

BYLAW 59-97

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE BROWNLEE AREA STRUCTURE PLAN .

WHEREAS it is deemed advisable to adopt the Brownlee Area Structure Plan;

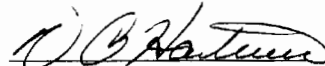
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1, and amendments thereto, enacts as follows:

1. That this Bylaw 59-97 is to be cited as the "Brownlee Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.

Read a first time this 19 day of August, 1997.

Read a second time this 9 day of September, 1997.

Read a third time and finally passed this 9 day of September, 1997.



Mayor



Corporate Secretary

Date Signed: 9 Oct. 97

SCHEDULE "A"

Strathcona County

**Proposed
Brownlee
Area Structure Plan**

IBI
GROUP

July 1997

Table of Contents

	Page
1.0 Background	1
1.1 Introduction	1
1.2 Property & Ownership	1
2.0 Statutory Context	2
2.1 Municipal Development Plan	2
2.2 Land Use Bylaw	2
2.3 Subdivision	2
3.0 Local Context	3
3.1 Surrounding Land Use	3
3.2 Current Site Uses	3
3.3 Topography & Soils	3
3.4 Surface Drainage	3
3.5 Groundwater	4
4.0 Development Concept	5
4.1 Proposed Land Use	5
4.2 Environmental Conservation	5
4.3 Municipal Reserve	5
4.4 Lotting Configuration	5
4.5 Development Staging	5

Appendix "A" - Geotechnical Investigation

Brownlee Area Structure Plan

1.0 Background

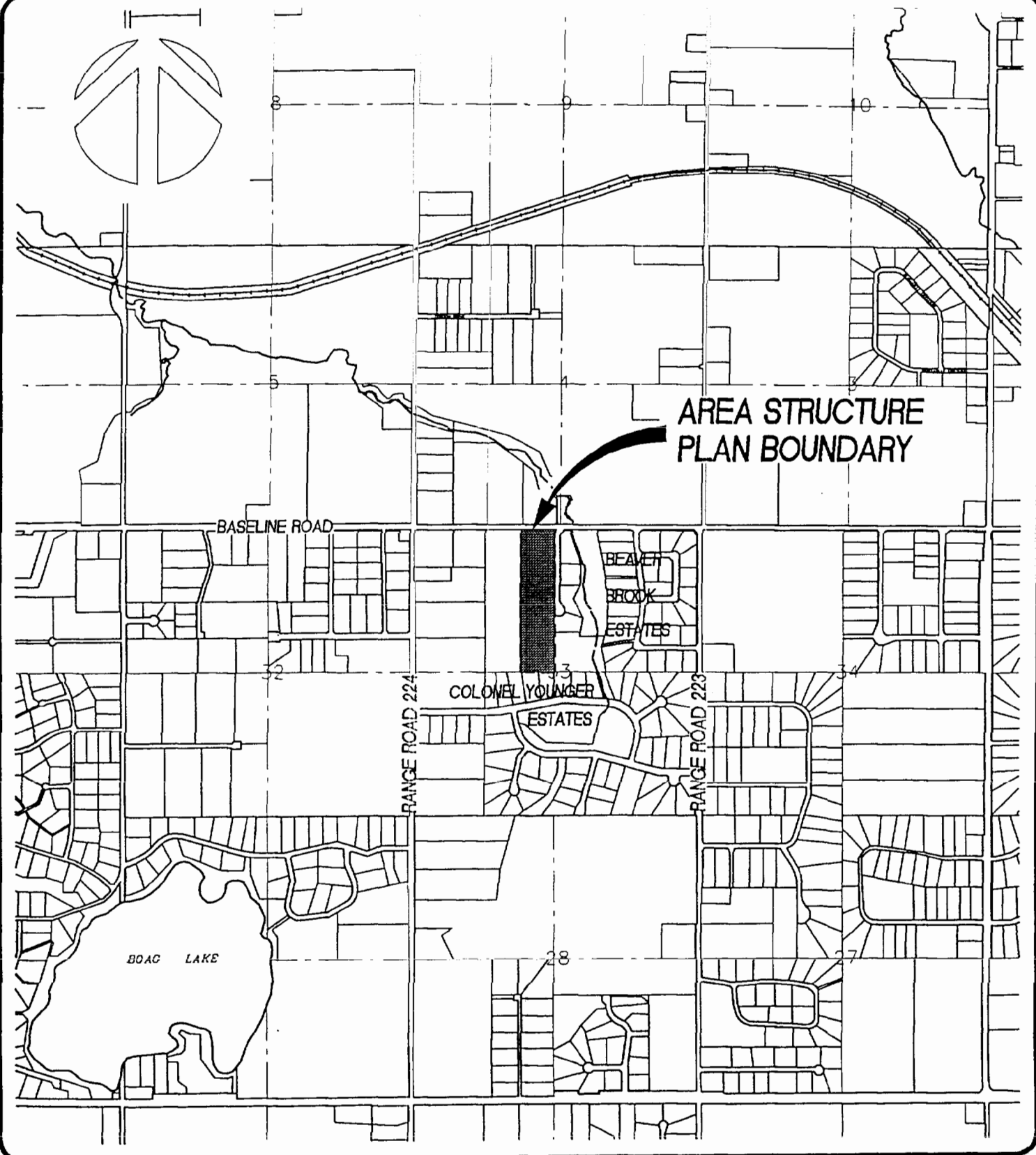
1.1 *Introduction*

This report has been prepared in support of a proposed country residential development located south of Baseline Road and west of Clover Heights Lane. The Area Structure Plan lands comprise 15.25 hectares (37.7 acres) of land and are proposed to accommodate nine (9) residential lots.

The proposed site is shown in Exhibit 1.

1.2 *Property & Ownership*

The property is legally described a portion of the North West Quarter Section 33-52-22-W4th, and is owned by Mr. John Brownlee. Mr. Brownlee is currently residing on the subject property which is municipally addressed as 22343 Township Road 530. There is an existing easement in favour of Northwestern Utilities Limited for a gas line, located adjacent to the north boundary of the site.



PROPOSED AREA STRUCTURE PLAN LOCAL CONTEXT

**IBI
GROUP**
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 1

N.W. 1/4 SEC 33-52-22-W4

MAY 1997

2.0 Statutory Context

**2.1 *Municipal
Development Plan***

The County's Municipal Development Plan (MDP) designates this property for Country Residential Infill land uses and recommends the infill of this area for country residential lots. This Area Structure Plan seeks to designate country residential use, supported by concurrent subdivision and redistricting applications. The proposed land use is in full compliance with the County's MDP.

2.2 *Land Use Bylaw*

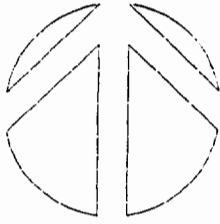
This area is currently designated AR, Rural District by the County's Land Use Bylaw. The purpose of this district is to accommodate agricultural uses and related uses. Single family dwellings are limited to a minimum parcel size of 32 hectares which is clearly not suitable for the residential use proposed. Accordingly, approval to redistrict this site to RC, Country Residential is being sought together with this Area Structure Plan.

2.3 *Subdivision*

Separate application has been made to subdivide this property into nine (9) residential lots ranging in size from 1.3 to 1.9 hectares. The proposed subdivision will retain significant environmental and wildlife-related site features by way of easements and restrictive covenants. Access to these lots is proposed from the adjacent roadway, Clover Heights Lane.

BASELINE ROAD

E of T 85-C-210



RS

AR

AR
to
RC

RC

CLOVER HEIGHTS LANE

RESERVE

RS

RESERVE

COLONEL YOUNGER ESTATES

RC

17

PROPOSED REDISTRICTING

A R Rural to R C Country Residential

IBI
GROUP
ARCHITECTS
ENGINEERS
PLANNERS

JULY 1996

3.0 Local Context

3.1 *Surrounding Land Use*

As stated previously, the County's MDP designates the subject site and surrounding lands as being appropriate for infill of country residential uses. This designation recognizes the already existing concentration of country residential uses in this area. The lands to the east and south of the property are districted RC and have been developed as country residential lots within the Beaver Brook Estates and Colonel Younger Estates communities. The adjacent parcel to the west is districted AR and further west are a number of small holdings.

