

BYLAW 53-84

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE GENSTAR DEVELOPMENT COMPANY AREA STRUCTURE PLAN NO. 1.

The area within the Area Structure Plan, comprising of approximately 237 acres (96.0 hectares), is located immediately north of the Baseline Road (Twp. Rd. 530) and bounded to the east by Highway 21 and is contained entirely within Section 1-53-23-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 Bylaw be cited as the "Genstar Development Company Area Structure Plan No. 1 Bylaw".
2. Appendix "A" attached hereto and forming part of this Bylaw, entitled Area Structure Plan No. 1, A Development of a Portion of Section I, II B, Sherwood Park, County of Strathcona by Genstar Development Company, is hereby adopted as the Genstar Development Company Area Structure Plan No. 1.

Read a first time this 13th day of April, 1984.

Read a second time this 15th day of May, 1984.

Read a third time and finally passed this 15th day of

May, 1984.

Warren Thomas
Reeve

E. J. Buxton
County Secretary

APPENDIX 'A'
By-Law 53-84.

GENSTAR DEVELOPMENT COMPANY
AREA STRUCTURE PLAN NO. 1

AREA STRUCTURE PLAN No.1

A Development of

**A Portion of Section I, II B
Sherwood Park**

County of Strathcona

By

GENSTAR DEVELOPMENT COMPANY

March 5 , 1984

the
uma
group

BYLAW NO 53-84

AREA STRUCTURE PLAN NO. 1

A Portion of Section 1, Stage IIB

Sherwood Park
County of Strathcona

Section 1-53-23-W4M

Prepared for
Genstar Development Company

by
Underwood McLellan Ltd.
Consulting Planners and Engineers

March 5, 1984
Revised April 12, 1984

2208-0699-103

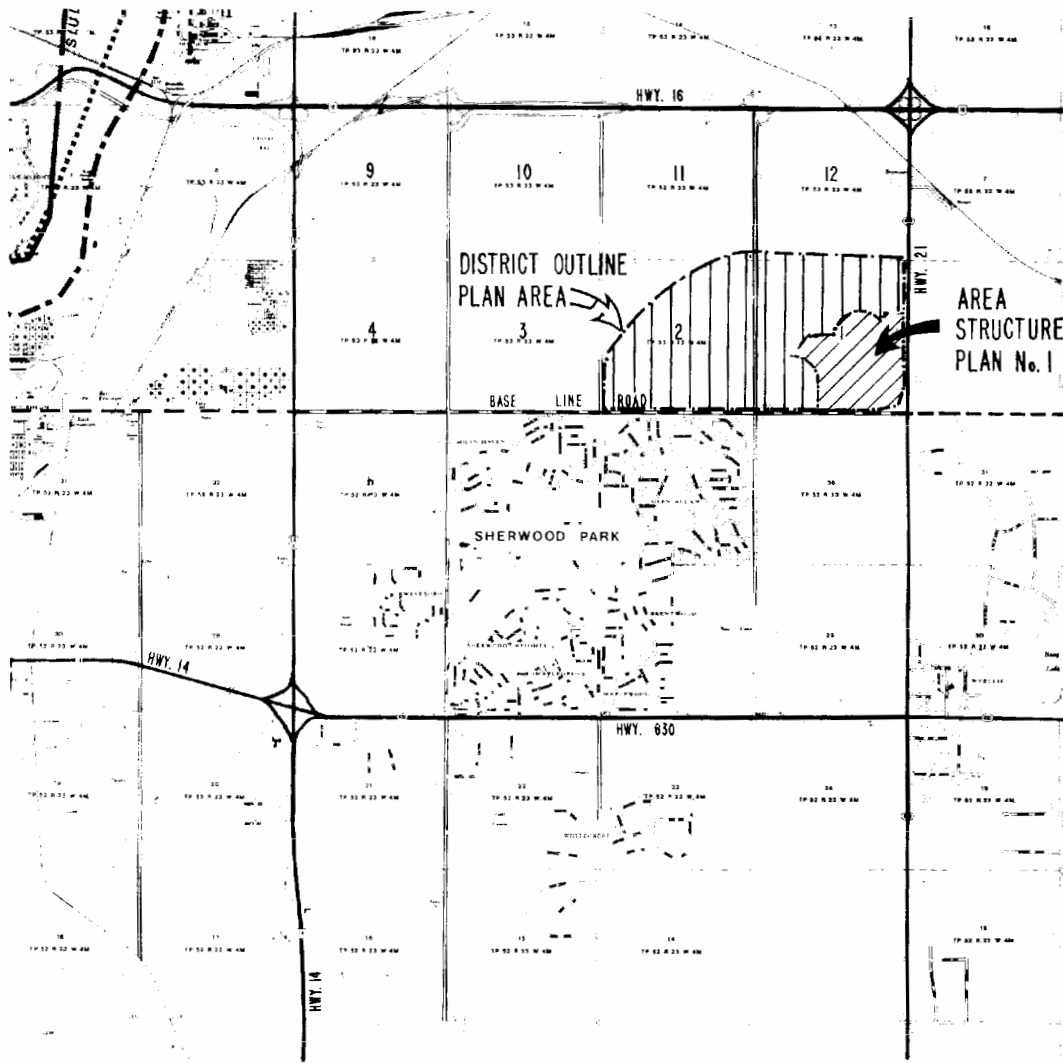
1.0 INTRODUCTION

1.1 DISTRICT OUTLINE PLAN - PORTIONS OF STAGES IIB AND III

In 1983, Genstar Development Company, on behalf of the land owners in the area, and with the endorsement of the County Council, prepared a District Outline Plan for Sections 1 and 2 in Sherwood Park, known as Stages IIB and III. Figure 1 shows the location of the District Outline Plan Area within the Region. The Plan, which describes policies for land use, circulation and municipal services in the area and provides an overall framework for future development (Figure 2), was approved in principle by the County Council December 13, 1983.

