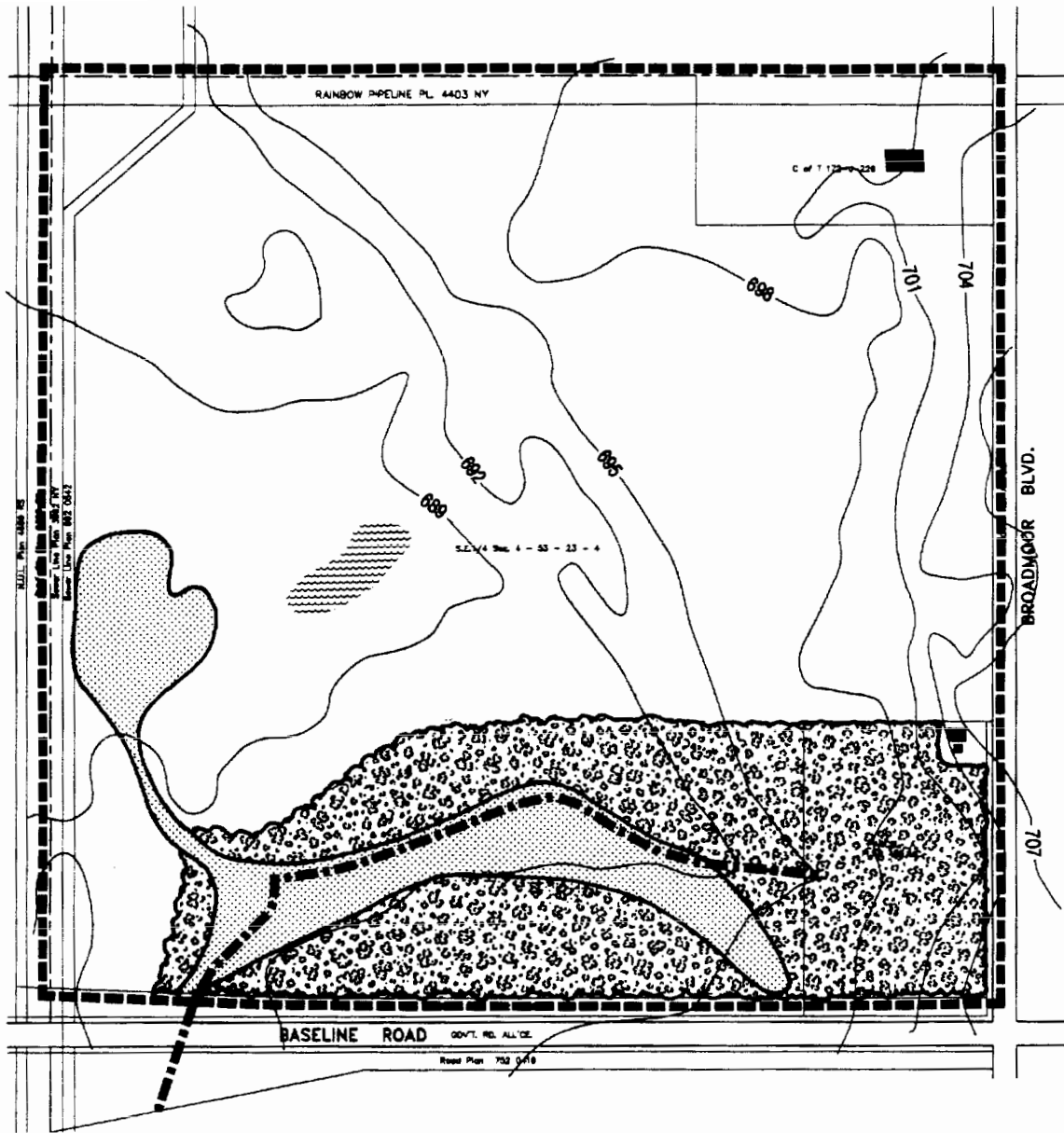
The site is gently rolling and slopes down to the southwest corner from the East and North. The subject area is partially covered in the south portion by a mature woodlot containing a mixture of deciduous and evergreen trees, the majority being deciduous (See Figure 4). The remainder of the site is utilized for agricultural purposes (grain crops). The land is class 2T soil based on the Canada Land Inventory Soil Capability for Agriculture map. This soil type has moderate limitations that restrict the range of crops or require moderate conservation practises. In addition to the soil the site contains adverse topography and water table conditions which limit agricultural use.

The property is basin shaped with the highest portion being along the north and east side of the property. This slope results in the parcel draining into a low lying area in the southwest and south central portion of the property. This natural low lying area contains standing water and drains into the quarter section to the west.

A tree retention assessment was completed by Penner and Associates Ltd. to address the existing tree stand within the plan area. Penner's study considered the following three options for vegetation preservation or replacement within the Arbor Park Area;

1. Integration of Tree Retention with a Stormwater Management System
2. Retention of Portions of the Existing Forest
3. Replacement Tree Planting

Of the three options described above, Penner concluded that the aforementioned Replacement Tree Planting is the only realistic approach. Grading information provided indicated that in order to develop the lands, large areas of cuts and fills are required to balance the land. The retention of small stands of trees are not considered practical or compatible with any development for Arbor Park because of the grading and filling required for infrastructure services. Penner's report recommended that the Area Structure Plan incorporate a policy and commitment to establish suitable tree cover on all sites which are compatible with the proposed



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- TREE COVER
- LOW LAND
- WATER
- DRAINAGE COURSE
- EXISTING BUILDING

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 Sherwood Park / County of Strathcona

Figure 4
ENVIRONMENTAL OVERVIEW

land uses. Penner goes on to recommend that particular attention should be given to replacement tree planting on the Municipal Reserves and the proposed storm water management facility.

A Replacement Tree Planting Policy has been prepared (see following). The Replacement Tree Planting will provide an aesthetically pleasing backdrop for development within the plan area.

The following are a number of policy statements which can be utilized as guidelines and provide a framework for tree replacement and landscaping in general. These policy statements will ensure that viable, landscaped areas are provided within the plan area.

For the purpose of these guidelines future landscaping shall consist of one or a combination of the following:

- coniferous and deciduous trees,
- coniferous and deciduous shrubs,
- turf grass,
- berms,
- approved dry landscape material (ie. stone, paving blocks).

Tree Replacement Planting Policy

- Particular attention should be given to replacement planting within or bordering Baseline Road, Broadmoor Boulevard, Municipal Reserve and the stormwater management facility so as to allow its optimum benefit to the general public.
- Where appropriate boulevard tree planting shall be encouraged.
- Landscape design shall be undertaken by a Landscape Architect registered in the Province of Alberta.
- Landscaping shall be installed within the first growing season following development approval.