To the east and southeast of the subject property is a tributary of the Oldman Creek and is located within several County - owned Reserve parcels.

3.2 *Current Site Uses*

The northern portion of the site adjacent to Baseline Road contains a single residence and agriculture - related buildings. Most of this area has been cleared and is cultivated for forage crop. The balance of the site, which accounts for more than three-quarters of the property, remains undisturbed.

As shown in Exhibit 2 - Site Features, the portion of the site south of the farm residence is heavily treed with several wetland areas. There is also a well-defined wildlife trail system located primarily along the southern and western edges of the site, connecting the wetland areas. This wildlife trail is shown schematically in Exhibit 3.

3.3 *Topography & Soils*

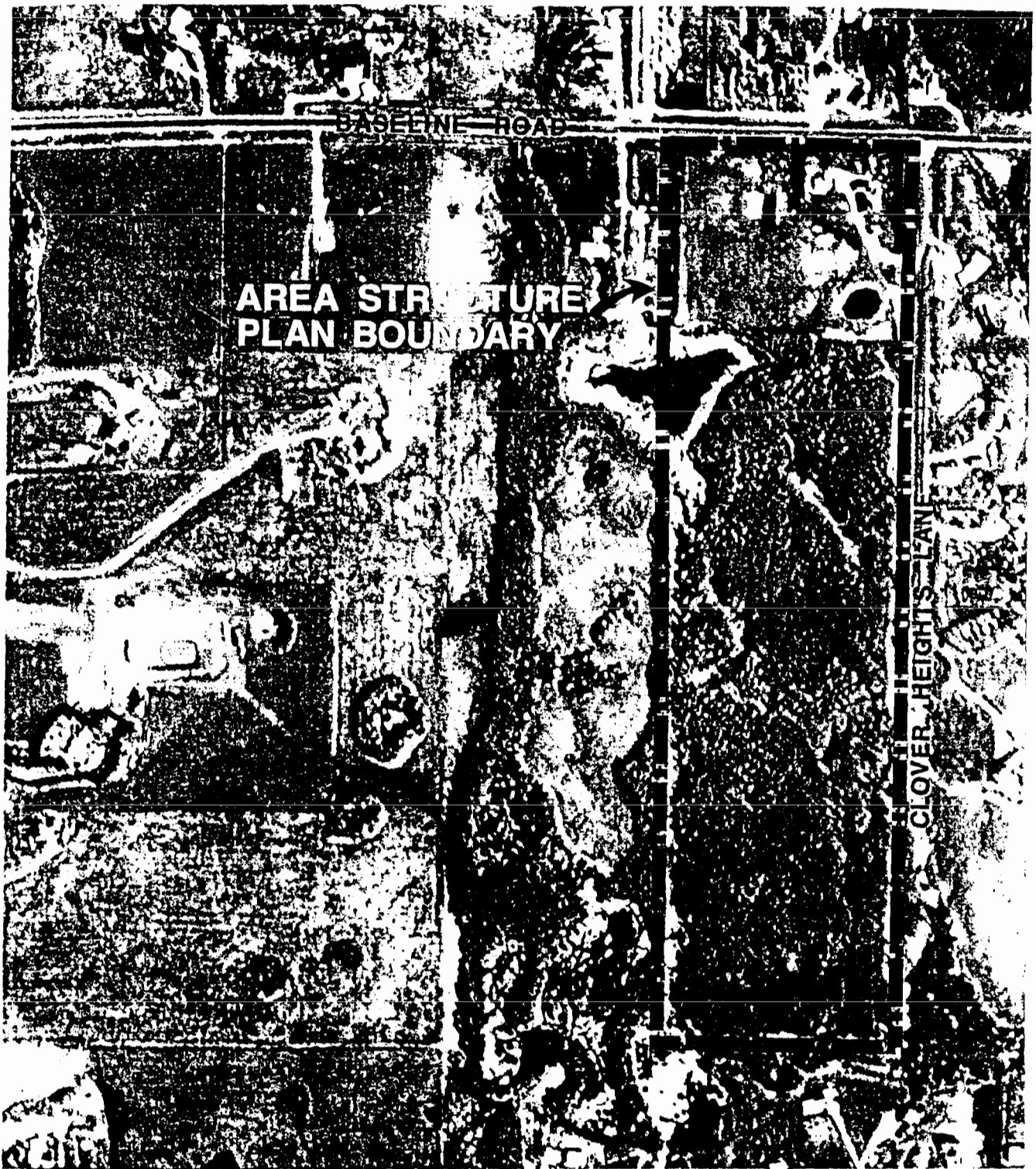
The general topographic relief of the property is a rolling ground moraine with dense brush and tree growth. The moraine features a number of local heights of land which are well suited for future siting of homes. The land elevation varies across the site and falls generally from the north to the south, over approximately 4 metres. At the low points of the moraine are several slough areas.

Topsoils vary in depth from 75mm to 250mm throughout the site. Glacial clay till underlays the topsoil and is characteristically a conglomeration of gravel - size stones and pebbles, small coal pieces and local bedrock nodules, all imbedded within a dense matrix of sandy silty clay.

3.4 *Surface Drainage*

As discussed under topographic features, the site generally slopes from the north to the south and southeast. The eastern portions of the site drains into an existing drainage swale within the right-of-way of Clover Heights Lane (Exhibit 4). Much of the central and western portions of the site drain locally into the low-lying wetland areas. These southern wetlands drain offsite into a tributary of the Oldman Creek, located to the east of the property.

Existing drainage courses will not be altered by development on this site. Culverts will be installed at all approaches to Clover Heights Lane and wherever necessary along private drives to maintain existing drainage.