The District Outline Plan established that further planning is to take place at the Area Structure Plan level, with each area being a self contained workable unit. Figure 2A indicates the approximate boundaries and sequence of the Area Structure Plans. The County Council authorized Genstar Development Company to prepare and simultaneously submit an Area Structure Plan for Area No. 1 (Figure 4), and a Tentative Plan for Stage 1 in accord with the provisions of the District Outline Plan.

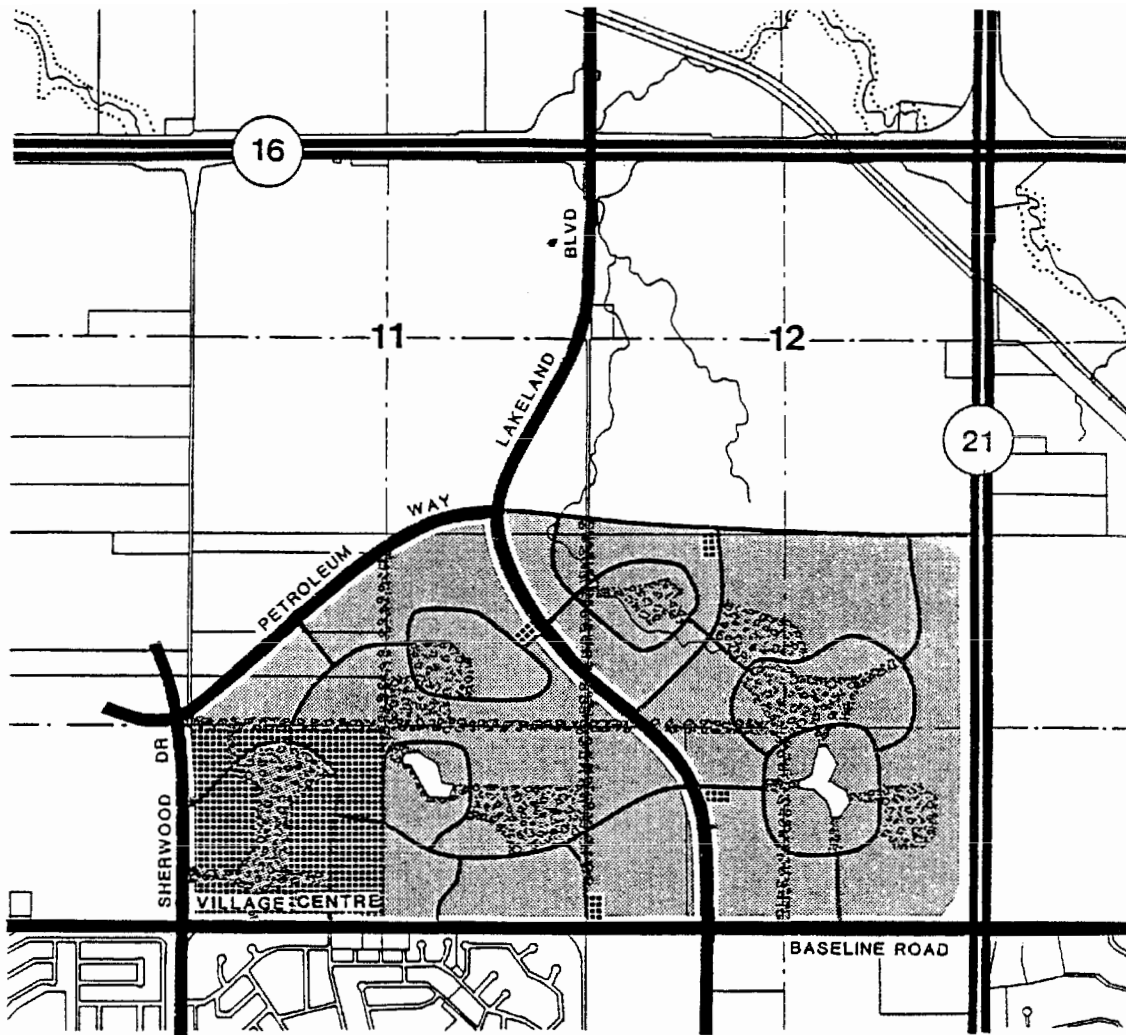
During the course of preparing the Area Structure Plan, Genstar Development Company and their consultants have met with the County's Planning, Engineering and Parks Departments as well as with the Public and Separate School Boards to hear and address their specific concerns and to ensure that the Plan is in accord with established County policy.









Prepared by
Underwood McLellan Ltd.

