

BYLAW 22-85

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 53-84, BEING GENSTAR'S AREA STRUCTURE PLAN NO. 1.

THE AREA WITHIN THE AREA STRUCTURE PLAN AMENDMENT, COMPRISING OF APPROXIMATELY 8.1 HECTARES (20.0 ACRES), IS LOCATED ENTIRELY WITHIN THE SOUTH WEST QUARTER OF SECTION 1-53-23-W4, BEING BLOCK A, PLAN 6123 N.Y.

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:

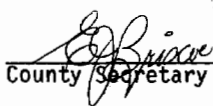
1. This Bylaw be cited as an Amendment to Bylaw 53-84 Genstar's Area Structure Plan No. 1.
2. Appendix "A" attached hereto and forming part of this Bylaw, entitled Proposed Residential Subdivision, Block A, Plan 6123 N.Y., County of Strathcona No. 20, is hereby adopted as an amendment to Bylaw 53-84 Genstar's Area Structure Plan No. 1.

Read a first time this 30th day of April, 1985.

Read a second time this 28th day of May, 1985.

Read a third time and finally passed this 28th day of
May, 1985.


Reeve


County Secretary

APPENDIX "A"

By-law 22-85

Proposed Residential Subdivision

BLOCK A , PLAN 6123 N.Y.

County of Strathcona N°20

CIV/COM Civcom
Consulting Services Ltd
Engineers and Planners

SUBMISSION IN SUPPORT OF
EXTENSION TO
AREA STRUCTURE PLAN BY-LAW NO: 53-84

To Include

DEVELOPMENT OF BLOCK A, PLAN 6123 N.Y.
SECTION SW-1-53-24-W4
COUNTY OF STRATHCONA NO.20

PREPARED FOR:

264358 Alberta Ltd.

CIVCOM CONSULTING SERVICES LTD.

February, 1985

Ref.No: 318.

CIVCOM

March 8, 1985

Ref: 318-01

County of Strathcona No. 20
2001 Sherwood Drive.
SHERWOOD PARK, Alberta
T8A 3W7

ATTENTION: MR. E.L.J. LEE, MCIP, AICP
Director of Planning and Development

Dear Sir:

Re: Development Proposal for Block A, Plan 6123 N.Y.
Part of SW 1/4 Sec 1-53-24-W4
County of Strathcona No. 20, Alberta.

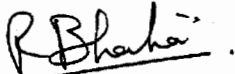
On behalf of the owners, we hereby submit 35 copies of our report in support of the proposed extension to the Area Structure Plan By-Law No. 53-84 to include the above lands.

This report gives a brief description of the planning component of the development and conceptual layout for sewer, water and drainage services for the area. We believe through our discussions with Mr. B. Barnes that tentatively the proposal will be put forward to Municipal Planning Commission at its March 22, 1985 meeting and considered by the Council on April 16, 1985.

Should you have any further questions or require any further clarification, please call us.

Yours truly,

CIVCOM CONSULTING SERVICES LTD.



R. Bhatia, P. Eng.
Director of Engineering

RB/bw

cc: Mr. G. Dunnill

PLAN PREPARATION

ENGINEERING
PLANNING
TECHNICAL

Roger Bhatia, M. Eng., P. Eng.
Valerie Martin, M.C.I.P.
W. K. Lee, C.E.T.

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PLANNING

This report and accompanying plans are submitted in support of the proposed development of Parcel A, Plan 6123 N.Y., which contains approximately 20 acres (8.14 ha.). The parcel is located adjacent to the Genstar Development in Section 1-53-23-W4 (see attached Key Plan). It is proposed that this application for development be considered an extension to Area Structure Plan 53-84.

DESIGN

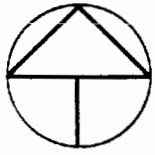
Access to the site will ultimately be provided by a 25m collector road off Lakeland Boulevard. As an interim measure (until development of Lakeland Boulevard), access will be provided from the government road allowance running along the western boundary of the property. Eighteen metre rights-of-way have been provided for all internal roadways. The design allows for future development of the triangular piece of property lying between the subject property and Lakeland Boulevard, which is under separate ownership. As well, future access to the parcel to the south has been provided. The proposed circulation system is efficient and follows the natural contours of the property as much as possible.

The proposed design as shown on drawing no: 318-102 (see back pocket) yields approximately 94 single family lots. All residential lots meet the minimum size requirements (15m x 34m) and approximately 10% exceed the minimum requirements. At least 9m of frontage have been provided for in all cul-de-sacs. The proposed parcels have been designed to take advantage of the natural terrain as much as possible and many provide excellent views.