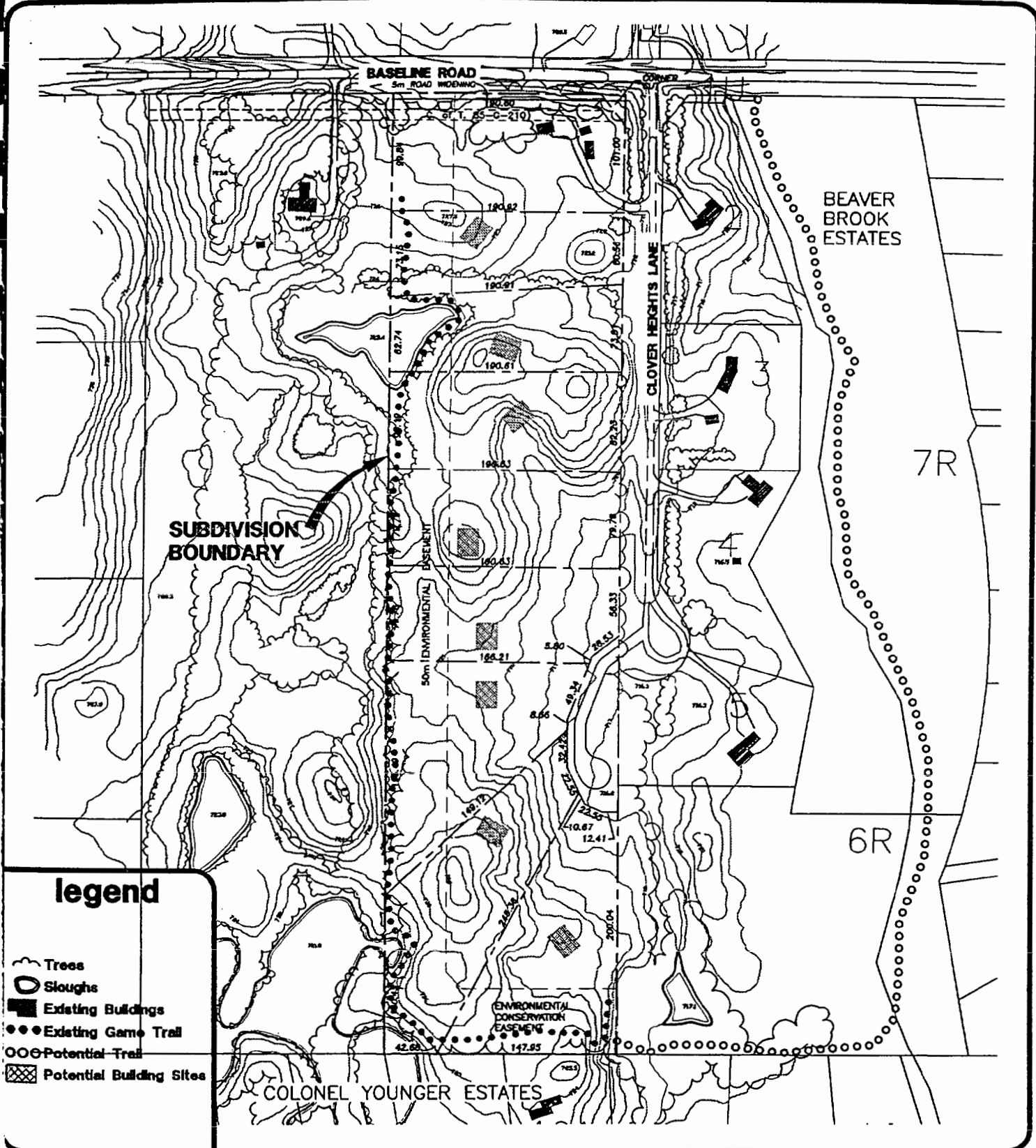
PROPOSED AREA STRUCTURE PLAN SITE FEATURES

IBI
GROUP
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 2

N.W. 1/4 SEC 33-52-22-W4

MAY 1997



PROPOSED AREA STRUCTURE PLAN DEVELOPMENT CONCEPT

**IBI
GROUP**
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 3

N.W. 1/4 SEC 33-52-22-W4

JULY 1997

3.5 *Groundwater*

On-site hydro/geotechnical investigations were carried out in the fall of 1994 by J.R. Paine & Associates, Appendix A of this report contains a summary of the field investigations including percolation test results and test hole logs.

As a result of their investigations, J.R. Paine concluded that groundwater levels observed ranged from 3.25 metres to in excess of 6.0 metres and that these levels posed no problems with the proposed development of the site. The areas of the site where surface water is present will be dealt with through the subdivision process and are described in greater detail elsewhere in the Development Concept Section of this report.

4.0 Development Concept

4.1 *Proposed Land Use*

This property is proposed to be developed as Country Residential, comprising a total of nine (9) lots. As mentioned previously, there is one (1) existing residence on site which will be retained within the proposed Lot 1, adjacent to Baseline Road. Lots 7 through 9 will be accessed via the proposed ± 150 metres private road to be constructed off the south end of the existing public roadway, Clover Heights Lane. Lots 1 through 6 will be accessed directly from the Clover Heights Lane, abutting the eastern edge of the site. This local roadway intersects with Baseline Road and provides a major transportation linkage to the County in general and regionally via nearby secondary highways.

The Development Concept as presented in Exhibit 3 has been prepared with careful attention to the site's physical form as well as the wildlife which frequent the area. Each lot has been configured to provide where possible, a high point of land for siting homes. Integral to this design is the protection of key environmental areas such as the wetlands and well - defined wildlife trails.

4.2 *Environmental Conservation*

One of the main objectives of the proposed development concept is to retain to the greatest extent possible, significant tree stands, wetlands and the wildlife trail system. In order to achieve this goal, the associated subdivision plan will include the provision of a 50 metre easement over the rear portions of proposed Lots 1 through 9 (Exhibit 5). Preservation and protection of the trees and trails within this easement will be ensured by the registration of a Conservation Easement.

In addition to these features, there are two (2) areas of wetlands on the site which are proposed to be retained as environmental conservation areas. These areas are proposed to remain as part of the private, residential lots, however easements and Conservation Easement will be registered to ensure compliance.

4.3 *Municipal Reserve*

This Area Structure Plan does not propose to dedicate any further lands nor cash-in-lieu of land, beyond that already described as Environmental Conservation areas.

4.4 *Lotting Configuration*

The lots have been configured to comply with the County's regulations under the Country Residential district. All lots exceed the minimum size requirement.

The following Exhibits 6 & 7, illustrate the proposed plan of subdivision and developable areas within each lot.

4.5 *Development Staging*

The proposed development will take place in two stages. Freehold Lots 1 through 6 will be developed during the first stage. Bareland Condominium Lots 7, 8 and 9 will be developed in Stage 2 (Exhibit 8). Minimum Roadway width will conform to County standards. Development of lots will commence as market conditions permit.

BASELINE ROAD

5m ROAD WIDENING

of T 89-6-210

NW 1/4 33-52-22-W4

CLOVER HEIGHTS LANE




RESERVE

RESERVE

COLONEL YOUNGER ESTATES

17

legend

-  ASP Boundary
-  Residential
-  Environmental Conservation Area

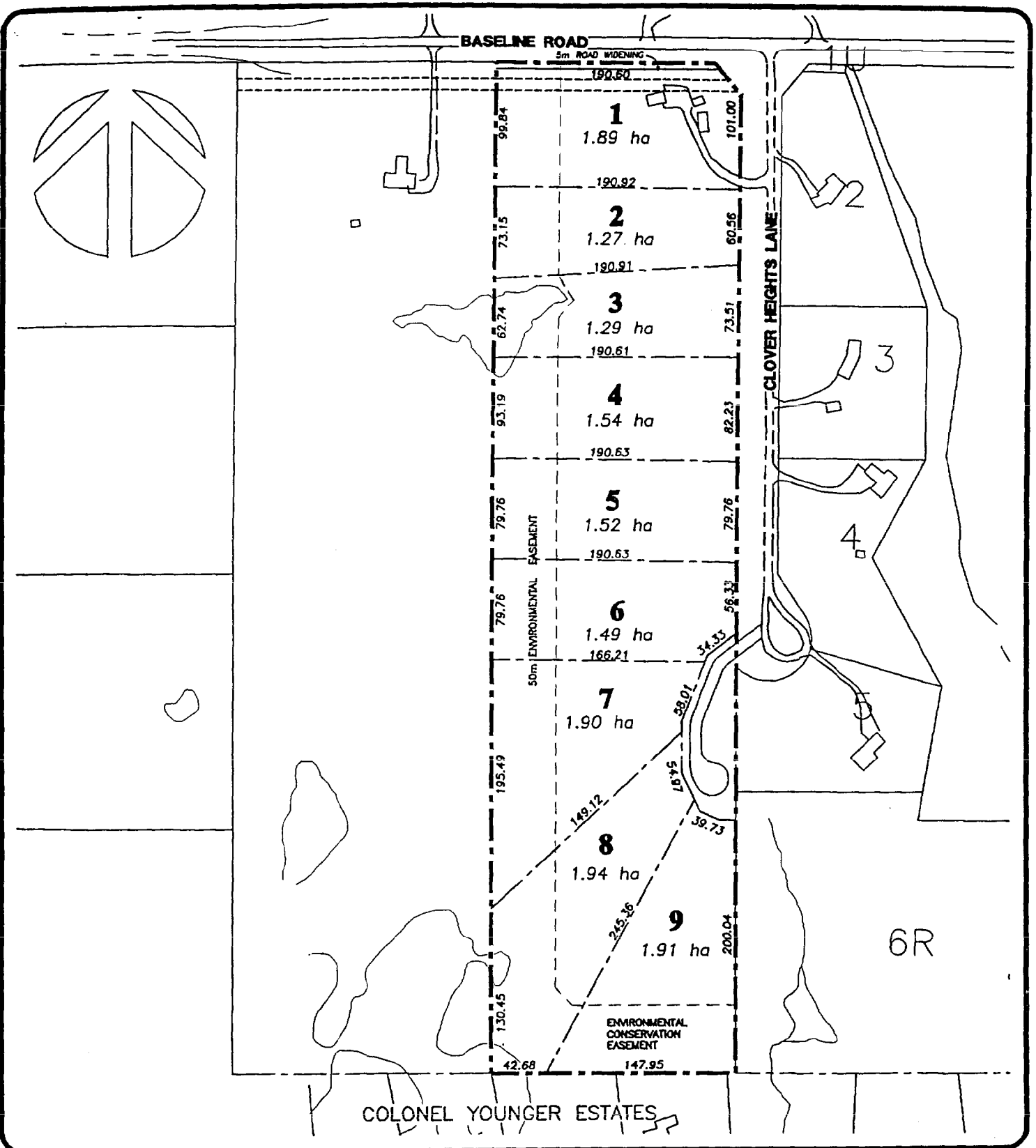
PROPOSED AREA STRUCTURE PLAN
AREA STRUCTURE PLAN