**AREA
STRUCTURE
PLAN No. 1**

**REGIONAL LOCATION
FIGURE 1**

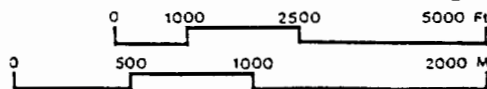


-  HIGHWAYS
-  ARTERIALS
-  COLLECTORS
-  OPEN SPACE/SCHOOLS
-  MIXED USE/COMMERCIAL
-  RESIDENTIAL

NOTE: THIS PLAN FOR REFERENCE USE ONLY

District Outline Plan

OCTOBER 1983
1:25 000

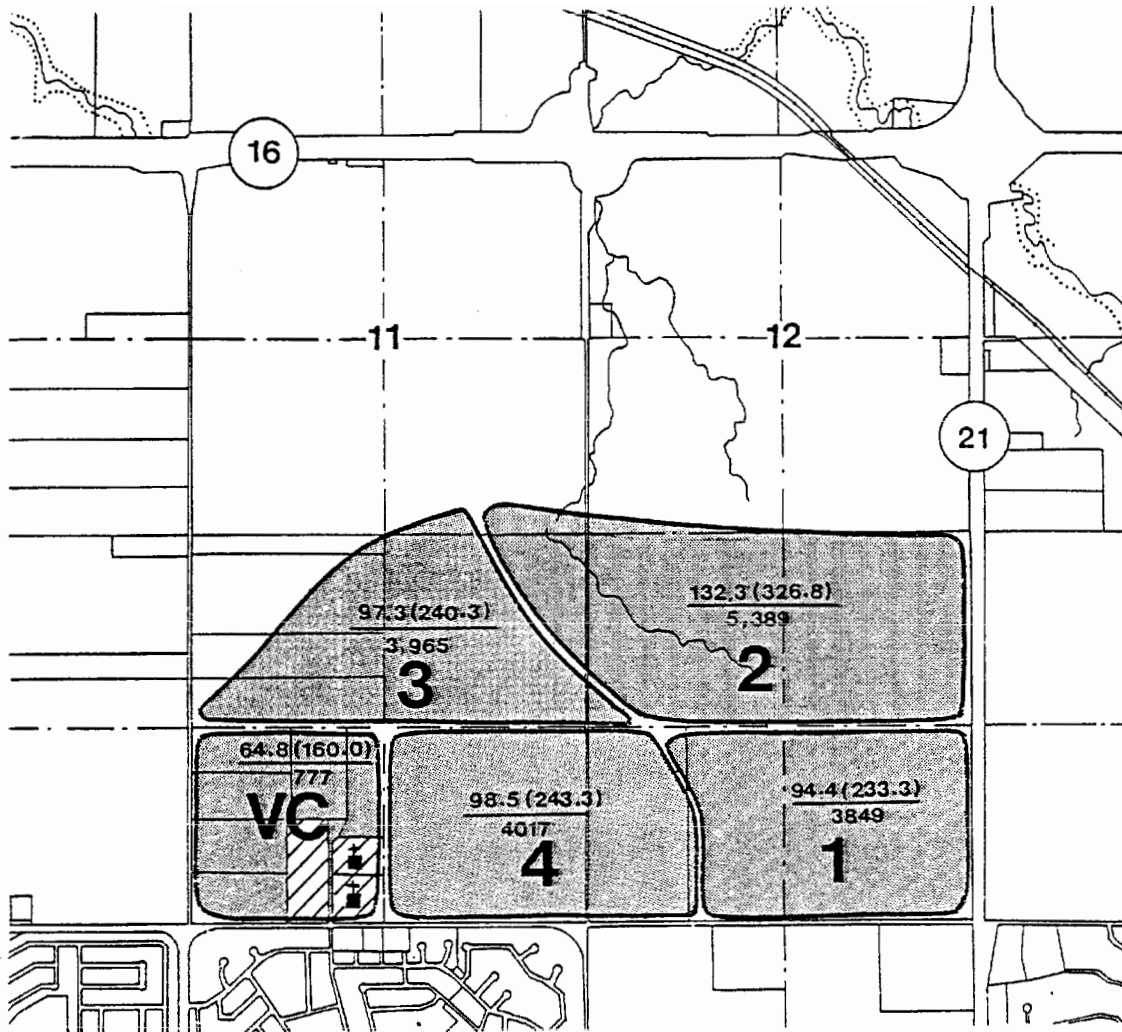


Sherwood Park

Portions of Stages IIb and III

ARTHUR MUSCOVITCH, CONSULTANT

FIGURE 2



- 1** AREA STRUCTURE PLANS
- | |
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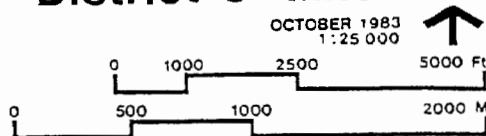
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 SITES OMITTED FROM
POPULATION ALLOCATION
- VC** VILLAGE CENTRE

*NOTE: THIS PLAN FOR
REFERENCE USE ONLY*

District Outline Plan

OCTOBER 1983
1:25 000



Sherwood Park

Portions of Stages IIb and III

ARTHUR MUSCOVITCH, CONSULTANT

FIGURE 2A

1.2 AREA STRUCTURE PLAN OBJECTIVES

Within the context of the District Outline Plan for portions of Stages IIB and III, the objectives of Area Structure Plan No. 1 are as follows:

- To conserve and optimize the use of the natural environment through sensitive integration of development with the natural topography and drainage
- To optimize the use of land designated for recreational purposes
- To provide for residential development on a neighbourhood basis as part of, and compatible with, the district
- To provide for a variety of urban and suburban lifestyles by allowing for a diversity of dwelling types
- To provide services to the standards of the Hamlet.

The Area Structure Plan is a pre-condition to subdivision approval and subsequent development of the area, and is to be adopted by the County Council by bylaw.

1.3 AREA STRUCTURE PLAN BOUNDARIES

The Area Structure Plan boundaries illustrated on Figure 4, are formed by Baseline Road to the south, Lakeland Boulevard to the west, the approximate boundaries of the natural drainage divide to the north and north-east, and Highway 21 to the east. Encompassing some 96.0 ha (237 acres), the Structure Plan is the first of Area Structure Plans to be prepared under the general guidelines of the Stage IIB and III District Outline Plan.

1.4 DEVELOPMENT CONSTRAINTS AND POTENTIALS

1.4.1 Existing Land Use and Ownership Patterns

Presently under agricultural use, the lands are also traversed by a 273 mm natural gas transmission line shown on Figure 3. The 15.24 m (50 feet) transmission line right-of-way restricts construction or buildings within 15.24 m (50 feet) of centre line but provides the opportunity for its integration into the neighbourhood as a green open space linkage.

Sherwood Park's existing built-up area lies to the south-west of the Structure Plan area and would be linked via Baseline Road and Lakeland Boulevard. Highway 21 on the east side of the Plan Area, forms a man-made neighbourhood boundary providing potential for only limited access and necessitating consideration of buffers and set-backs for safety and noise.

Genstar Development Company own the lands within the Plan Area and Mid-West Gas Transmission Ltd. hold the gas line right-of-way bounding and contiguous with the southwest quarter of Section 1. The land ownership pattern does not present any problem to plan adoption and implementation of the initial subdivision stages.