- Wherever possible the pipeline rights-of-way shall be developed as landscaped open space.
- Windrow plantings shall be encouraged within the individual developments to provide a sense of vegetative massing.
- Plantings associated with Municipal Reserves shall be to the satisfaction of the Parks, Recreation and Culture, Planning and Development and Public Works department.
- In the case of outdoor storage areas screening shall be provided by a combination of trees shrubs fencing and or berming to a height sufficient to screen the storage.
- All planting material required by this section shall be hardy to the Edmonton regions, and to the location on the site where they are planted. The Alberta Horticultural Guide shall be used as a reference in selecting plants.
- All plantings are to be kept in a healthy and growing condition. Watering, fertilization, cultivation and tree pruning shall be part of regular maintenance when required.

Implementation

The implementation of the Tree Replacement Planting Policy will occur as development proceeds within the plan area. There are a number of methods and avenues for implementation of the policy.

The implementation of the policy can occur at the raw land stage or on a site specific basis. With respect to the raw land, one method of implementation is through the subdivision approval process. Conditions with respect to Municipal Reserve dedication, boulevard planting, etc., can be attached to ensure implementation of the policy.

A second method through which the policy will be implemented is through utilization of the various county policies and programs presently in place (i.e. Arterial Roadway Planting Program).

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The Tree Replacement Planting Policy can also be implemented on a site specific basis. The Direct Control District can be employed so as to incorporate site specific landscaping requirements and regulations subject to the approval of Council. Once districting is in place, the development permit process will require that a comprehensive landscape plan be provided to the Planning and Development Department. It is imperative that the developers work with Strathcona County to ensure implementation of the Tree Replacement Planting Policy is upheld.

Existing trees will not be removed, unless otherwise approved by Council, during the period of 1 April to 15 August so as not to interfere with the nesting of wildlife on site.

Furthermore, trees removed will be bucked into 2 m lengths and made available for firewood and camp-site/picnic-site uses.

Detailed tree replacement/replanting plans will be required as part of the subdivision's approval process.

7.0 LAND USE CONCEPT

7.0 LAND USE CONCEPT

7.1

7.0 LAND USE CONCEPT

The plan area will be utilized for a variety of retail commercial, office, and light industrial uses. The specific uses and appropriate development regulations will be determined at the time of redistricting. For the purpose of this plan the land uses have been divided into the following general categories (See Figure 5 and Appendix 1).

- a) Retail Commercial
- b) Service Commercial
- c) Office Commercial
- d) Light Industrial

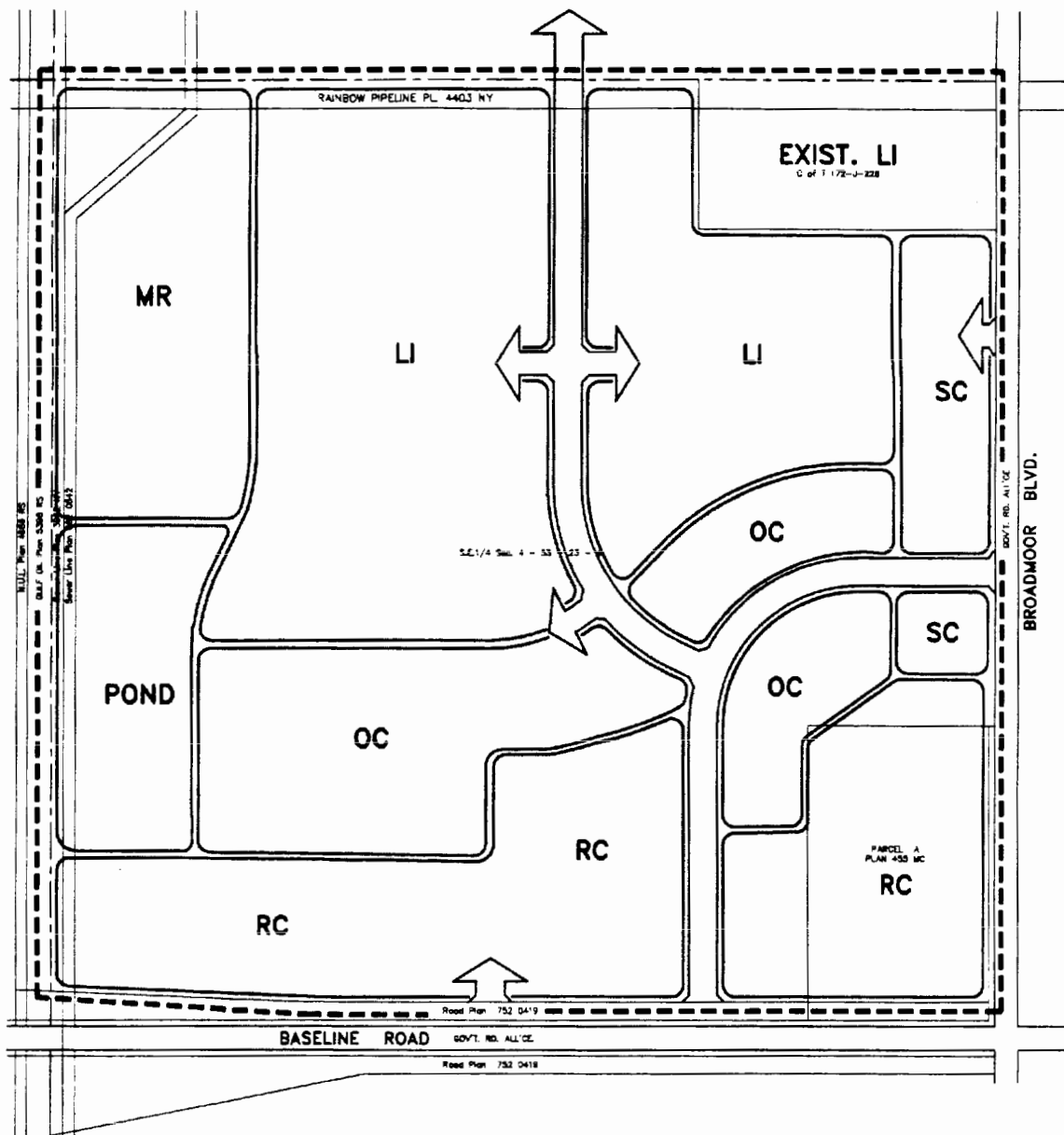
Retail Commercial

The plan proposes a node of retail commercial in the southeast corner of the plan at the intersection of Broadmoor Boulevard and Baseline Road and a section extending westward along Baseline Road. These lands could accommodate a small to medium size shopping centres or specialty centres. These areas will be developed as concentrated retail development

Development in these areas will be that which requires the high visibility, accessibility and specific identity within the market place afforded by close proximity to Baseline Road and the Baseline/Broadmoor intersection. The development guidelines in conjunction with Direct Control District Designation will ensure appropriate uses and visual prominence for development at this important intersection.