IBI
GROUP
 ARCHITECTS
 ENGINEERS
 PLANNERS

EXHIBIT 5

N.W. 1/4 SEC 33-52-22-W4

JULY 1997



PROPOSED AREA STRUCTURE PLAN

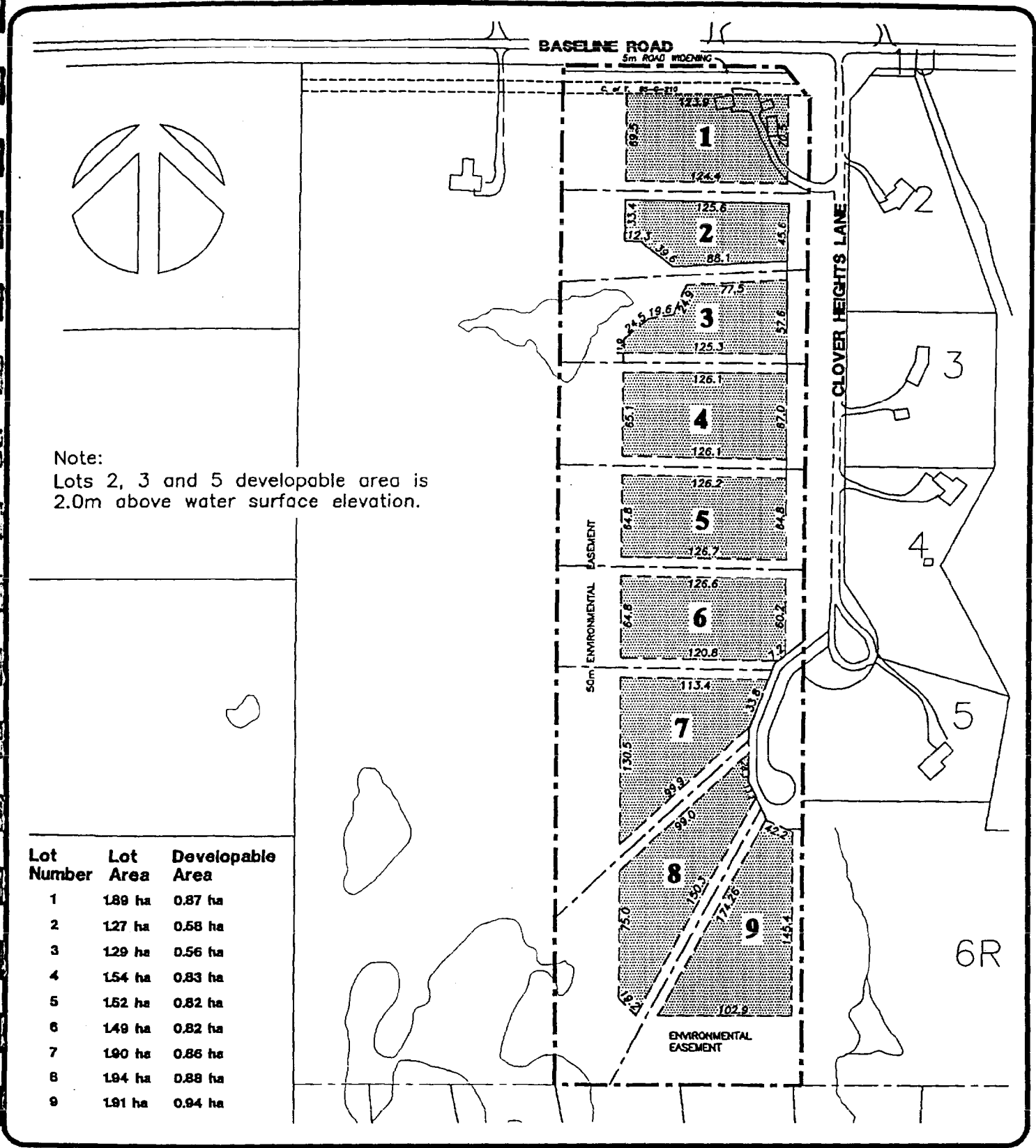
LOTING PLAN

**IBI
GROUP**
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 6

N.W. 1/4 SEC 33-52-22-W4

JULY 1997



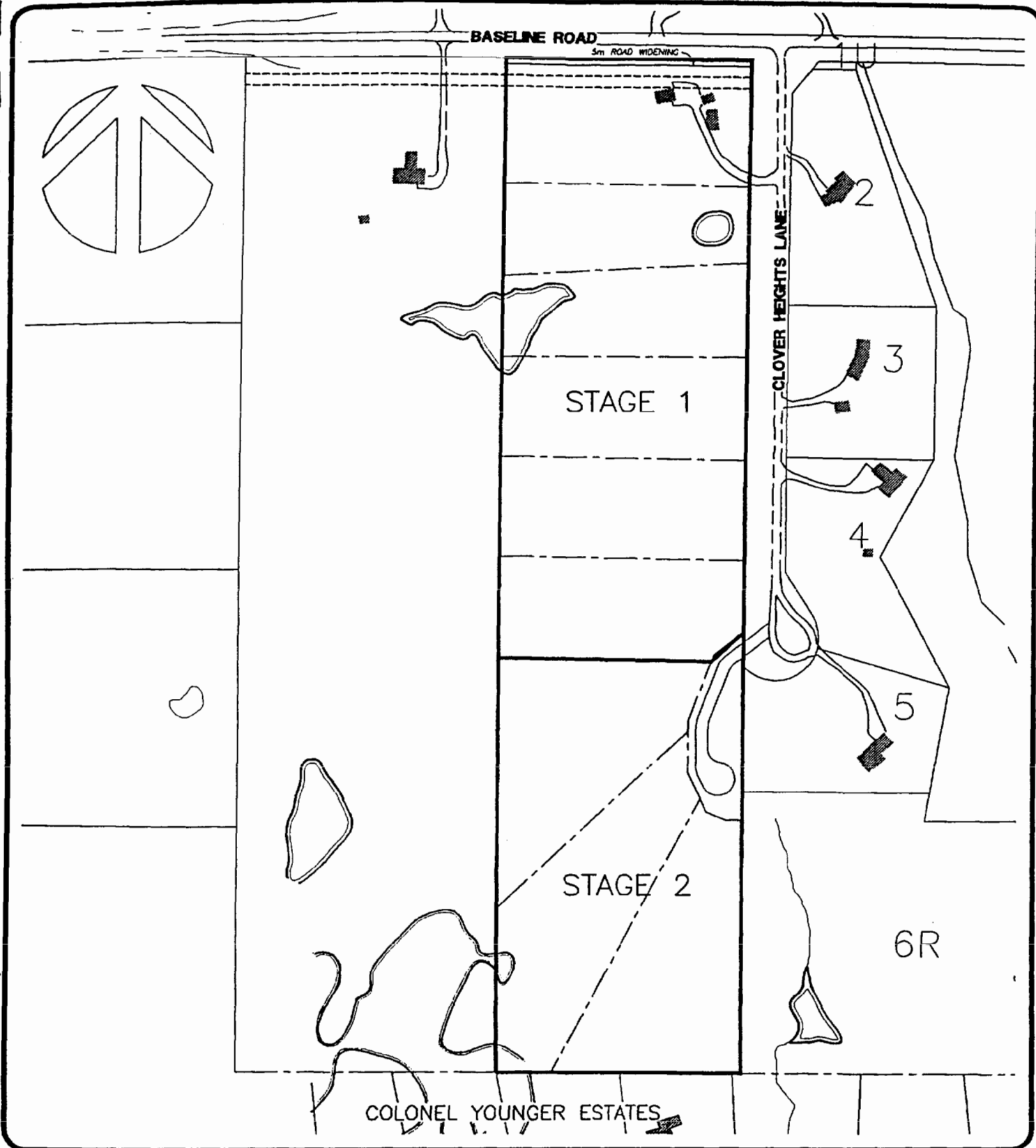
PROPOSED AREA STRUCTURE PLAN DEVELOPABLE AREA PLAN

IBI GROUP
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 7

N.W. 1/4 SEC 33-52-22-W4

JULY 1997



PROPOSED AREA STRUCTURE PLAN DEVELOPMENT STAGING

IBI
GROUP
ARCHITECTS
ENGINEERS
PLANNERS