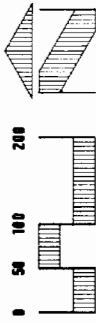
1.4.2 Natural Features

The landscape of the Structure Plan Area is characterized by an undulating topography with the land generally sloping from the south to north-northwest. (See Figure 3).

AREA STRUCTURE PLAN No.1

A Development of
A Portion of Section I, Stage II B
Sherwood Park
County of Strathcona

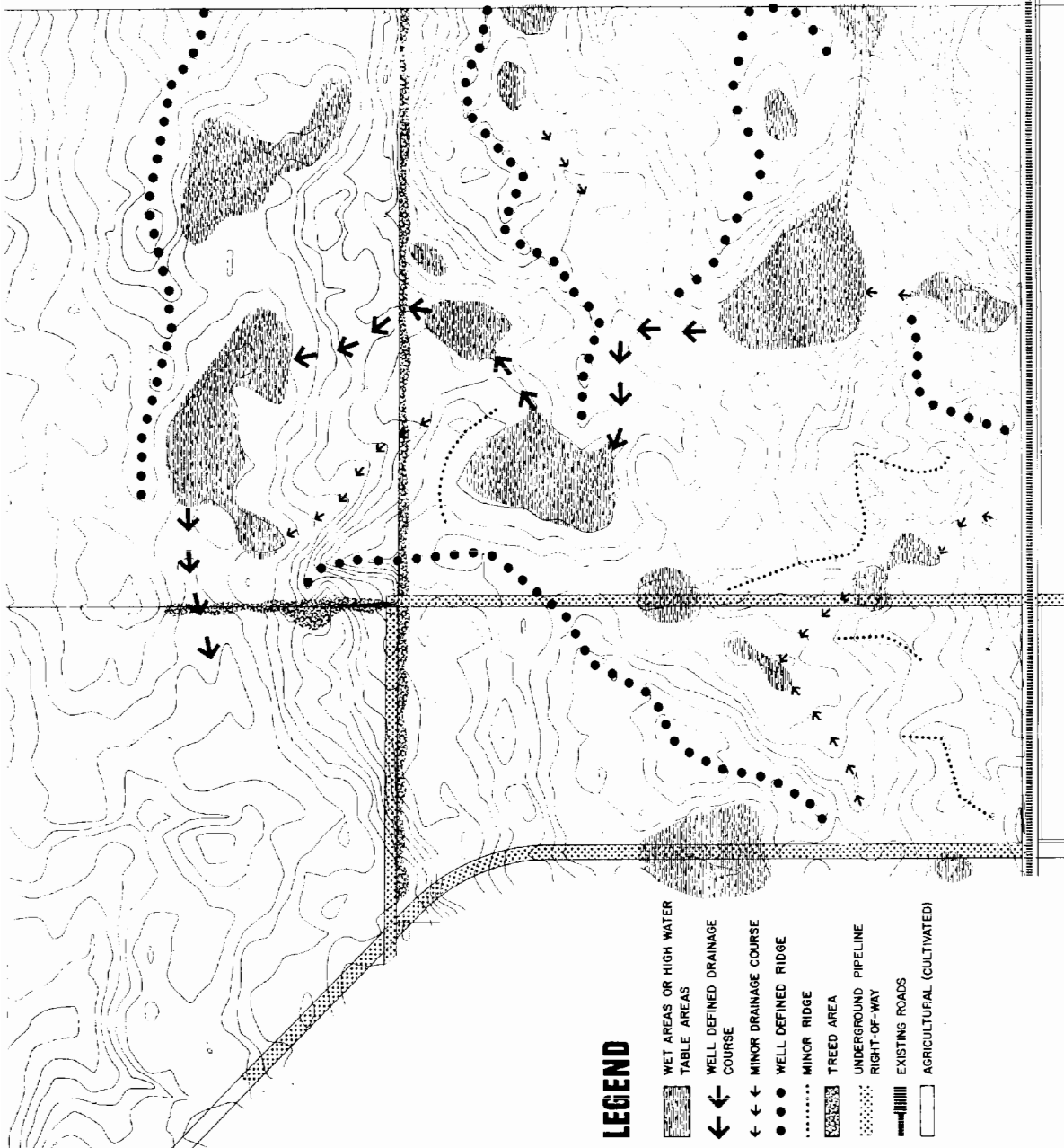
By
GENSTAR DEVELOPMENT COMPANY



Design by: H.K.Kang M.C.I.P.
Date: March 5, 1984
Job No. 0699-103

Prepared by:
Underwood McLeellan Ltd.

**TOPOGRAPHY AND
EXISTING FEATURES
FIGURE 3**



LEGEND

- WET AREAS OR HIGH WATER TABLE AREAS
- WELL DEFINED DRAINAGE COURSE
- MINOR DRAINAGE COURSE
- WELL DEFINED RIDGE
- MINOR RIDGE
- TREED AREA
- UNDERGROUND PIPELINE
- RIGHT-OF-WAY
- EXISTING ROADS
- AGRICULTURAL (CULTIVATED)

The area is mostly cleared with some remaining tree stands along sloped areas and quarter section boundaries. The topographical variation will provide for an interesting streetscape and positive drainage. The drainage is to the north-northwest and will not effect existing storm water systems in the Hamlet of Sherwood Park.

The soils of the Study Area are Class 3 according to the Canada Land Inventory and are capable of producing a reasonable range of crops at a fair to moderately high rate of production.

2.0 PROPOSED LAND USE AND COMMUNITY FACILITIES

2.1 GENERAL LAND USE

The overall land use and circulation pattern follows the basic framework outlined in the District Outline Plan (Figure 2). The Area Structure Plan No. 1 (Figure 4) indicates that the predominant land use is single family residential, having an average density of 41.0 persons per gross ha (16.5 persons per gross acre). Multi-family sites are incorporated as indicated on the Land Use Plan.