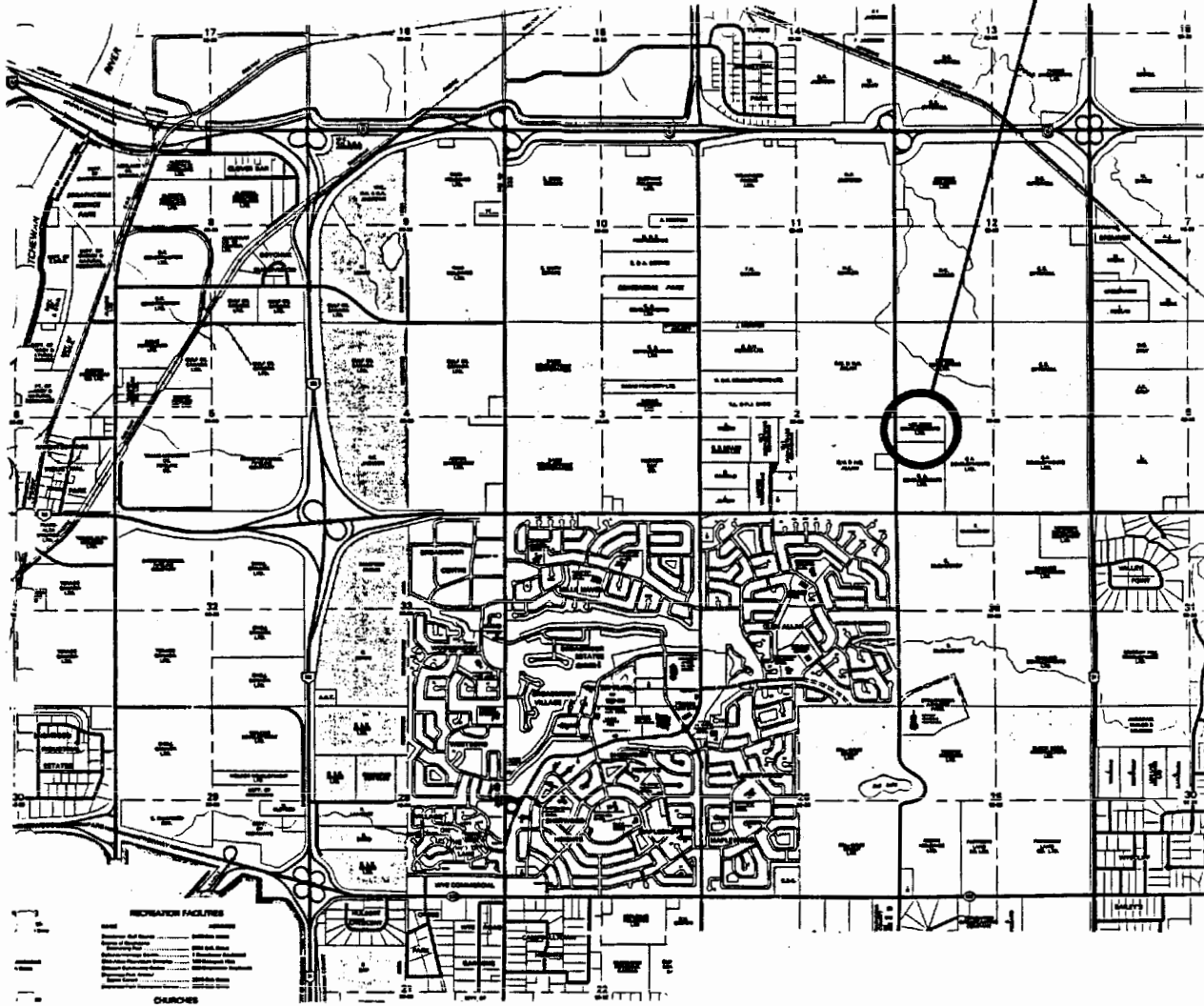
Two acres of municipal reserve are located along the main access loop of the proposed development. The land is representative of the entire site and poses no major constraints to development. Some grading of the site may be necessary.

DEVELOPMENT CONSTRAINTS

The natural topography of the site is fairly steep in some areas. We feel that through proper design and minimal grading in some areas, the terrain presents no major constraints to development.



PROPOSED DEVELOPMENT



Key Plan

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Figure 1

As mentioned earlier, temporary access will have to be provided to the site from the government road allowance to the west until development of Lakeland Boulevard occurs.

A small triangular parcel of land is located between the subject property and Lakeland Boulevard. The design provides access to this area to allow for future development.

In summary, we feel that the site constraints have been adequately addressed and design solutions proposed

LAND USE

The following Table 1 indicates the land uses proposed for the site:

TABLE 1
LAND USE SUMMARY

<u>LAND USE</u>	<u>AREA</u>		<u>% OF TOTAL</u>
	<u>ha.</u>	<u>ac.</u>	
SFD	5.60	13.85	68.9
MR	0.81	2.00	10.0
Roads	1.73	4.25	21.1
<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	8.14	20.10	100.0

It is estimated that the proposed development would generate a population of approximately 300.

MUNICIPAL SERVICES

GENERAL

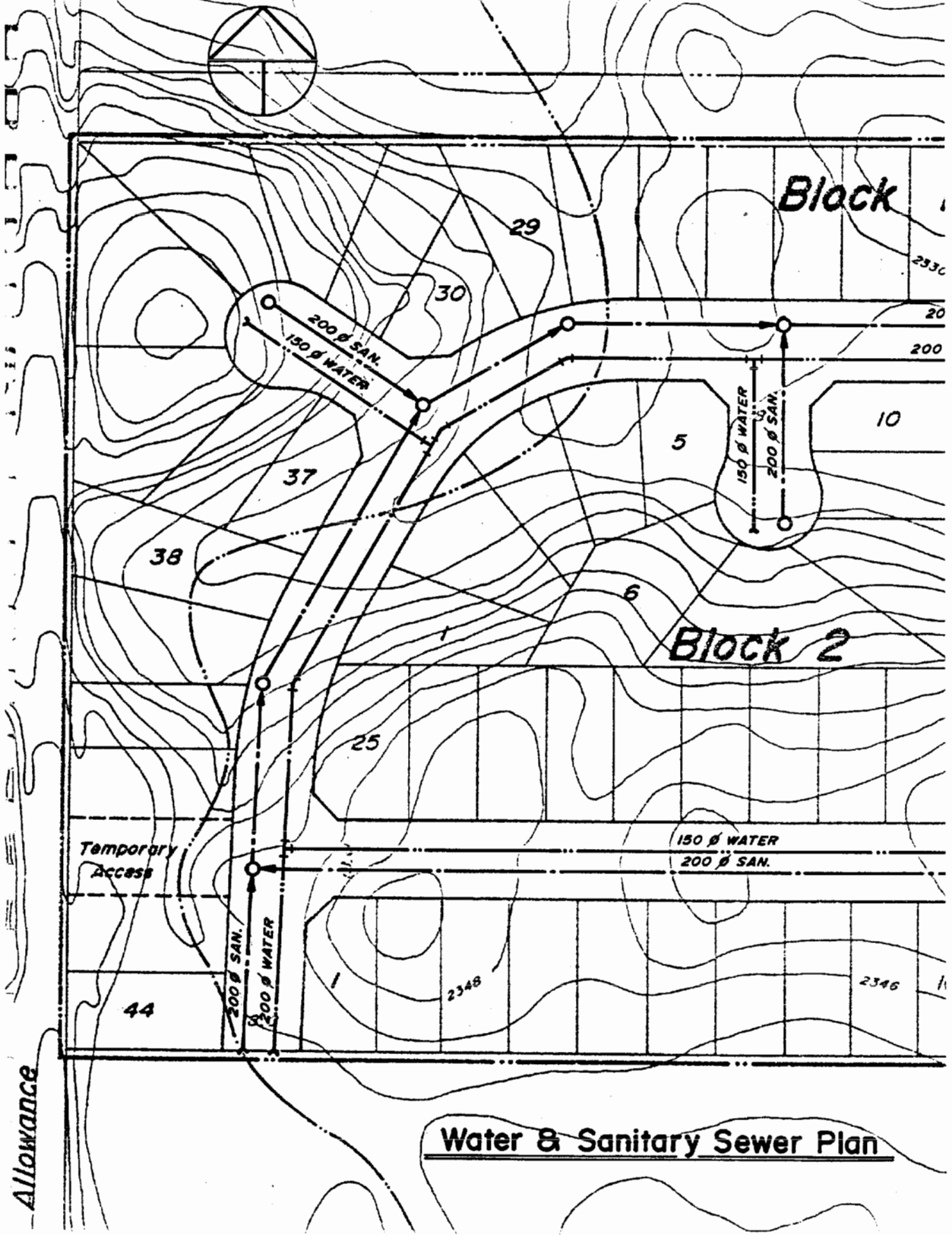
The proposed development will be serviced in conformance with the County of Strathcona's engineering design standards for municipal services for new developments. During the detailed design stage of the municipal services special attention will be given to the ultimate development and the long range servicing requirements for the 'Area Structure Plan' area.