EXHIBIT 8

N.W. 1/4 SEC 33-52-22-W4

JULY 1997

Appendix "A"

Geotechnical Investigation

J. R. Paine & Associates Ltd.

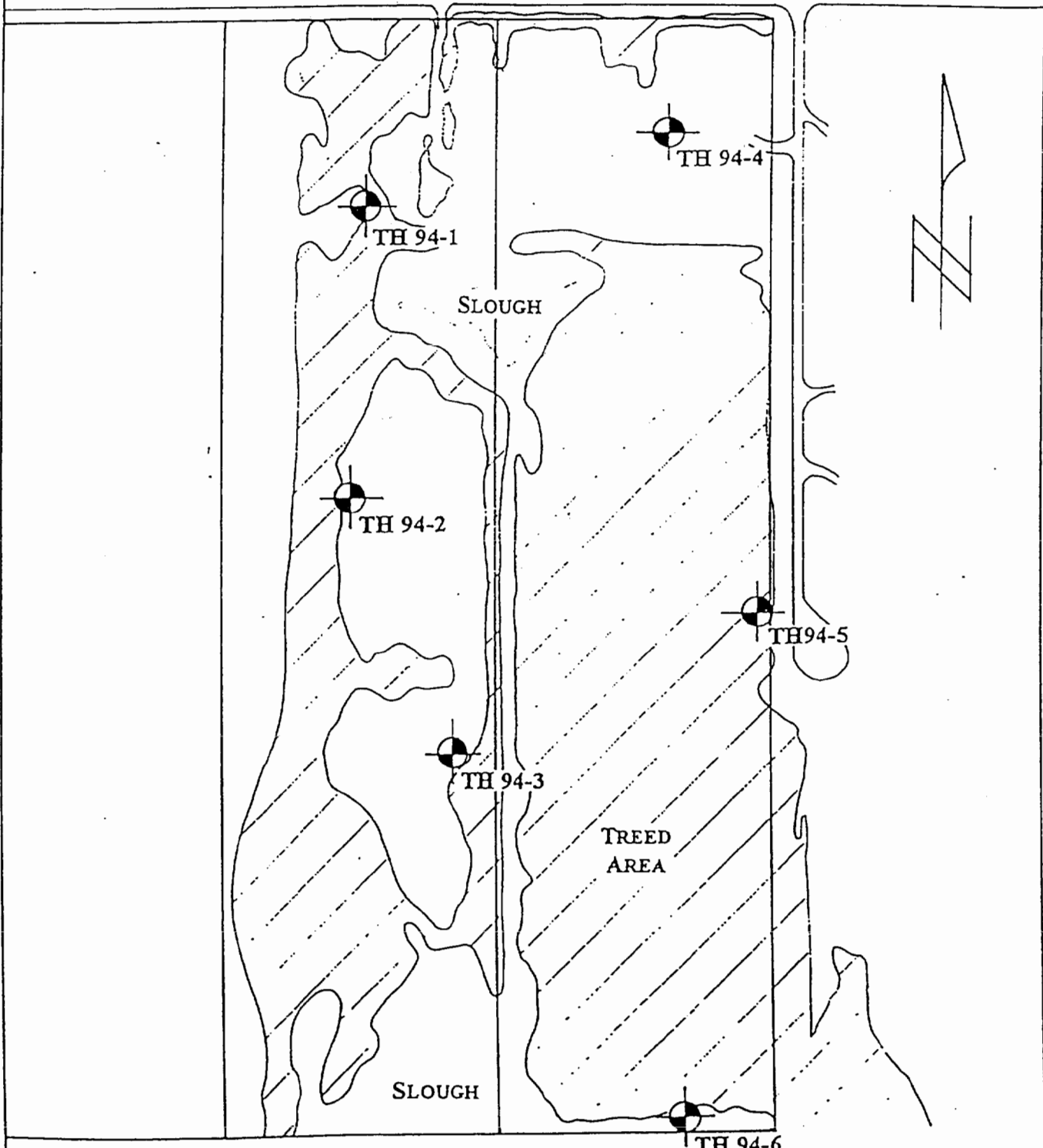
FILE NO: 2412-25

GEOTECHNICAL INVESTIGATION
PROPOSED ACREAGE SUBDIVISION
SHERWOOD PARK, ALBERTA

NOVEMBER, 1994

J.R. PAINE & ASSOCIATES LTD.
3051 Parsons Road
EDMONTON, Alberta
T6N 1C8

BASELINE ROAD (TOWNSHIP ROAD 530)



J. R. Paine & Associates Ltd.
CONSULTING AND TESTING ENGINEERS

APPROXIMATE TESTHOLE LOCATIONS
PROPOSED ACREAGE SUBDIVISION
SEC. 33, TWP. 52, RANGE 22 W4M
EAST OF SHERWOOD PARK, ALBERTA