The entrance to the neighbourhood features a local convenience commercial area opposite a church site. The commercial site will be large enough to provide necessary local conveniences.

A centrally located public elementary school is integrated with the community park site and conveniently located along the major pedestrian and vehicular routes in the neighbourhood.

AREA STRUCTURE PLAN No.1

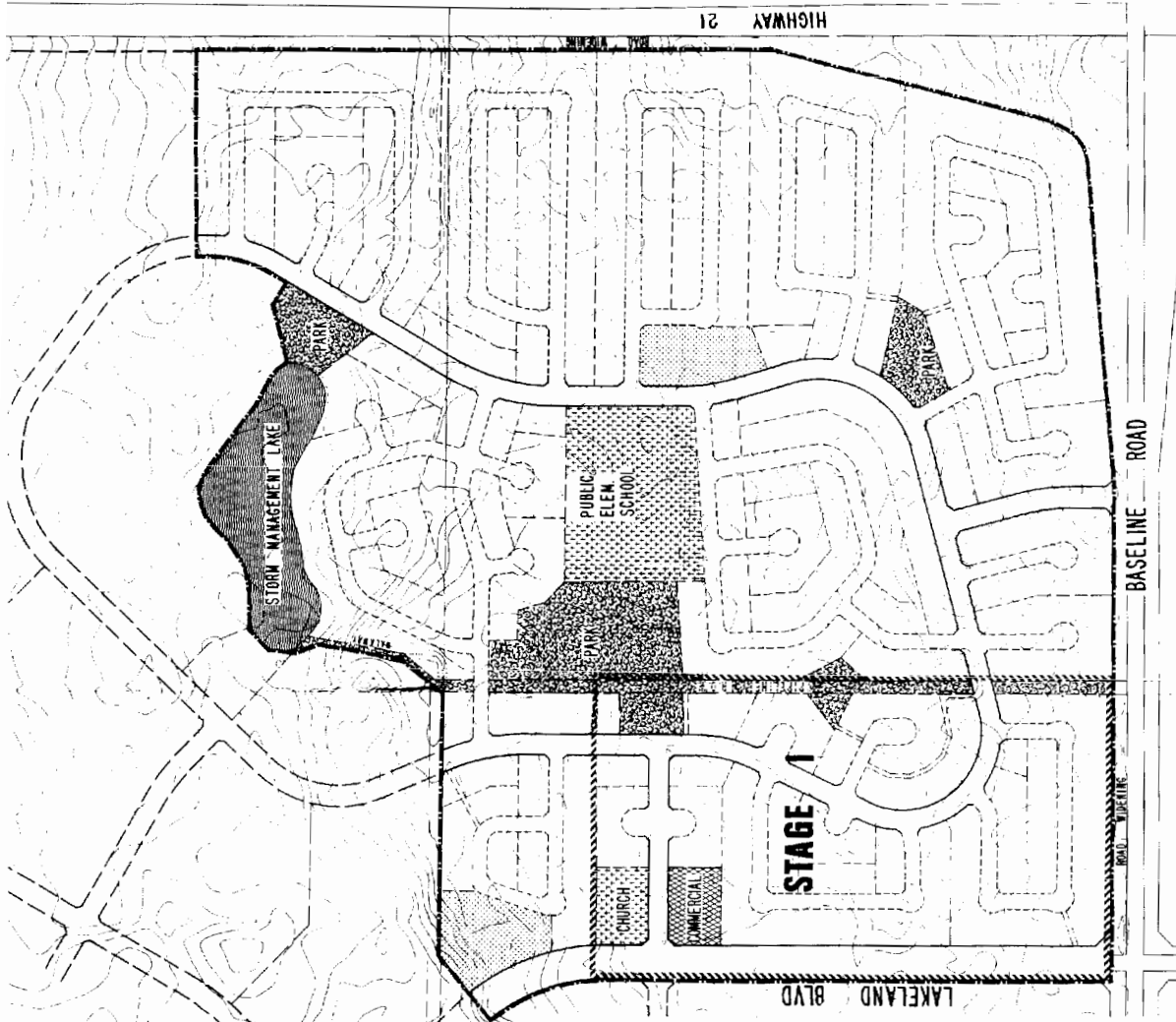
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Design by H. K. Kang M.C.I.P.
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**PROPOSED
LAND USE
FIGURE 4**



LEGEND

- SCHOOLS / CHURCH
- COMMERCIAL
- PARKS
- LAKE
- RESIDENTIAL S/F
- RESIDENTIAL M/F

A linear green space system, which incorporates the gas transmission line into the Plan Area, links a pocket park, the neighbourhood park and the lake land parks. The storm water management lake is a primary focal point of the open space system. Parklands adjoining the collector road at the end of the lake's pleasing irregular shoreline, will allow for attractive vistas to the lake, also making it a part of the neighbourhood's identity.

Short loops and cul-de-sacs from the major and minor neighbourhood collector road system are being proposed to minimize the effects of traffic and maximize privacy. Streets will generally be oriented east-west to allow for maximum efficiency of solar energy.

NOTE: The road pattern and layout is not to be considered fixed as indicated on the enclosed plans. The final road patterns will be determined at the tentative plan stage for each phase of development.

2.2 COMMUNITY SERVICES

(i) Schools

A public elementary school site of 3.04 ha (7.5 acres) will be provided in the central school/park area. Junior and Senior high school facilities in other developed areas will be used by the neighbourhood students until such time as these are provided within the Stage IIB and III Outline Plan area.

(ii) Parks

Of the total parkland dedication, which is to be calculated at 9.6% of the Gross Development area, approximately 2.43 ha (6.0 acres) are included in the school/park site for the community league facilities that would serve the neighbourhood. The remaining area is distributed throughout the community providing a pocket park, park linkage, lakeland park, and local park 2.31 ha (5.7 acres) will be deferred to other Area Structure Plans.

The County Open Space Guidelines and Specifications shall be followed unless revisions are agreed to between the County and the Developer prior to the execution of a Development Agreement.