Service Commercial

The plan provides for the development of service commercial north along Broadmoor Boulevard. Service commercial uses usually cater to the travelling public for one-stop and convenience shopping.



RC RETAIL COMMERCIAL	LI LIGHT INDUSTRIAL
SC SERVICE COMMERCIAL	MR MUNICIPAL RESERVE
OC OFFICE COMMERCIAL	

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Sherwood Park / County of Strathcona

Figure 5
PROPOSED LAND USE

Service commercial uses for the most part require less market exposure but more convenient vehicular accesses as opposed to retail/commercial uses.

Office Commercial

Development would meld office and commercial uses on the same site. Development could consist of an office building with retail on the lower levels or a site containing both freestanding office and retail buildings. Office and retail uses complementary to each other would be encouraged. The retail development is aimed primarily to be associated with the on site office space and surrounding land uses as opposed to traditional outside catchment areas. Due to the nature of the development high visibility and market exposure is not as crucial with this type of retailing as in the more retail - dominated land use types.

Light Industrial

Lands designated as light industrial encompass a large portion of the plan area. Operations may be labour intensive and environmentally safe, with relatively little or no outdoor storage. If outdoor storage is required screening will be utilized to mitigate any possible negative impacts.

Open Space

Open space within the plan area consists of two components, the stormwater management facility and the Municipal Reserve dedication.

The Municipal Reserve dedication has been provided in the Northwest corner of the plan area. In accordance with the Planning Act 10% of the developable land will be dedicated as Municipal Reserve. As the non residential nature of the plan area negates the need for an educational facility within the plan area it is anticipated that the Reserve lands will be utilized as passive and active park space. Planting will be encouraged on portions of the land. Such a planting program could include cluster and or windrow type plantings. The Municipal Reserve lands will be provided as deemed appropriate in accordance with the requirements of Strathcona County's Recreation Parks and Culture Department. To this extent, the developer agrees that the Municipal Reserve dedication will be staged along with development.

The other component of the open space is the stormwater management facility. This facility is located in the southwest corner of the Area Structure Plan. The stormwater management facility will consist of a stormwater retention area with associated buffer. Upon completion of the detailed design engineering a decision will be made with respect to whether the facility will be a wet or dry pond. Landscaping will be encouraged in the buffer area surrounding the retention basin. A combination of trees and shrubbery could be utilized to produce a valuable amenity area for occupants of the Arbor Park Area and residents of Strathcona County.

The aforementioned land use concept has been developed taking into consideration, the context of the quarter section as it relates to those uses developed and or proposed for the remaining corners of Broadmoor Boulevard and Baseline Road.

Notwithstanding the above lists of retail commercial, service commercial, office commercial and light industrial uses, the type, location and intensity of all development including architectural/building design shall be permitted only when the reasonable safety concerns of the nearby heavy industries for the general area have been adequately addressed through the land use districting process.

8.0 TRANSPORTATION

8.0	TRANSPORTATION	8.1
8.1	Transportation Network	8.1
8.2	Transportation General	8.2

8.0 TRANSPORTATION

8.1 TRANSPORTATION NETWORK

A traffic study analyzing the transportation impact that the Arbor Park development will have on adjacent roadways, as well as outlining the internal roadway network within the study area, was completed by IMC Consulting Group Inc. and is included under separate cover as an appendix to the Arbor Park Technical Report.

The study addressed the following:

1. The projected traffic volumes based on the proposed land uses.
2. The assignment of generated traffic to the proposed arterial access ports.
3. The establishment of internal roadway requirements.
4. The identification of vehicular circulation patterns.

The recommendations of that traffic study will be implemented within the Arbor Park plan area.

The aforementioned study was prepared in accordance with the following transportation policies:

- Achieve a design which maximizes travel on the major roadways.
- Provide a hierarchy of roads which provide the necessary interconnections appropriate to efficiently accommodate traffic at the local, collector and arterial levels.
- Comply with the internal roadway and access standards of Strathcona County.
- Develop an internal network which considers the roadway and access consideration of existing and future development surrounding the plan area.

8.2 TRANSPORTATION GENERAL

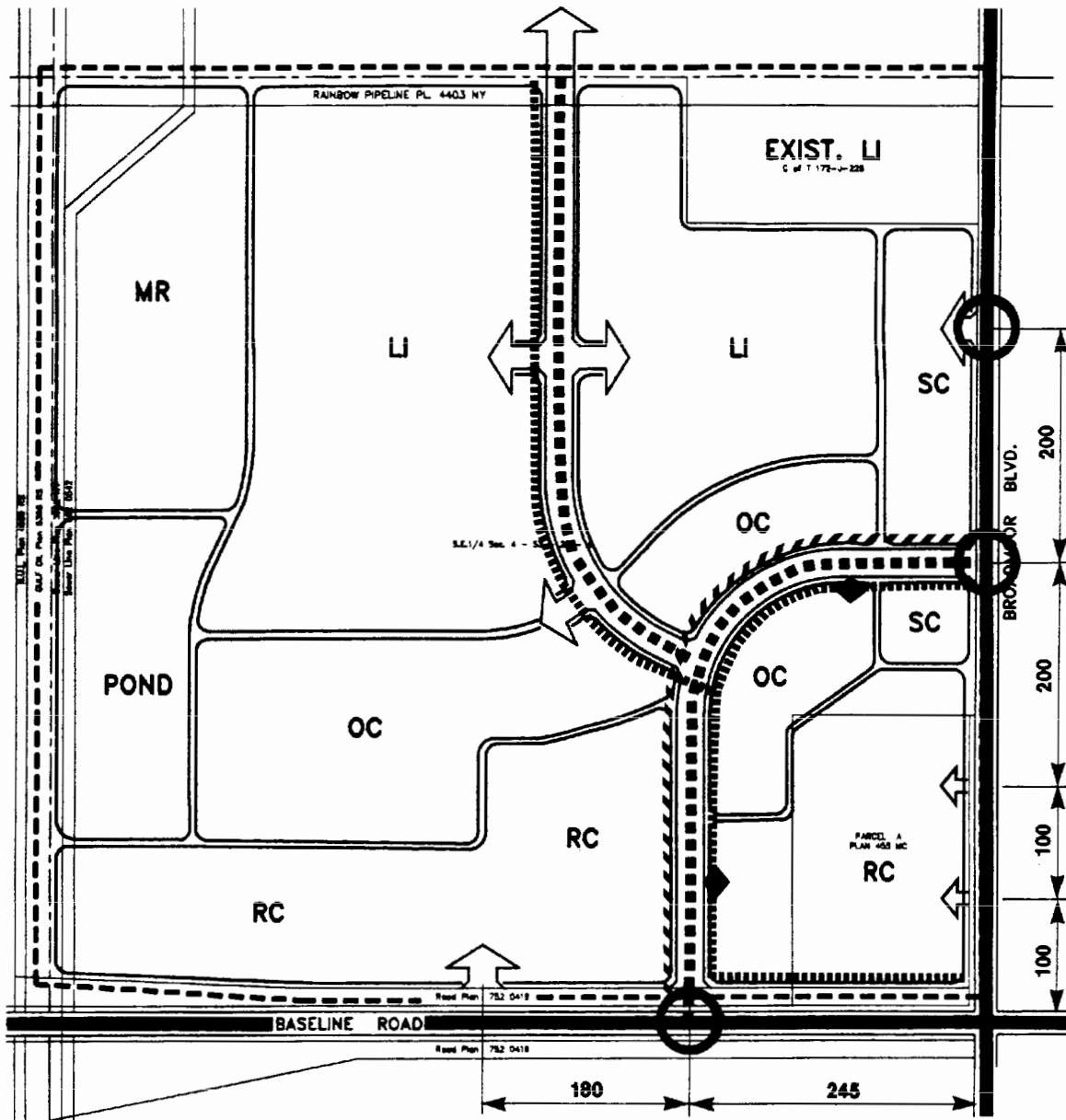
As previously mentioned, the northwest corner of the plan area will allow for limited access to the Sherwood Park West Restricted Development Area (SPWRDA). The purpose of which is to assist in the future implementation and maintenance of the SPWRDA and allow for the possibility of secondary land uses.