SITE GRADING

The existing topography for the subject area lends itself excellently for numerous view lots. Therefore, during site grading, emphasis will be to maintain the natural characteristics of the land with minimal grading. However, the areas where the drainage or the road grades concerns dictate, necessary grading will be undertaken to the satisfaction of the County's engineers.

Water Distribution System

The on-site water distribution system for the proposed development, as shown on Figure 2, consists of a system of 150mm and 200mm diameter water mains including the necessary valves and hydrants for adequate coverage. The system is designed to allow for an adequate water supply to residences as well as to provide necessary fire protection. This on-site system will be extended south and east along the proposed future collector road connecting it to the proposed 600mm diameter water main to be installed by others along the Lakeland Boulevard. Due to the location of the proposed development water main looping of the on-site system will be accomplished when adjacent lands to the south are developed. Provision is made for water mains constructed offsite to be incorporated into the system to be developed for those lands.



Water & Sanitary Sewer Plan

Sanitary Sewer System

Sewage will be collected within the development by means of 200mm diameter gravity sewer mains and discharged into the existing 600mm sanitary trunk sewer located in the Lakeland Boulevard. The proposed sanitary sewer system is shown in Figure 2.

Stormwater Management System

A separate report outlining the proposed stormwater drainage system for the area was previously submitted to the County.

This report proposes a drainage concept that is capable of handling the needs of the development and is consistent with the overall ultimate development requirements for the area. It is proposed that a temporary on-site stormwater detention pond be built as an interim solution to control the increased runoff volumes to the pre-development level. This proposed pond will continue in service until eventual construction of the stormwater management lake planned to be constructed further to the north is complete.

On-site storm sewers will be designed and installed to meet the requirements for the ultimate development of the site. These storm sewers in the interim will collect the on-site runoff and discharge it by gravity into the proposed pond wherefrom the runoff will be released at a controlled rate. The storm sewers will eventually be connected to the storm sewer system developed for lands to the north when that area is developed thereby, becoming an integral part of the ultimate system.

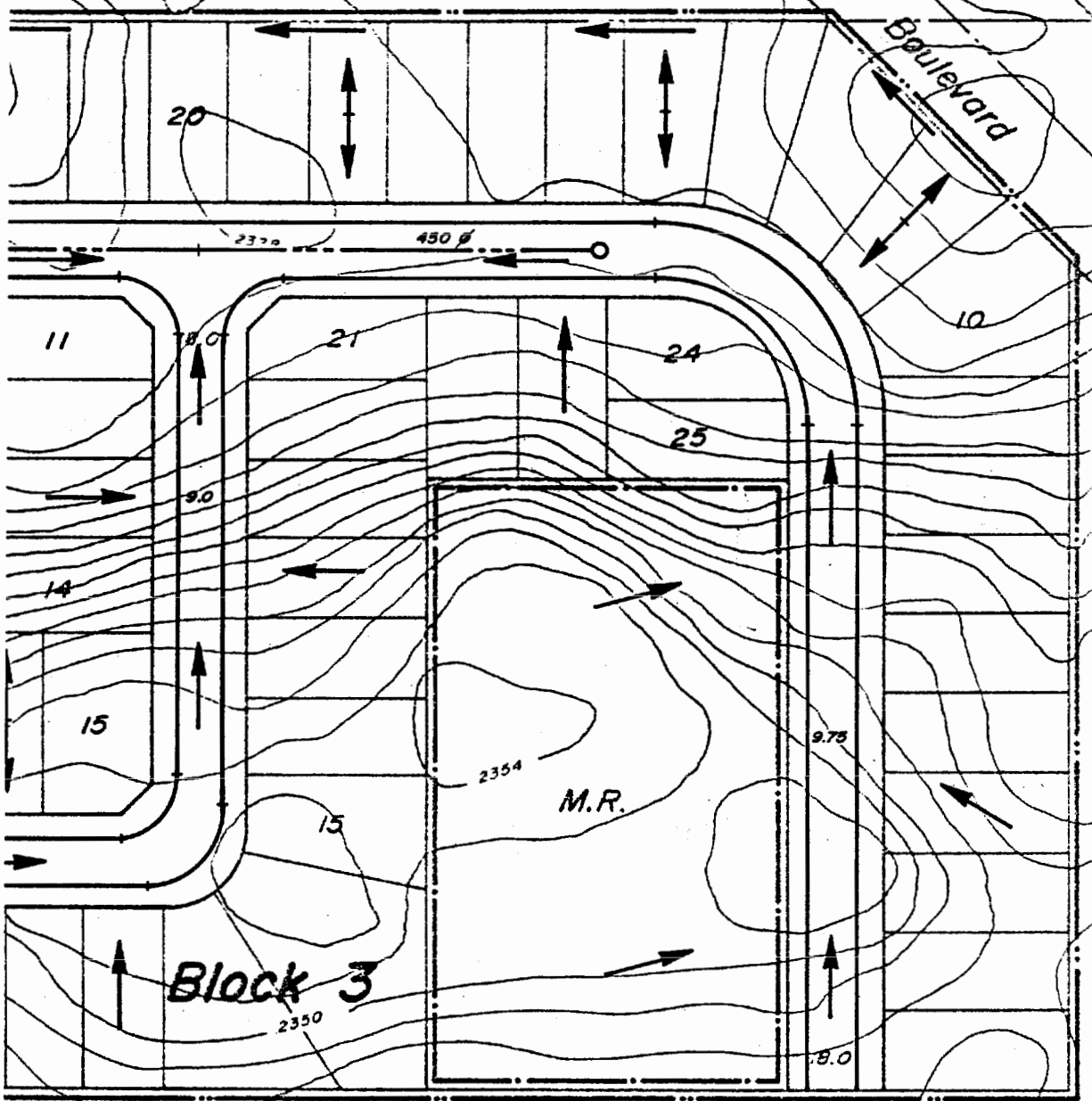
The proposed stormwater management facilities are shown in Figure 3.