Organic material shall be removed from low and boggy areas in the school/park site and replaced with clay material compacted to 95% of Standard Proctor density.

(iii) Protective Services

Fire protection and police services will be provided from existing facilities located in Sherwood Park.

2.3 SUMMARY OF LAND USES

Tables 1, 2 and 3 summarize the general land use allocations in the area, their projected populations, and estimated student generation.

TABLE 1
SUMMARY OF LAND USE STATISTICS

		<u>ha</u>	<u>%</u>
TOTAL AREA		96.0 (237.2)	-
GROSS DEVELOPMENT AREA		96.0 (237.2)	100.0
MUNICIPAL AND SCHOOL RESERVES		6.91 (17.1)*	7.2*
Public Elementary School	3.04 (7.5)		
Community Park (Net)	2.43 (6.0)		
Local Parks	1.44 (3.6)		

	6.91 (17.1)		
CIRCULATION		24.0 (59.3)	25.0
Arterial Road	3.00 (7.4)		
Collector Roads	5.79 (14.3)		
Local Roads	15.05 (37.2)		
Lanes	0.11 (0.3)		
Walkway	0.05 (0.1)		

	24.00 (59.3)		
PUBLIC UTILITY LOTS		4.20 (10.4)	4.4
Pipeline	1.10 (2.7)		
Storm Management Lake	3.00 (7.4)		
Other	0.10 (0.3)		

	4.20 (10.4)		
COMMERCIAL		0.61 (1.5)	0.6
INSTITUTIONAL (Church)		0.62 (1.5)	0.6
RESIDENTIAL		59.66 (147.4)	62.2
Single Family	57.51 (142.1)		
Multi Family	2.15 (5.3)		

	59.66 (147.4)		

* Municipal and School Reserve shall total 9.6% of the Gross Developable Area for a total of 9.22 ha (22.8 acres). Therefore, 2.31 ha (5.7 acres) will be deferred to other areas.

TABLE 2
PROJECTED POPULATION

Residential Area ha (acres)	Units Per ha	Total Units	Persons Per Unit	Total Population
Single Family 57.51 (142.1)	18.00	1,033	3.40	3,511
Multi Family 2.15 (5.3)	75 (R-4)	161	2.50	403
Gross Population Density $\frac{3,914^P}{96.0} = 40.77 \text{ P/ha}$ OR 16.5 P/ac.				

TABLE 3
ESTIMATED STUDENT GENERATION

School	No. of Families	Student Generation	Public/ Separate Distribution	Student Generation
Public Elementary	1,194	.43	.75	385
Separate Elementary	1,194	.43	.25	128
Public Junior High	1,194	.20	.75	179
Separate Junior High	1,194	.20	.25	60
Public Senior High	1,194	.16	.75	143
Separate Senior High	1,194	.16	.25	48

3.0 CIRCULATION, UTILITIES AND STAGING

3.1 CIRCULATION SYSTEM

The major design objectives for the circulation network are to separate high volume vehicular flows from pedestrian and local traffic, and, to provide for a convenient and efficient public transit system.

(i) Roads

The neighbourhood will be served by a three class road hierarchy.

The major access to the area will be via Baseline Road, an arterial road which connects Highway 21 and Sherwood Drive. The development of Lakeland Boulevard will provide the primary access to the community and will form part of the future link between Highway 16 Baseline Road. The all-directional access off Baseline between Highway 21 and Lakeland Boulevard will be reviewed further on the basis of the County's functional planning study for Baseline Road.

Berms and other noise attenuation devices shall be provided along Baseline Road and Highway 21 in compliance with municipal and provincial standards in effect at the time of construction. Roadside landscaping shall be provided along Baseline Road, Highway 21 and Lakeland Boulevard.

The collector roads are designed to carry the traffic generated within the neighbourhood to the arterial road system. In this instance, the collectors connect

Baseline Road and the proposed Lakeland Boulevard arterial roads. Where lots front on the collector road, lanes may be provided.

The carriageway on the major collector off Lakeland Boulevard will be widened slightly to allow for street parking. Residences in the two cul-de-sacs off the major collector will have attached garages with double car driveways. Stage 1 will have two accesses, one of which may be a temporary emergency access.

Local roads are designed primarily, to serve local traffic. Predominant features of the local roads will be small loops and short cul-de-sacs, in order that residents can enjoy maximum privacy.

(ii) Pedestrian Circulation

Pedestrian movement will be accommodated by sidewalks and the open space linkage system. Sidewalks will provide for pedestrian movement separate from vehicular traffic; and open space walkways will provide convenient links to transit routes, schools, parks, and the neighbourhood commercial site.

The pipeline right-of-way will be designated as a public utility lot and landscaped to the north side of Baseline Road. The County will consider the possible installation of a pedestrian overpass on the pipeline right-of-way in the future. The pedestrian overpass would be constructed entirely at the County's expense.

Pedestrian access will be provided to the corner of Lakeland Boulevard and Baseline Road.

(iii) Public Transit

The proposed local transit bus route, which will serve the area will commence at Lakeland Boulevard following the collector road and returning to the starting point as shown on Figure 5. Transit routing was noted in the Council's approved of the District Outline Plan as a matter to be addressed at the Area Structure Plan level. County Transit representatives have accepted the proposed routing in this area.

3.3 WATER, STORM AND SANITARY SEWER

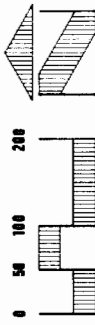
The major water, storm and sanitary sewer facilities required to serve the development area can all be provided without major difficulty. A water transmission main will be extended from its existing location north of Ball Lake up the Lakeland Boulevard alignment across Baseline Road. The extension of this transmission main up Lakeland Boulevard is compatible with the County's plans for expansion of water supply facilities. (See Figure 6.)