Provisions will be made at the subdivision stage to provide a minimum of 5.0 m (16.4 ft) along the west side of Broadmoor Boulevard to allow for widening of the roadway.

As the area is non-residential, provisions for school bus access are not required. However, when and if required, transit routing will be provided in accordance with the requirements of Strathcona Public Transit.

Details of pedestrian and bicycle routes will be developed in conjunction with the Parks Recreation and Culture Department and in accordance with County policy at the subdivision stage.

The roadways and access points within the plan area are shown on Figure 6. The developers agree to coordinate accesses on both Baseline Road and Broadmoor Boulevard with the adjacent landowner. It should be noted that the right-in/right-out access on Baseline Road is presently under negotiation with Alberta Transportation.



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- ACCESS POINT
- BUS STOP
- BUS ROUTE

- ALL DIRECTIONAL ACCESS
- ARTERIAL
- INDUSTRIAL COLLECTOR
- PEDESTRIAN LINK

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Figure 6
TRANSPORTATION SYSTEM

9.0 UTILITIES

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9.0 UTILITIES	9.1
9.1 Sanitary Sewers	9.1
9.2 Storm Drainage System	9.1
9.3 Water Distribution	9.2
9.4 Franchise Utilities	9.2

9.0 UTILITIES

9.1 SANITARY SEWERS

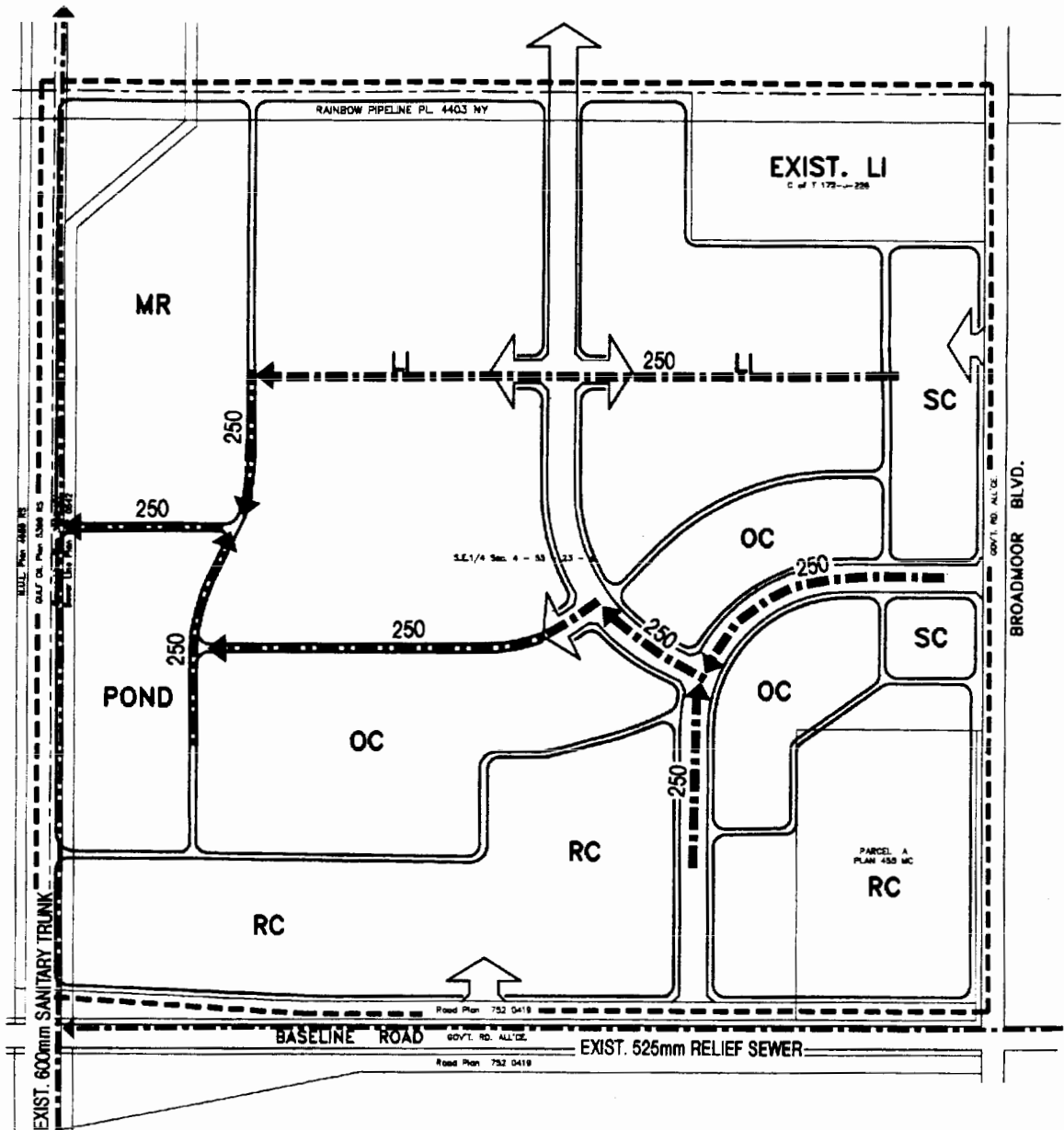
The proposed sanitary sewer concept is outlined in Figure 7. The Arbor Park area can be serviced by the existing 600 mm diameter sewer which runs south to north on the west boundary of the site. All onsite lateral sewers will be a minimum of 250 mm diameter as required by the County Standards.