Roadways and Access

Upon completion of the overall development of the area access to the site will be provided, as indicated earlier, by an east-west collector road to be located through the lands immediately south of the development and linking to the Lakeland Boulevard. The development will have two access points to this collector road and no direct access to Lakeland Boulevard or other roadways.

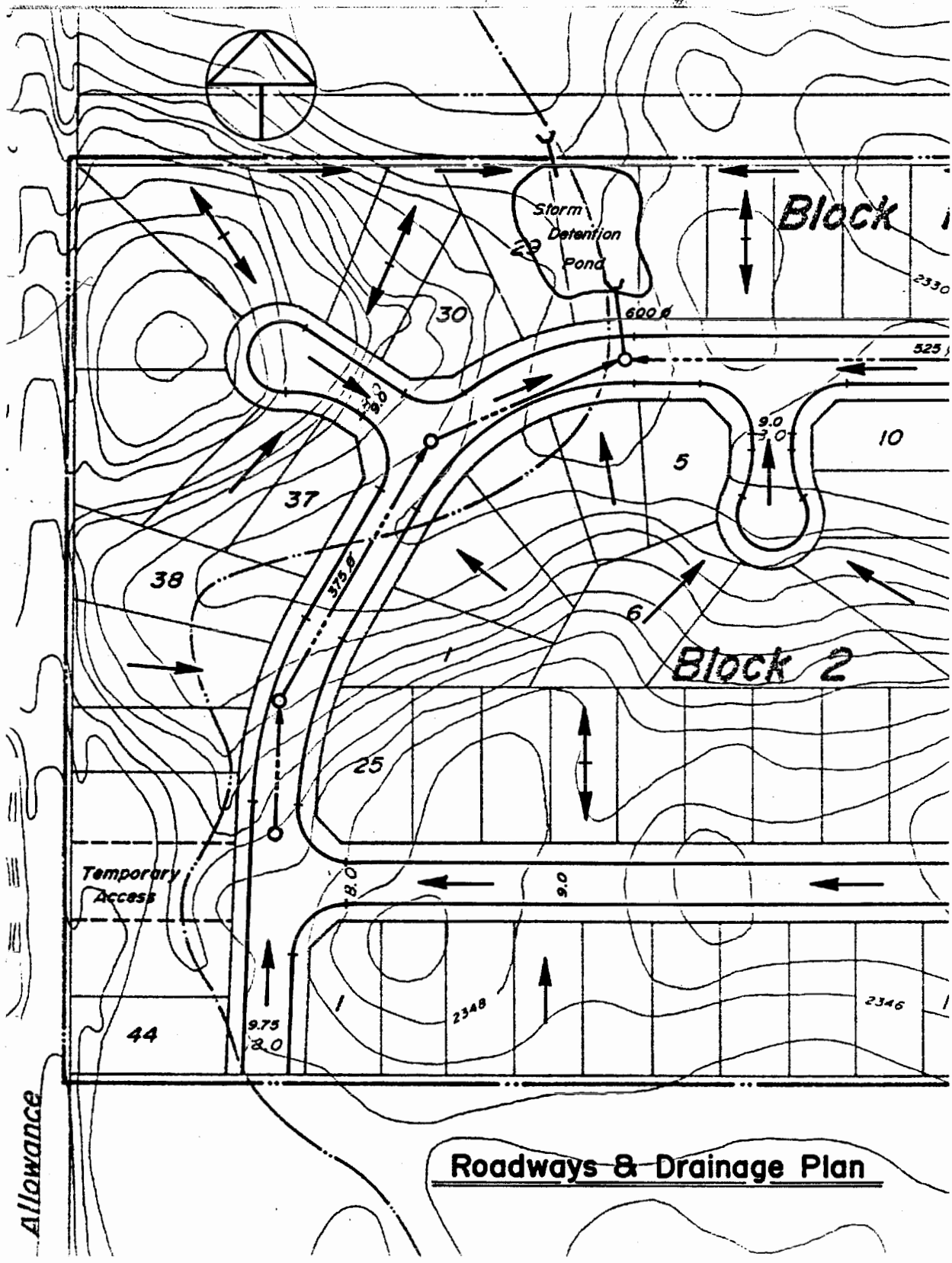
All roadways will be designed and constructed according to the County's design standards including sidewalks, curb and gutter and paving. Roadway sizes and locations are shown in Figure 3.

Pipeline R/W Plan N° 5752 N.Y.