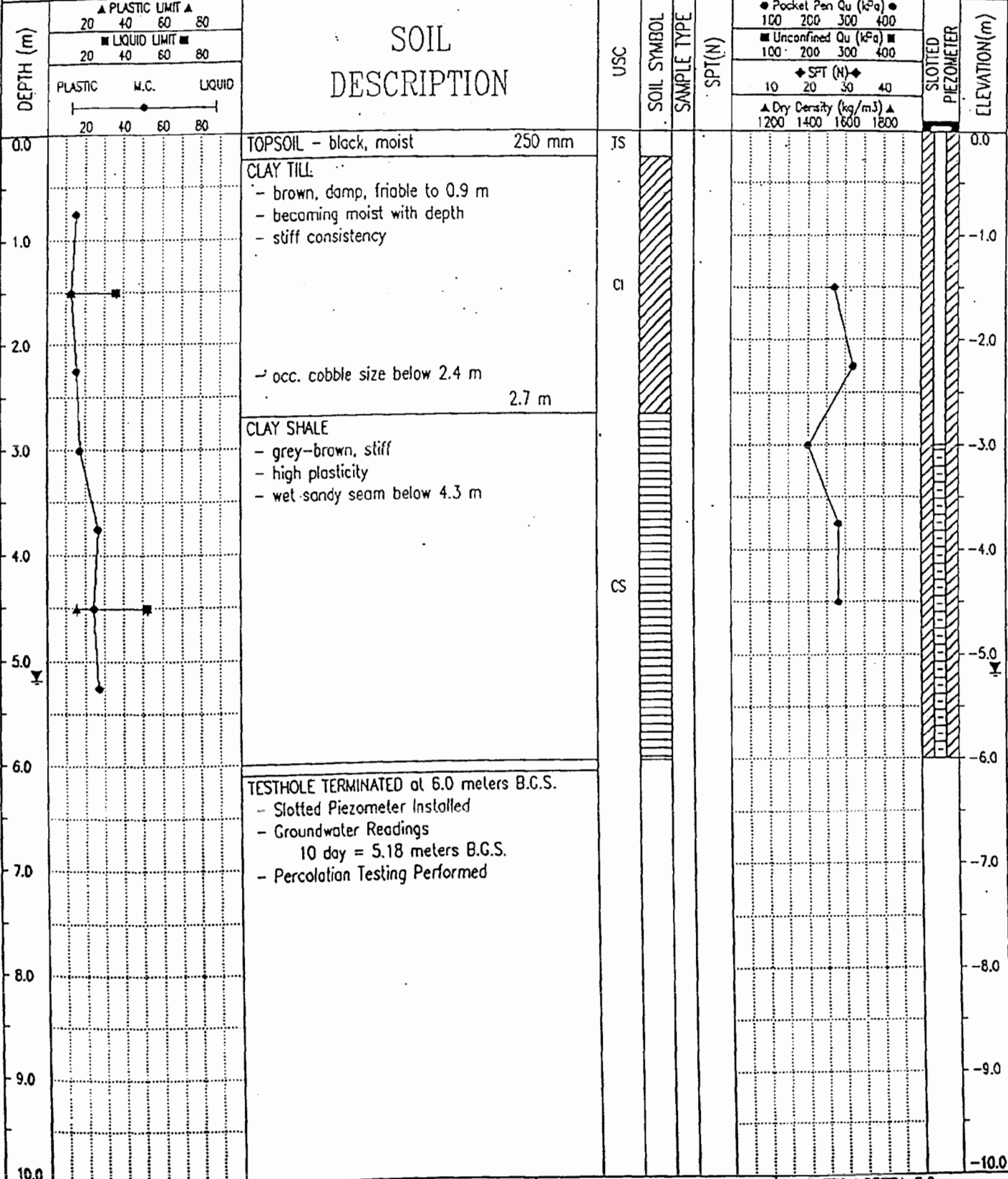
Dwn. By	C.C.	Date	94/11/21
Scale	N T S	Plate No.	1

PERCOLATION TEST RESULTS
Proposed Acreage Subdivision
NW 1/4 of Section 33, Township 52, Range 22, West of the Fourth Meridian

	Elapsed Time (min)	Water Level (mm)	Percolation Rate (min/25mm)		Elapsed Time (min)	Water Level (mm)	Percolation Rate (min/25mm)
TH 94-1	0	197	-	TH 94-4	0	178	-
	37	229	28.9		39	197	51.3
	58	260	46.8		51	216	67.1
	118	292	92.2	118	235	155.3	
TH 94-2	0	178	-	TH 94-5	0	254	-
	36	191	69.2		41	286	32.0
	49	197	204.2		54	330	30.7
	120	210	230.8		117	356	112.5
TH 94-3	0	222	-	TH 94-6	0	184	-
	36	254	28.1		49	203	64.5
	46	292	30.3		55	222	72.4
	118	311	155.3		118	235	226.9

PROJECT: Proposed Acreage Subdivision	CLIENT: IBI Group	TEST HOLE NO: 94-1
NW 1/4 of Sec 33, Twp 52, Range 22 W4M	DRILLER: Mobile Augers and Research Ltd.	PROJECT NO: 2412-25
East of Sherwood Park, Alberta	PROJECT ENGINEER: C.C.	ELEVATION:

SAMPLE TYPE Lost Sample Shelby Tube SPT Bulk



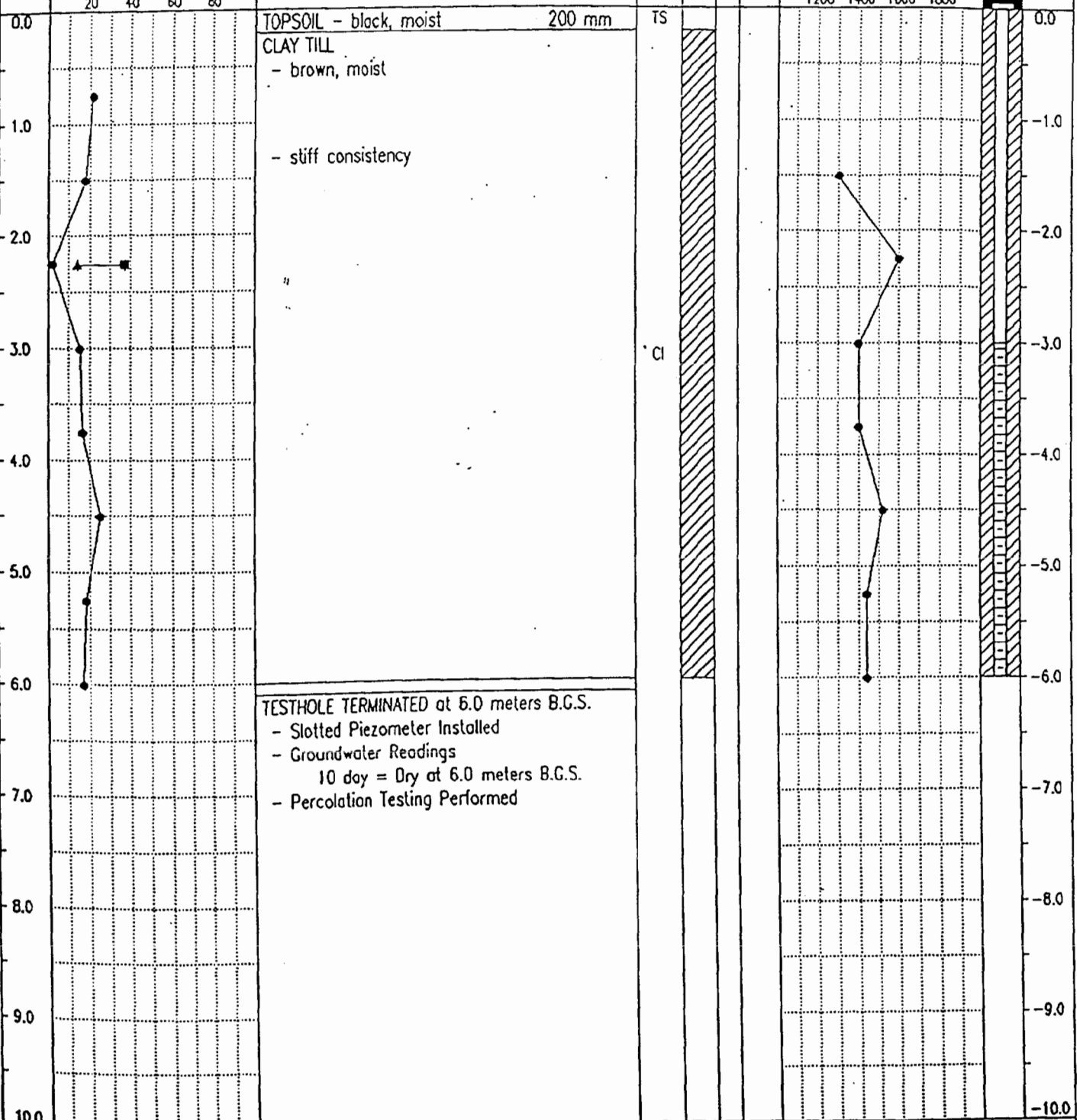
J.R. PAINE & ASSOCIATES
Edmonton, Alberta