Since all adjacent properties are independently serviced with sanitary sewers, no oversizing of sanitary sewers in Arbor Park for adjacent developments will be required.

9.2 STORM DRAINAGE SYSTEM

The proposed storm drainage concept is shown in Figure 8. The development area will be serviced by a minor and major stormwater management system. The minor system will consist of pipes sized to handle the 1 in 5 year storm event, with the major system designed to adequately direct the 1 in 100 year storm event via surface routes to storage areas within the site. The major storage area will be a retention/detention pond on the west end of the site which will be sized to contain the 1 in 100 year storm event for the contributing basin. Discharge from this pond will be directed to the existing creek channel west of the west boundary. The Arbor Park storm system must also account for existing flows from the south side of Baseline and east of Broadmoor Boulevard. The construction of the stormwater management facility will be staged as development proceeds, in accordance with the requirements of Strathcona County's Public Works Department. It is anticipated that the facility will be completed in conjunction with Stage 5 development (see figure 10).

The design of the stormwater management facility and associated minor and major flow systems will be to Strathcona County Engineering Standards.



----- 250mm SANITARY SEWER

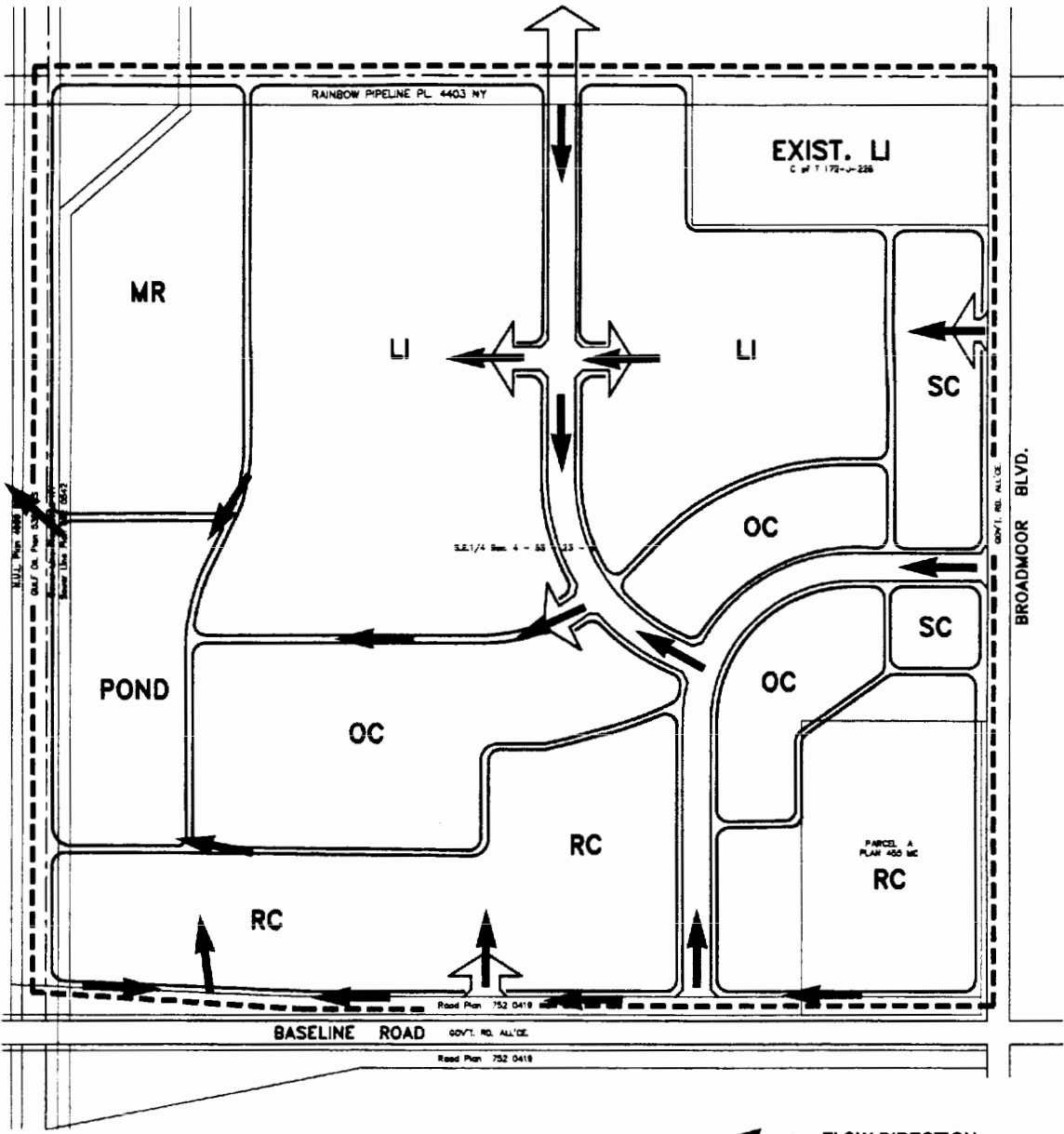
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- RC RETAIL COMMERCIAL
- SC SERVICE COMMERCIAL
- OC OFFICE COMMERCIAL