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Figure 3



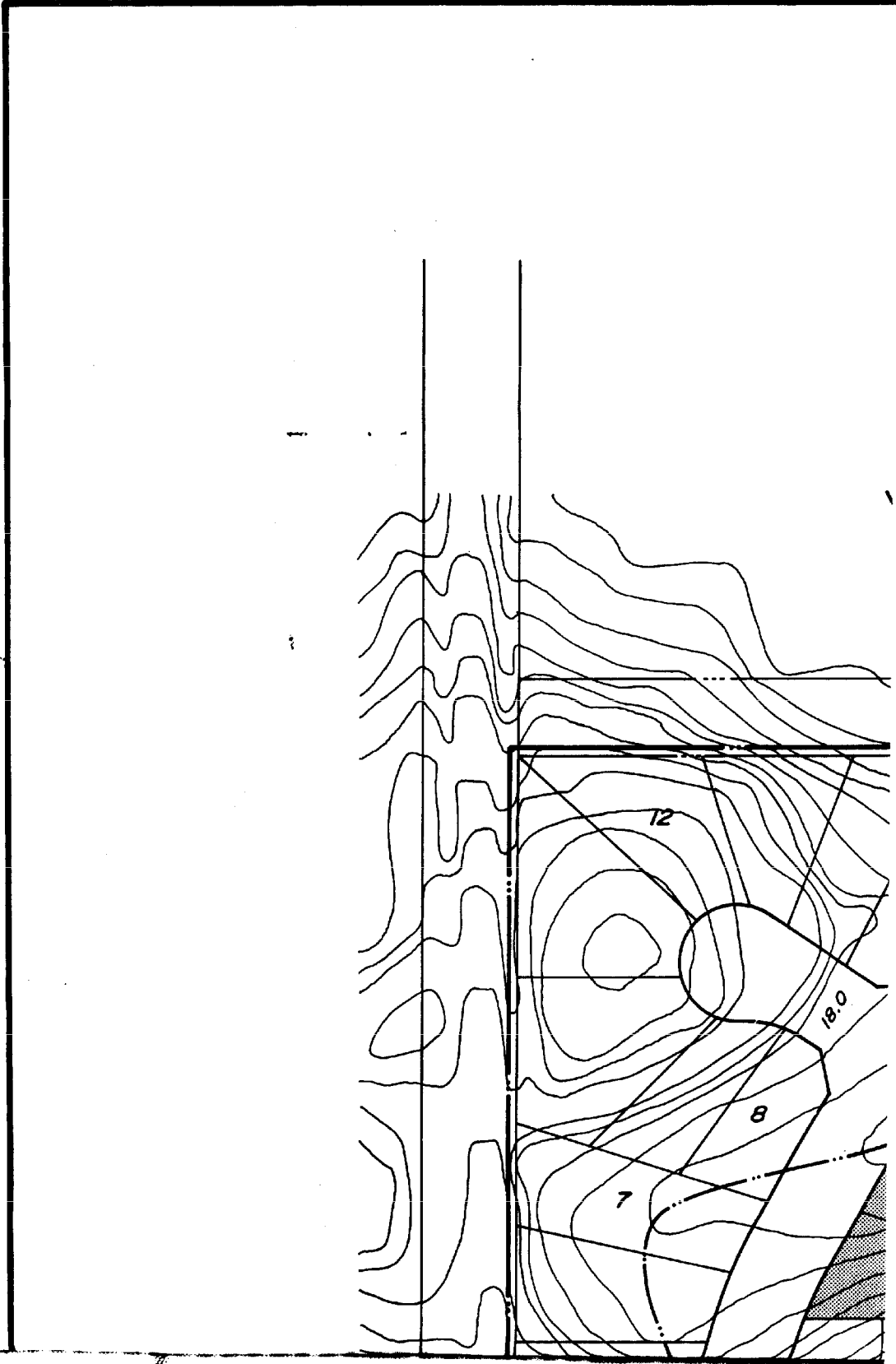
Telephone, Power and Gas (Franchise Utilities)

Telephone and power services will be installed underground in the road right-of-way. Natural gas service may be provided either in the right-of-way or in easements at the back of lots. No difficulties are anticipated in provision of these services as most of the services are in the vicinity.

CONCLUSION

Based on the above analysis the proposed development does not present any major technical problems in the design and construction of the proposed services.

Original Copy of Attached Map
is Available for Viewing
in the
Corporate Secretary's Department



Pipeline R/W Plan N° 57

Block 1

16

25

2330

2328

18.0

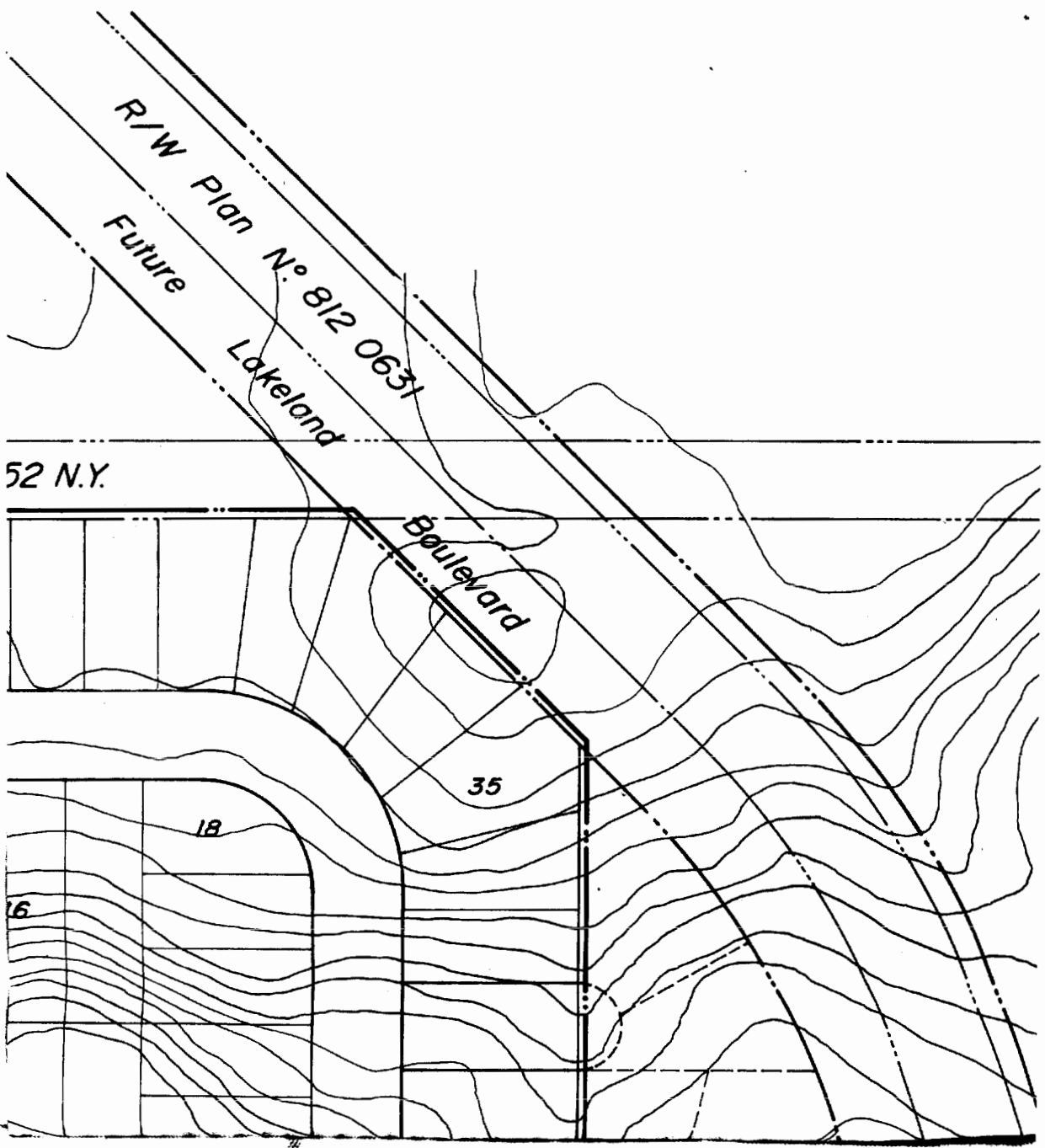
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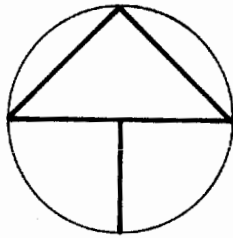
11