Storm drainage will be directed to a stormwater management lake approximately in the centre of the north half of Section 1, as indicated on Figure 7. The proposed lake location is in the bottom of a natural ravine and the lands within the Area Structure Plan roll generally towards the lake. Grading will be completed as required to direct all surface drainage out of residential areas and to the stormwater management facility.

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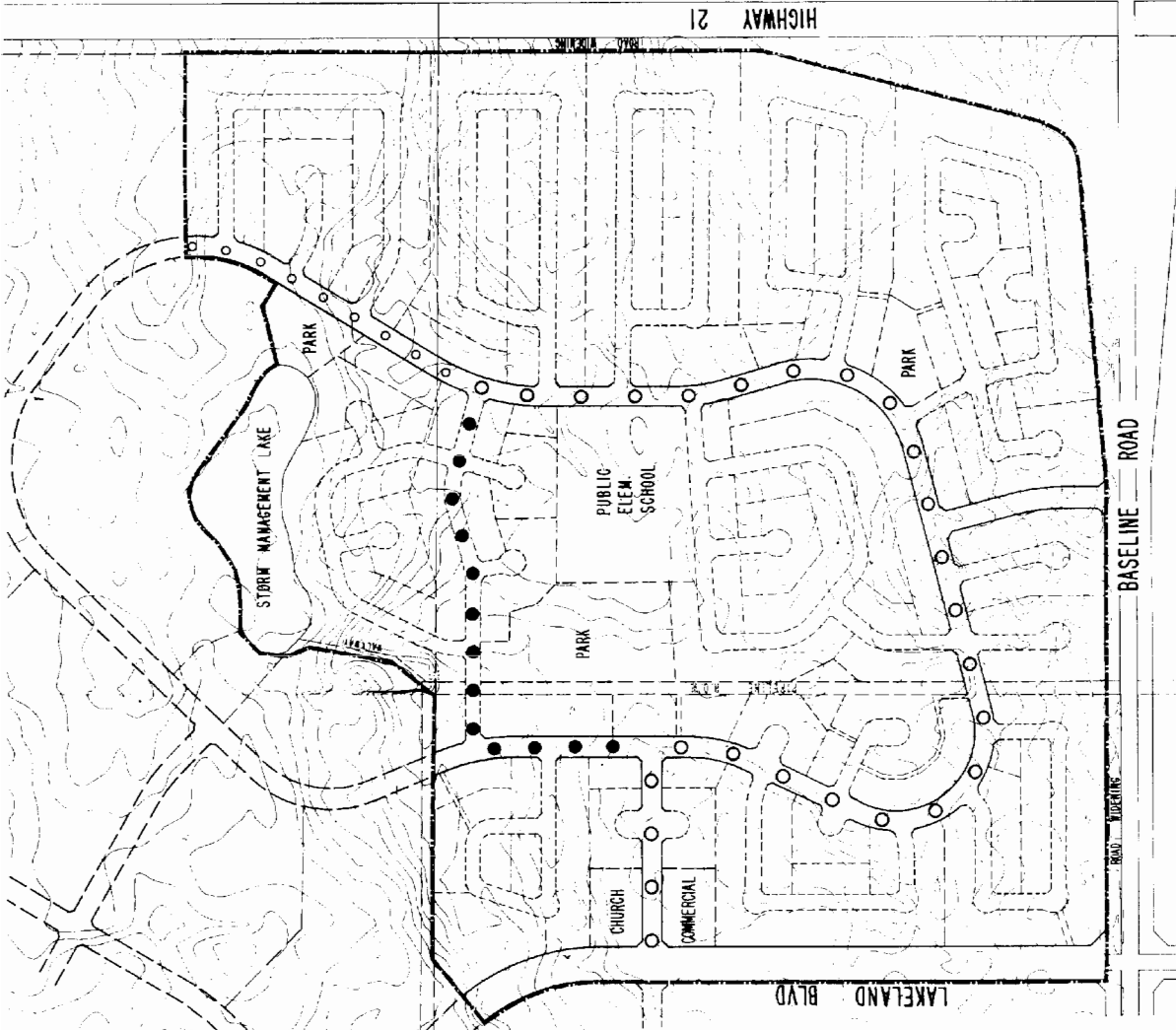
By
GENSTAR DEVELOPMENT COMPANY



Design by: H.K. Kang M.C.I.P.
Date: March 5, 1984
Job No. 0699-103

Prepared by:
Underwood McLellan Ltd.

**PUBLIC
TRANSIT ROUTES**
FIGURE 5

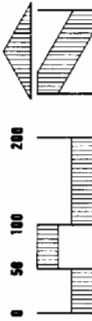


LEGEND

- ○ ○ PUBLIC TRANSIT ROUTE
- ● ● TEMPORARY TRANSIT ROUTE
- ○ ○ FUTURE TRANSIT ROUTE

AREA STRUCTURE PLAN No.1

A Development of
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Design by H.K.Kang M.C.I.P.
 Date: March 5, 1984
 Job No. 0699-103

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**WATER MAINS
 FIGURE 6**



LEGEND

- 300mm DIA. WATER MAIN
- 200/150mm DIA. LATERALS

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Design by: H. K. Kang M.C.I.P.
Date: March 5, 1984
Job No. 0689-103

Prepared by:
Underwood McLeilan Ltd.

**STORM
SEWERS
FIGURE 7**

LEGEND

- STORM SEWER
- DIRECTION OF FLOW
- ◇ DRAINAGE



The stormwater management lake shall be developed and maintained in accordance with the County's Stormwater Lake Guidelines unless revisions are agreed to between the County and the Developer prior to execution of a Development Agreement. A caveat shall be registered on the lake until it is formally transferred to the County.

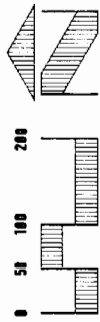
The shoreline of the stormwater lake will be private property with the exception of parkland at the east and west ends. An easement will be provided on the private property between the normal operating level of the pond and the 100-year flood level to allow for County access.