- LI LIGHT INDUSTRIAL
- MR MUNICIPAL RESERVE

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Figure 7
SANITARY SEWERS



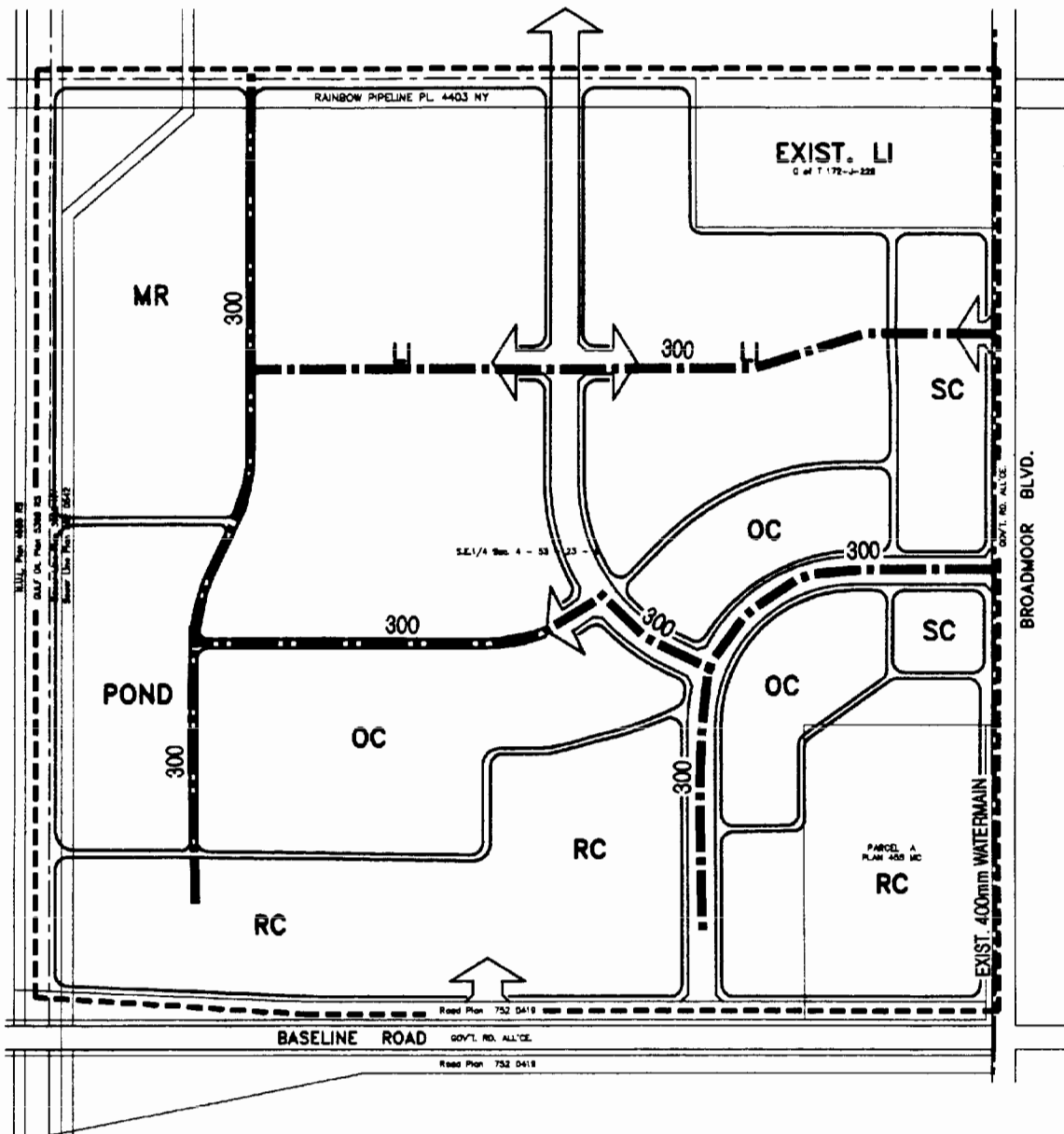
← FLOW DIRECTION



- RC** RETAIL COMMERCIAL
- SC** SERVICE COMMERCIAL
- OC** OFFICE COMMERCIAL

- LI** LIGHT INDUSTRIAL
- MR** MUNICIPAL RESERVE

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Figure 8
STORM DRAINAGE



— · — · — · — · — · — · — · — · — · — 300mm WATER MAIN



RC	RETAIL COMMERCIAL	LI	LIGHT INDUSTRIAL
SC	SERVICE COMMERCIAL	MR	MUNICIPAL RESERVE
OC	OFFICE COMMERCIAL		

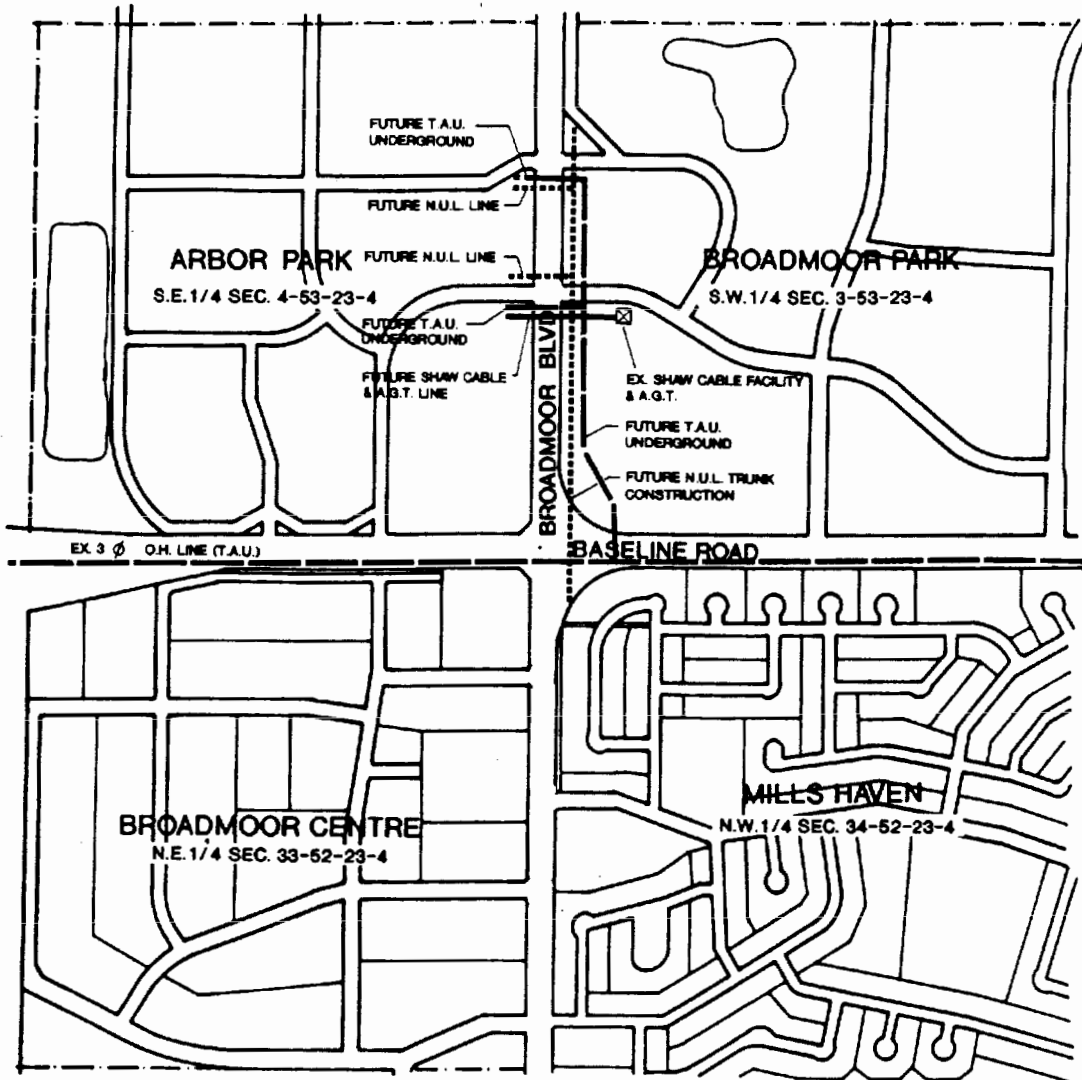
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Figure 9
WATER DISTRIBUTION

9.3 WATER DISTRIBUTION

Figure 9 outlines the proposed water servicing concept for the study area. The Arbor Park development will be serviced by the existing 400 mm waterline on Broadmoor Boulevard. Onsite watermains will consist of minimum 300 mm diameter sizes, and will be looped as required.