15

Block 2

2





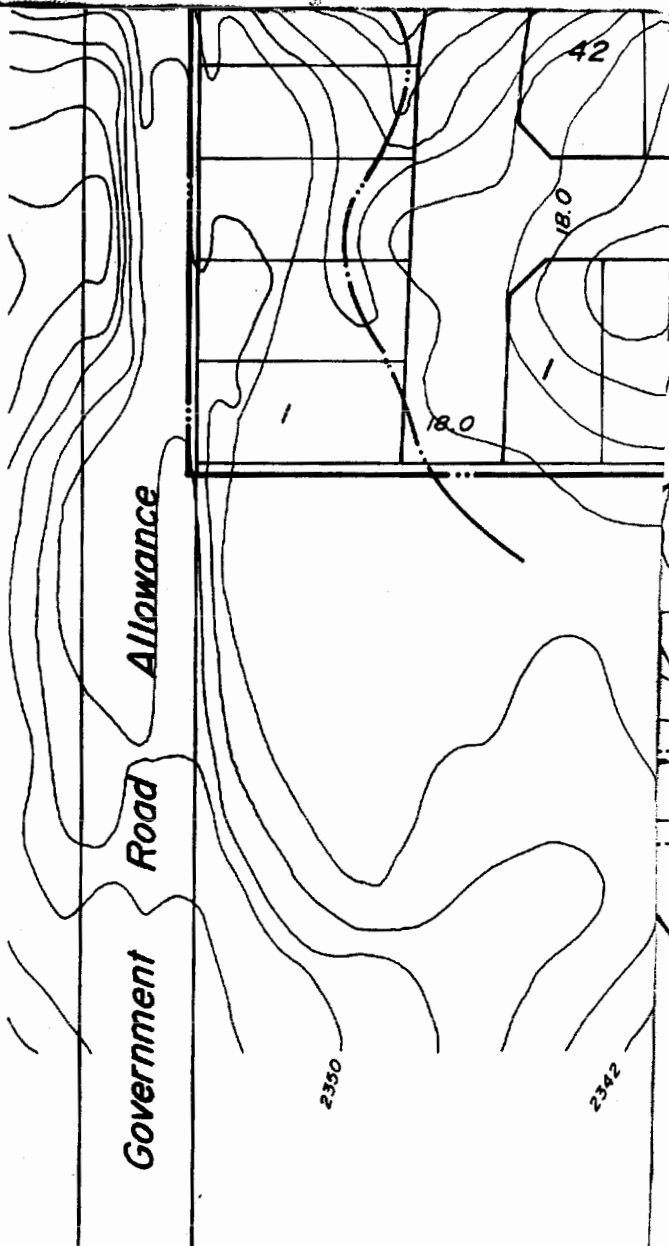
Conceptual Land Use Plan

Extension of Area Structure Plan Bylaw N° 53 - 84

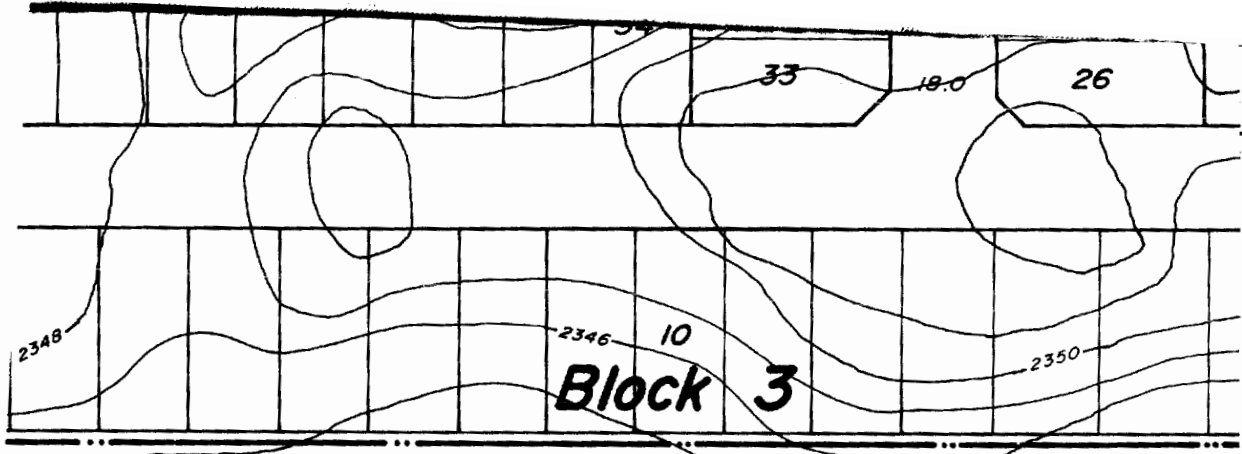
334

Land Use			
	<u>Ha.</u>	<u>Ac.</u>	<u>%</u>
S.F.D.	6.36	15.70	78.1