LOGGED BY: A.L.	COMPLETION DEPTH: 6.0 m
REVIEWED BY:	COMPLETE: 94/11/07
Fig. No: 2 of 7	Page 1 of 1

PROJECT: Proposed Acreage Subdivision	CLIENT: IBI Group	TEST HOLE NO: 94-3
NW 1/4 of Sec 33, Twp 52, Range 22 W4M	DRILLER: Mobile Augers and Research Ltd.	PROJECT NO: 2412-25
East of Sherwood Park, Alberta	PROJECT ENGINEER: C.C.	ELEVATION:

SAMPLE TYPE Lost Sample Shelby Tube SPT Bulk

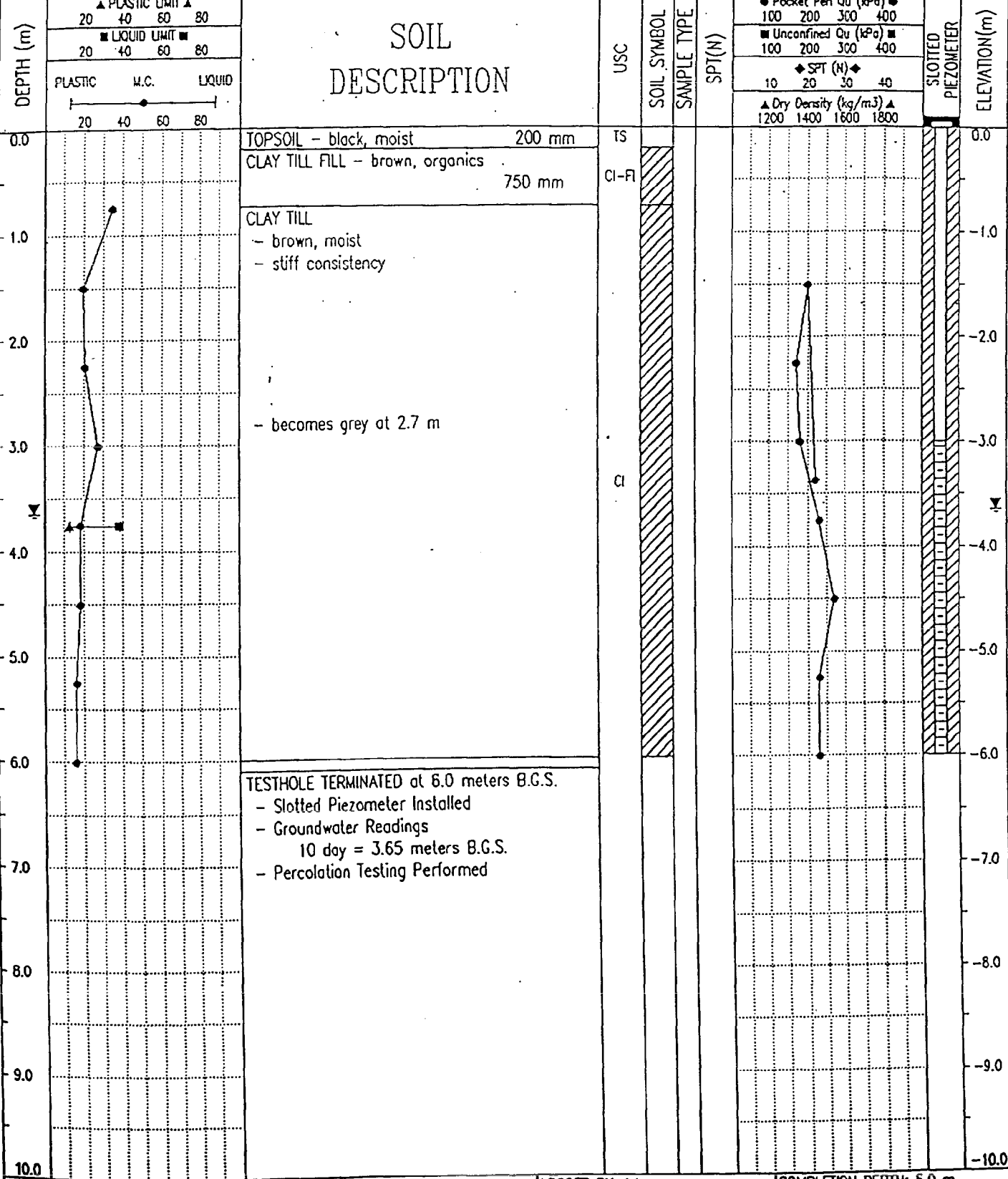
▲ PLASTIC LIMIT ▲ 20 40 60 80 ■ LIQUID LIMIT ■ 20 40 60 80 PLASTIC M.C. LIQUID 	<h2 style="margin: 0;">SOIL DESCRIPTION</h2>	USC SOIL SYMBOL SAMPLE TYPE SPT(N)	● Pocket Pen Qu (kPa) ● 100 200 300 400 ■ Unconfined Qu (kPa) ■ 100 200 300 400 ◆ SPT (N) ◆ 10 20 30 40 ▲ Dry Density (kg/m ³) ▲ 1200 1400 1600 1800
--	--	---	---



J.R. PAINE & ASSOCIATES Edmonton, Alberta	LOGGED BY: A.L.	COMPLETION DEPTH: 6.0 m
	REVIEWED BY:	COMPLETE: 94/11/07
	Fig. No: 4 of 7	Page 1 of 1

PROJECT: Proposed Acreage Subdivision	CLIENT: IBI Group	TEST HOLE NO: 94-4
NW 1/4 of Sec 33, Twp 52, Range 22 W4M	DRILLER: Mobile Augers and Research Ltd.	PROJECT NO: 24-12-25
East of Sherwood Park, Alberta	PROJECT ENGINEER: C.C.	ELEVATION:

SAMPLE TYPE Lost Sample Shelby Tube SPT Bulk

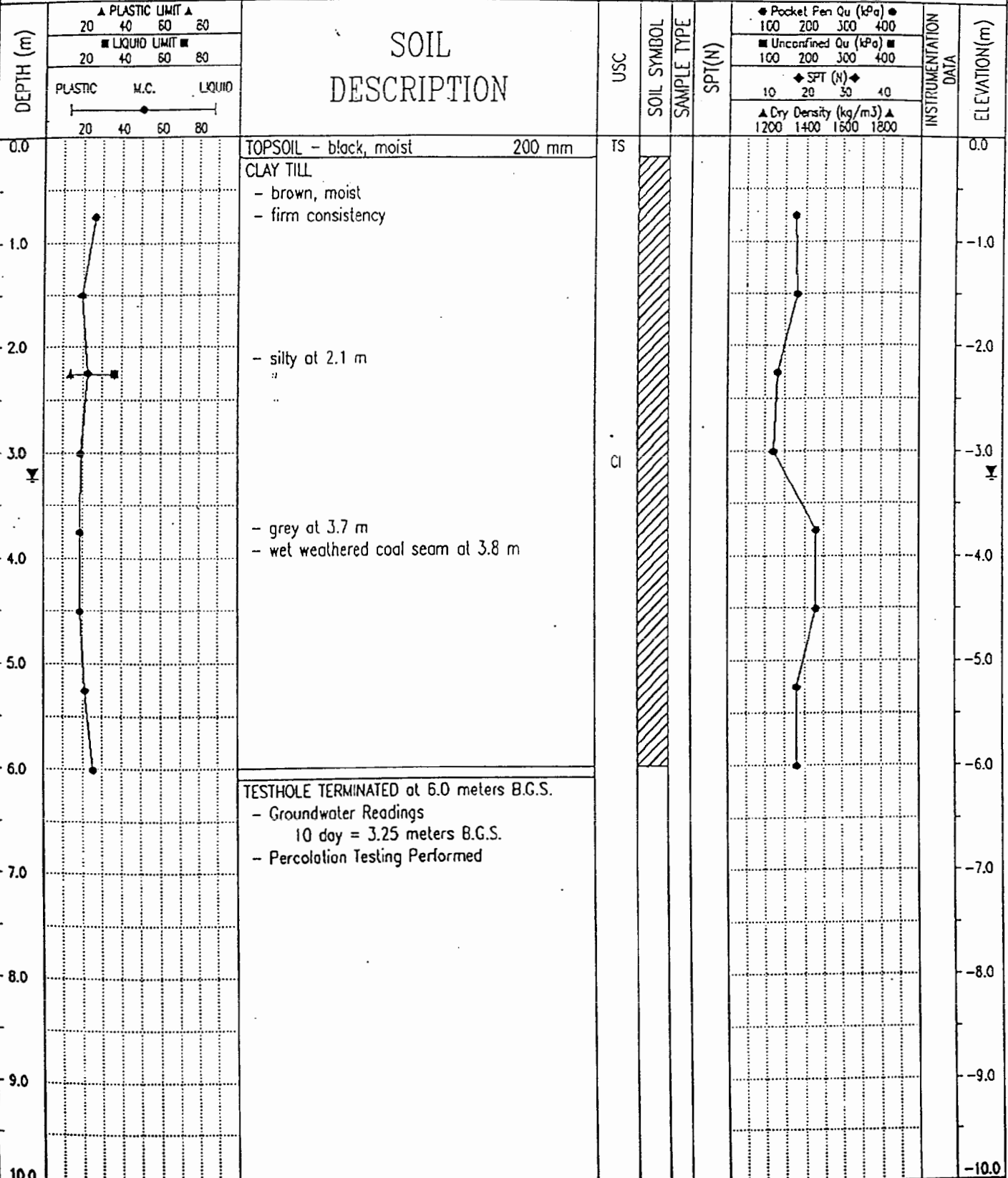


J.R. PAINE & ASSOCIATES
Edmonton, Alberta

LOGGED BY: A.L.
REVIEWED BY:
Fig. No: 5 of 7

COMPLETION DEPTH: 6.0 m
COMPLETE: 94/11/07
Page 1 of 1

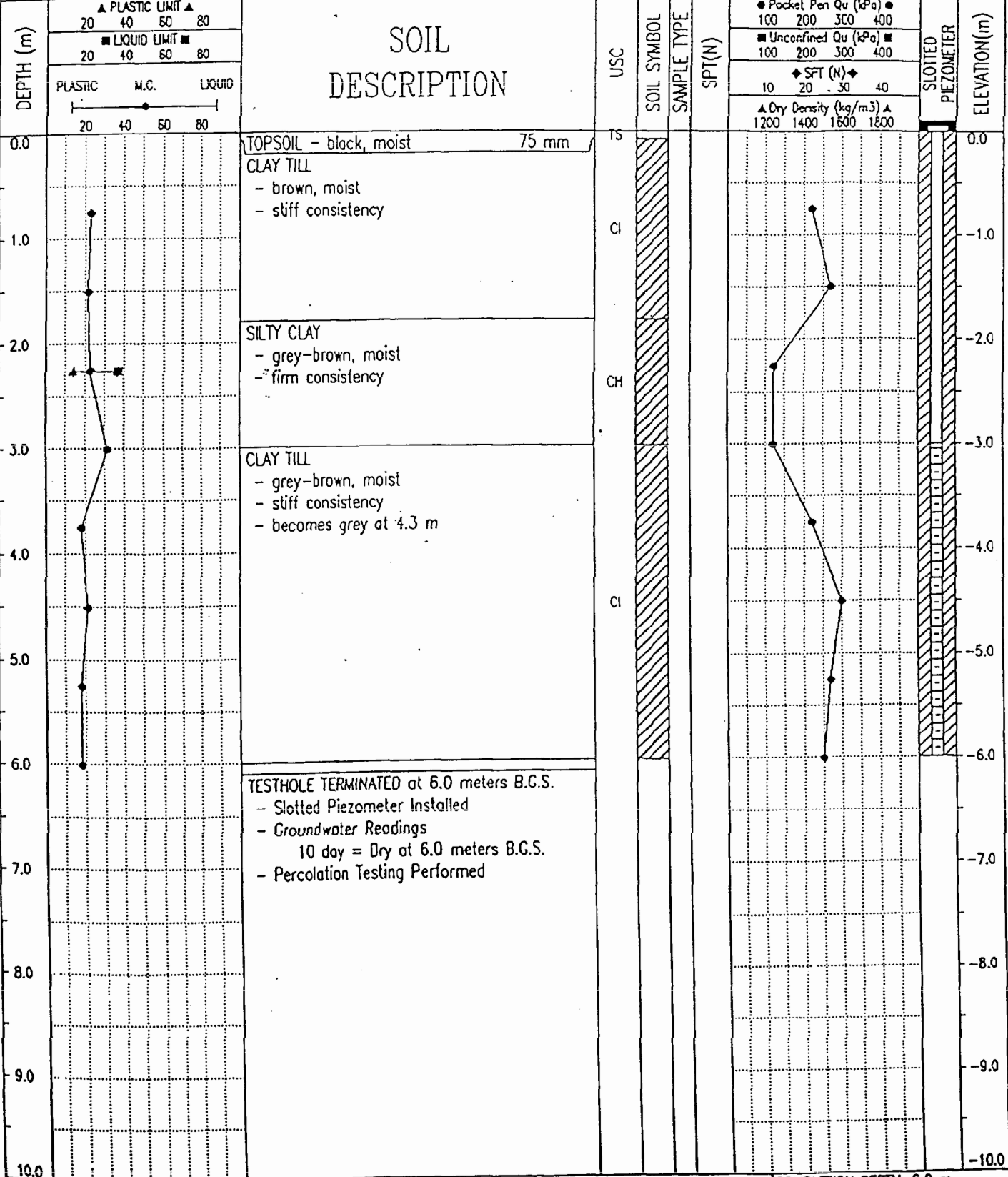
PROJECT: Proposed Acreage Subdivision	CLIENT: IBI Group	TEST HOLE NO: 94-5
NW 1/4 of Sec 33, Twp 52, Range 22 W4M	DRILLER: Mobile Augers and Research Ltd.	PROJECT NO: 2412-25
East of Sherwood Park, Alberta	PROJECT ENGINEER: C.C.	ELEVATION:
SAMPLE TYPE <input type="checkbox"/> Lost Sample <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> SPT <input type="checkbox"/> Bulk <input type="checkbox"/>		



J.R. PAINE & ASSOCIATES
Edmonton, Alberta

LOGGED BY: A.L.	COMPLETION DEPTH: 6.0 m
REVIEWED BY:	COMPLETE: 94/11/07
Fig. No: 6 of 7	Page 1 of 1

PROJECT: Proposed Acreage Subdivision	CLIENT: IBI Group	TEST HOLE NO: 94-6
NW 1/4 of Sec 33, Twp 52, Range 22 W4M	DRILLER: Mobile Augers and Research Ltd.	PROJECT NO: 2412-25
East of Sherwood Park, Alberta	PROJECT ENGINEER: C.C.	ELEVATION:
SAMPLE TYPE <input type="checkbox"/> Lost Sample <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> SPT <input type="checkbox"/> Bulk <input type="checkbox"/>		



J.R. PAINE & ASSOCIATES
Edmonton, Alberta

LOGGED BY: A.L.	COMPLETION DEPTH: 6.0 m
REVIEWED BY:	COMPLETE: 94/11/07
Fig. No: 7 of 7	Page 1 of 1



Brownlee Area Structure Plan

Bylaw 59-97

- County Residential Road Plan
- Environmental Conservation Area ASP Boundary
- River/Creek