9.4 FRANCHISE UTILITIES

Power, gas, telephone and cable utilities are readily accessible to the study area through existing adjacent facilities or extensions of nearby lines. Figure 10 shows the proposed franchise utility servicing concept.



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Figure 10
FRANCHISE UTILITIES

10.0 URBAN DESIGN GUIDELINES

10.0 URBAN DESIGN GUIDELINES

10.1

10.0 URBAN DESIGN GUIDELINES

Overall the Arbor Park Area will convey the image of low to medium rise development which emphasizes retail commercial opportunities along the edges fronting Baseline Road and Broadmoor Boulevard with the interior containing a mix of office, commercial and light industrial.

The subject lands slope down and away from the intersection of Baseline Road and Broadmoor Boulevard. Development will take advantage of this low elevation by accentuating building forms to create prominence. Terraced siting and development will be utilized, where possible, within the Arbor Park Area to retain the Edmonton Skyline views as possible retail and office features.

The following Architectural standards will serve as a guideline for development within the Arbor Park Area to ensure the above and protect the off-site appearance of the plan area. These guidelines have been developed on the basis of the County's Baseline Road/Broadmoor Boulevard Commercial Node Design Report recommendations.

The utilization of the following guidelines is intended to fulfill the following objectives:

- To create high quality development
- To create an aesthetically pleasing window of development for Strathcona County.
- To maximize integration with surrounding land uses.
- To optimize the high exposure in a manner beneficial to the community.
- Where possible development shall be terraced with heights decreasing from east to west to ensure that the maximum number of developments are afforded views of the Edmonton Skyline.
- The Plan shall serve as a transition between the Sherwood Park West Restricted Development Area to the west and the Broadview Park development to the east.

- All buildings and development adjacent to Baseline Road and Broadmoor Boulevard will be designed to present a prominent and high quality visual front exposure to Baseline Road and Broadmoor Boulevard.
- Attention should be paid to architecture and landscaping so as to provide development complementary to the entryway to Strathcona County.
- Safe pedestrian access should be provided within all parts of the plan area.
- Principle and accessory buildings shall employ similar elevation, forms and materials to achieve design continuity which is complementary to surrounding development.
- Exterior wall elevations visible from adjoining public roadway shall have architectural treatment.
- Where necessary the impact of building mass shall be minimized through roof form design.
- Roof top mechanical equipment shall be screened from view by the roof form.
- Building materials should appear permanent and not temporary in nature.
- Signage should be constructed of durable materials architecturally consistent with the structure to which they are attached or associated.
- Lighting should be architecturally consistent with the structure to which they are associated and located so as to minimize glare and light spillage into surrounding areas.
- Loading areas garbage enclosures shall be located and screened so that they are not viewed from the abutting public roadways.

The developers will prepare a set of architectural guidelines which will be attached to the sales agreement. These guidelines will encompass the intent of the aforementioned points.

The developer will establish a design review committee to review proposals for development within the plan area for compliance with the guidelines. As with the

Tree Replacement Planting Policy, implementation of the applicable policies within the Urban Design guidelines will be achieved through detailed regulations in the land use districting and the accompanying development permit approval process.