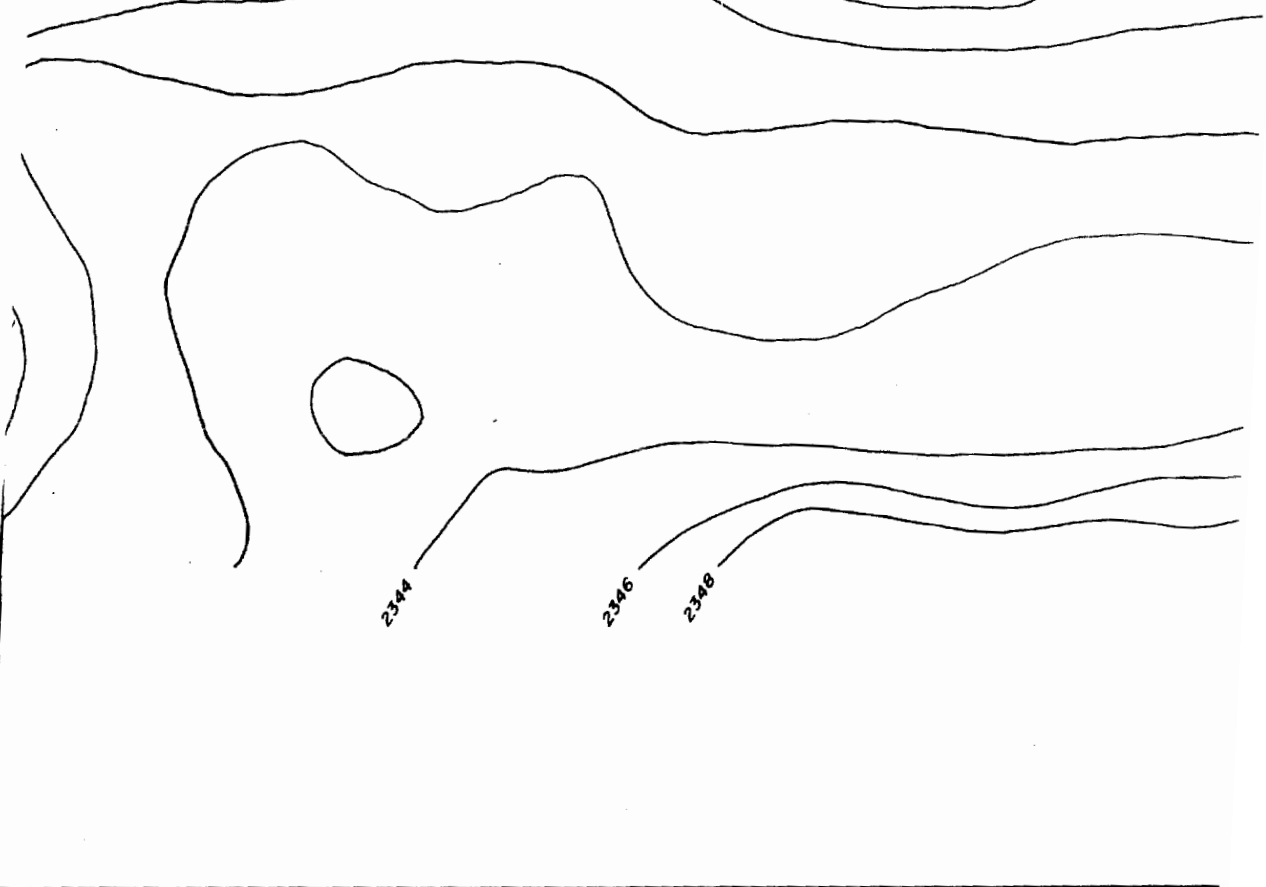
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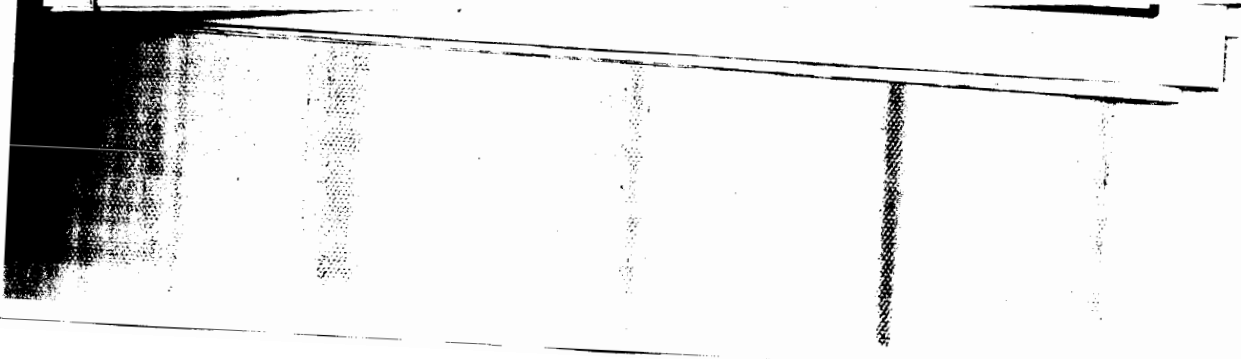
						Design
						Drawn
						Checked
						Approved
						Date
1	18/4/85	BLOCK 2 REVISED		M.D.	R.B.	
Nº	DATE	REVISION		BY	APPR.	Scale

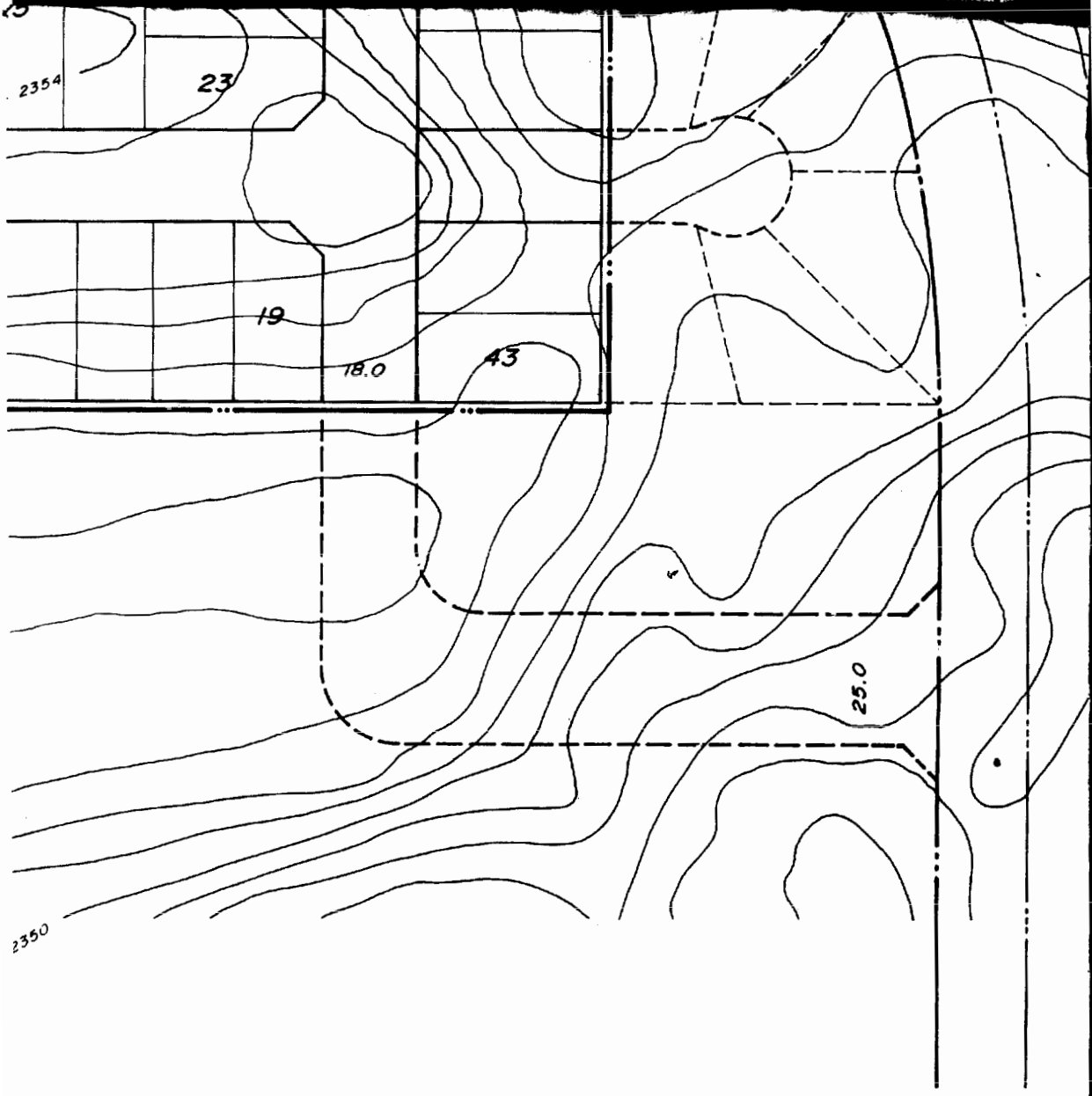


Block 3



M.D.			
R.B.			
JAN. 1985			
1:1000	PERMIT	SEAL	





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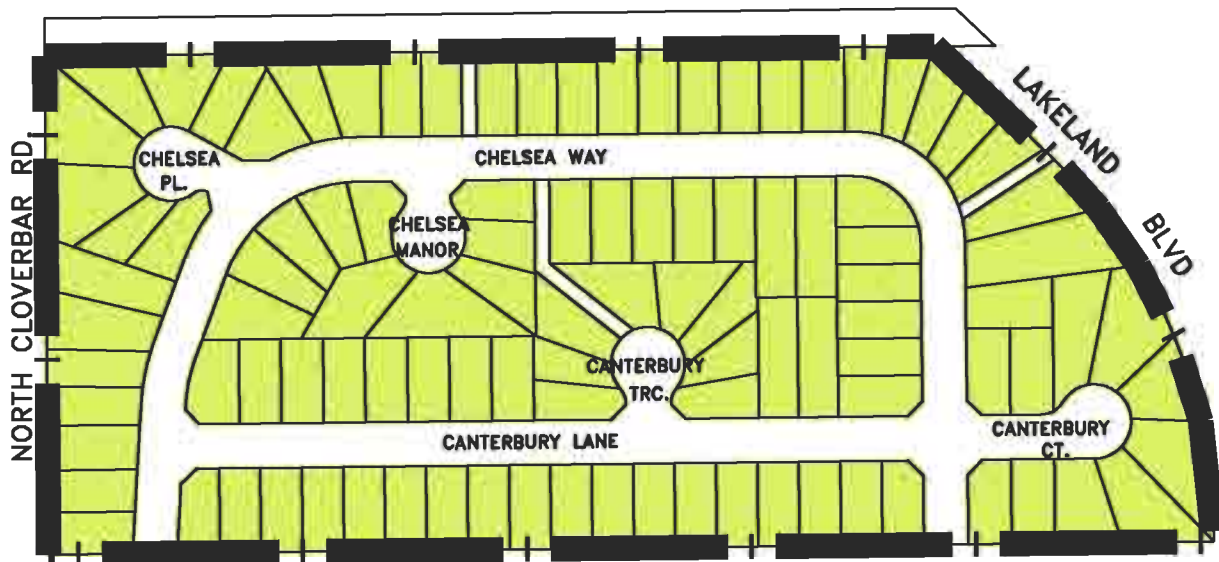
Civcom Consulting Services Ltd.

Engineers and Planners

ROADS	1.78	4.40	21.9
Total	8.14	20.10	100



CLIENT	264358 ALBERTA LTD.	SHEET N ^o
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT COUNTY OF STRATHCONA N ^o 20	
TITLE	CONCEPTUAL LAND USE PLAN	DRAWING N ^o
		318 - 103



Chelsea Heights Area Structure Plan Bylaw 22-85

Single Family Residential



Road Plan



ASP Boundary