**11.0 PLANNING FORECAST AND
EFFECTIVE TIME PERIOD OF THE
PLAN**

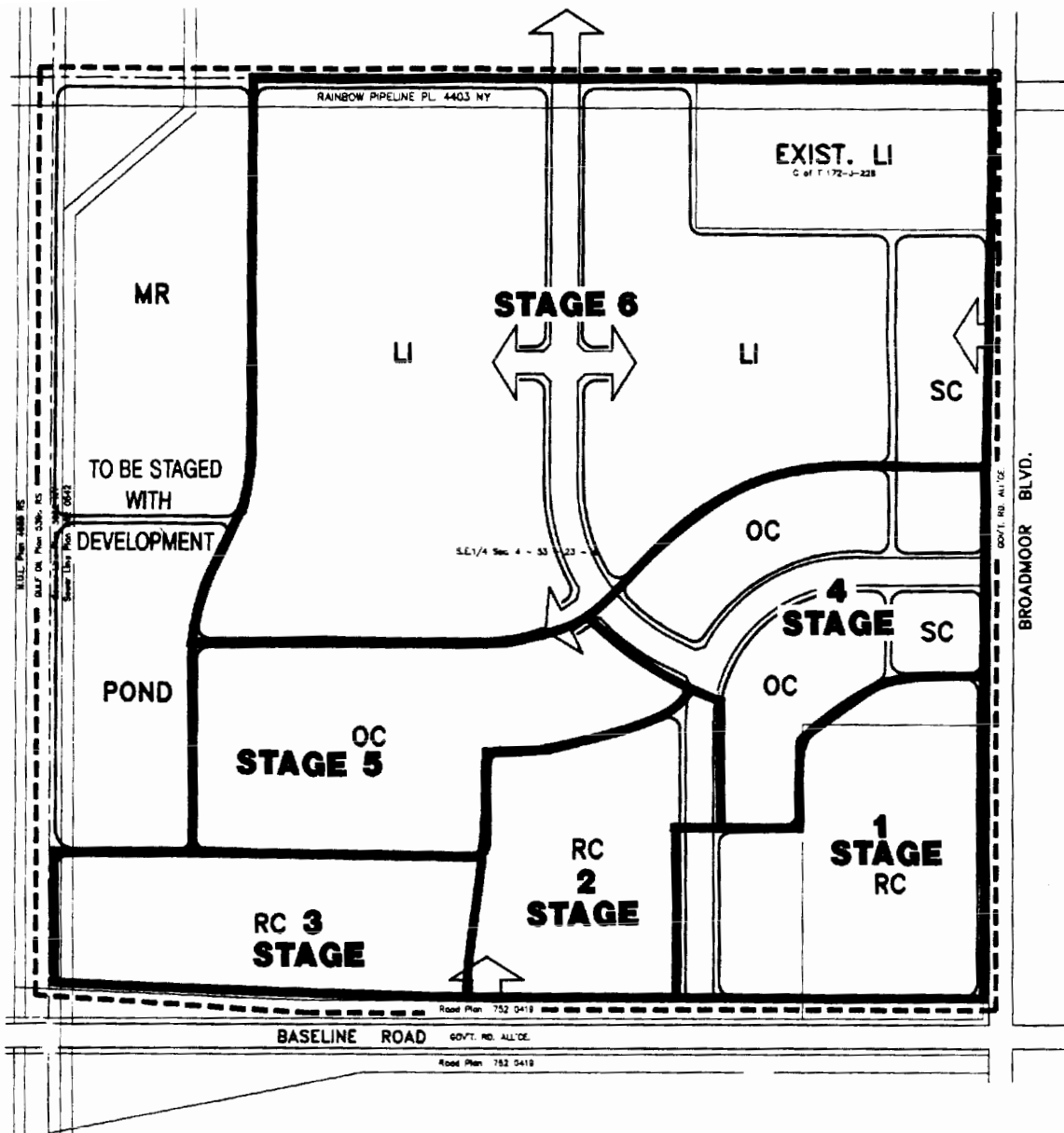
**11.0 PLANNING FORECAST AND EFFECTIVE TIME
PERIOD OF THE PLAN 11.1**

11.0 PLANNING FORECAST AND EFFECTIVE TIME PERIOD OF THE PLAN

The proposed development staging concept has been described in general terms so as to accommodate a variety of future market demands.

Access availability, servicing distance, market demand, and site exposure are factors which influence staging. Those areas adjacent to the intersection of Broadmoor Boulevard and Baseline Road provide high site exposure and good access and should hence be developed first. The next lands developed will be those lands not at the intersection but in close proximity to the abutting roadways and accesses provided from them.

Those lands accessed by internal roadways will be the next lands developed. It is anticipated that the first phase of development will commence in 1992 (See Figure 11). It is estimated that given the current market for commercial/industrial lands the plan area will be developed over the next 10-20 years.



- RC** RETAIL COMMERCIAL
- SC** SERVICE COMMERCIAL
- OC** OFFICE COMMERCIAL

- LI** LIGHT INDUSTRIAL
- MR** MUNICIPAL RESERVE

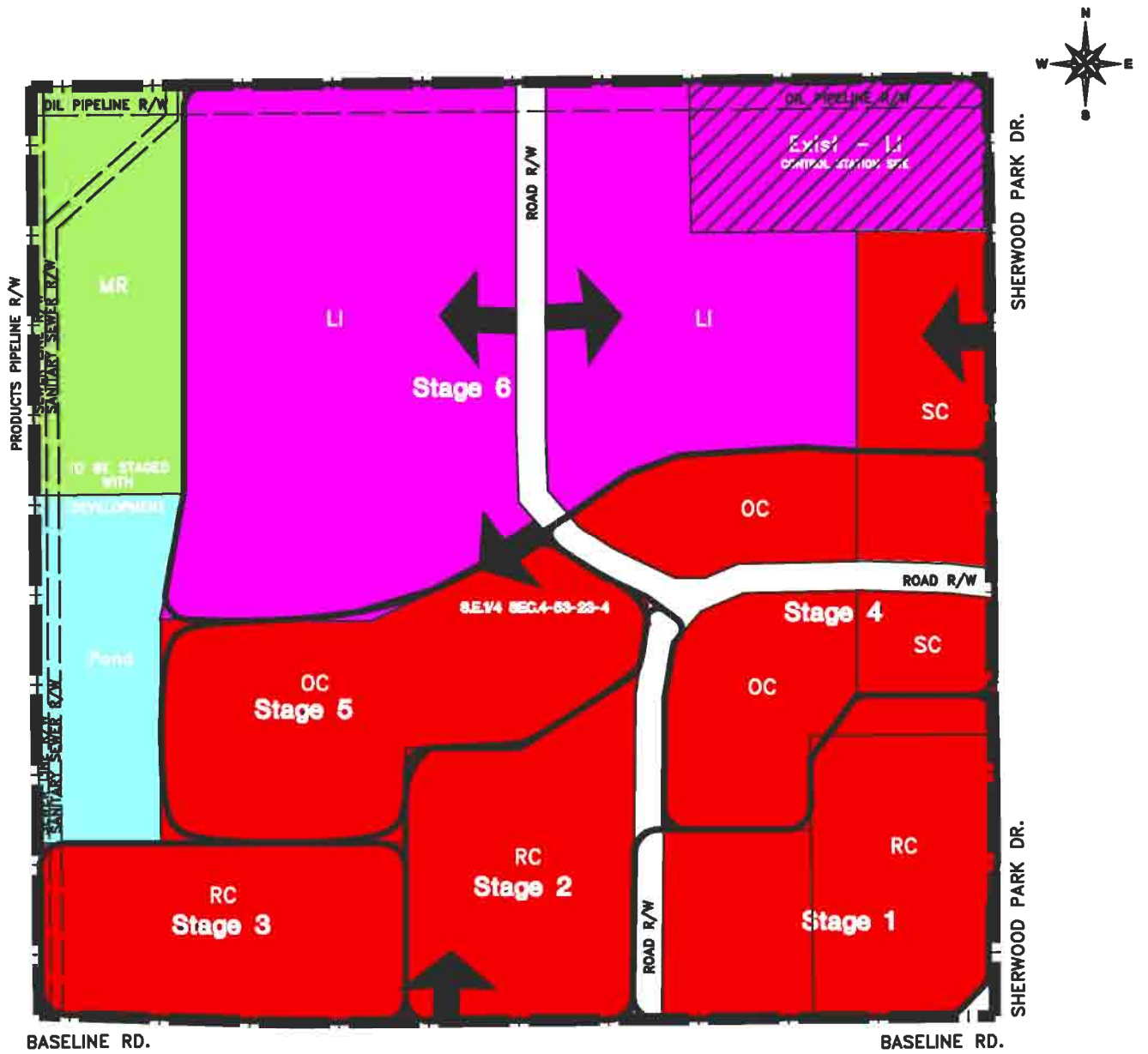
ARBOR PARK Area Structure Plan
 SE. 1/4 Sec. 4 - 53 - 23 - 4
 Sherwood Park / County of Strathcona
Figure 11
STAGING

APPENDIX 1 LAND USE STATISTICS

**APPENDIX 1
ARBOR PARK AREA STRUCTURE PLAN
LAND USE STATISTICS**

	Area (ha)
Gross Area	62.89
<hr/>	
Gross Developable Area	62.89
<hr/>	
Land Uses	Area (ha)
Retail Commercial	11.78
Service Commercial	2.90
Office Commercial	8.60
Light Industrial	20.42
Roadways	9.00
Stormwater Management	3.90*
Municipal Reserve	6.29
<hr/>	
	62.89

*Size subject to change as a result of detailed engineering.



Arbor Park Area Structure Plan

Bylaw 7-92

Date of Adoption 07-Apr-92

Retail Commercial (RC)		Light Industrial (LI)		Road Plan	
Service Commercial (SC)		Municipal Reserve (MR)		ASP Boundary	
Office Commercial (OC)		Existing		Staging Boundary	
Pond				Major Vehicle Access	