The stormwater lake will discharge into existing drainage courses connecting to a tributary of Oldman Creek. The proposed stormwater management system would meet the "Objectives for Stormwater Management" established by Alberta Environment, and is compatible with stormwater management facilities proposed in previous studies completed by Walker Newby & Associates Ltd. in 1979 and by Stanley Associates Engineering Ltd. in 1980. We anticipate that construction of the lake will be staged with initial development and that approximately 3.5 ha will ultimately be required for the lake, assuming conventional design criteria for stormwater facilities. The majority of the shoreline will be privately owned and maintained and public lands adjacent to the lake will be connected to public rights-of-way and park systems.

The sanitary sewage system will connect to the existing regional trunk sewer located in the Lakeland Boulevard alignment immediately adjacent to the development area as indicated on Figure 8.

AREA STRUCTURE PLAN No.1

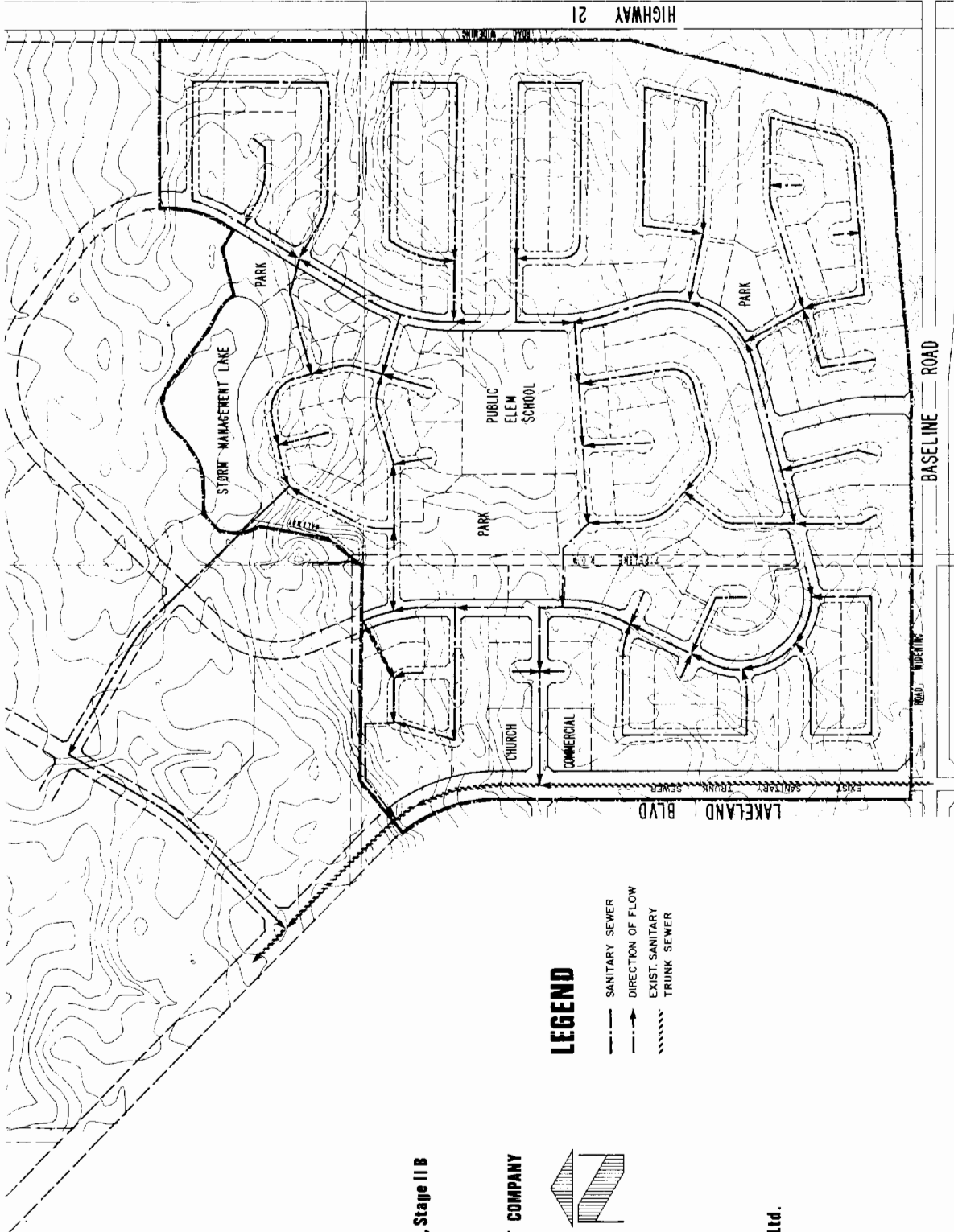
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**SANITARY
SEWERS**
FIGURE 8



3.4 OTHER UTILITIES

Access to the area will be via Baseline Road at two locations. The first location will be on Lakeland Boulevard which will be extended north of Baseline Road to the East-West collector entering the development. The other access off Baseline Road will be approximately half way between Lakeland Boulevard and Highway 21.

Shallow utilities including power, telephone and natural gas can all be extended from existing utilities to serve the development area without major difficulty. Construction and development activities will be restricted to provide protection of the high pressure gas pipeline.

3.5 STAGING OF DEVELOPMENT

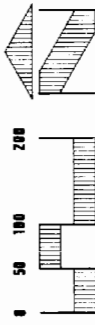
The initial stage of development, approximately 22.2 ha (54.8 acres), will be located in the southwest corner of the Area Structure Plan adjacent to Baseline Road and Lakeland Boulevard. This is the most logical location for development to begin based on access and the other utilities described above. Subsequent stages would be added in a northerly or easterly progression as indicated on Figure 9.

The Tentative Plan for Stage 1 is being submitted simultaneously with Area Structure Plan No. 1 for County approval, as previously noted. Subsequent stages may be divided into phases to facilitate development in smaller increments.

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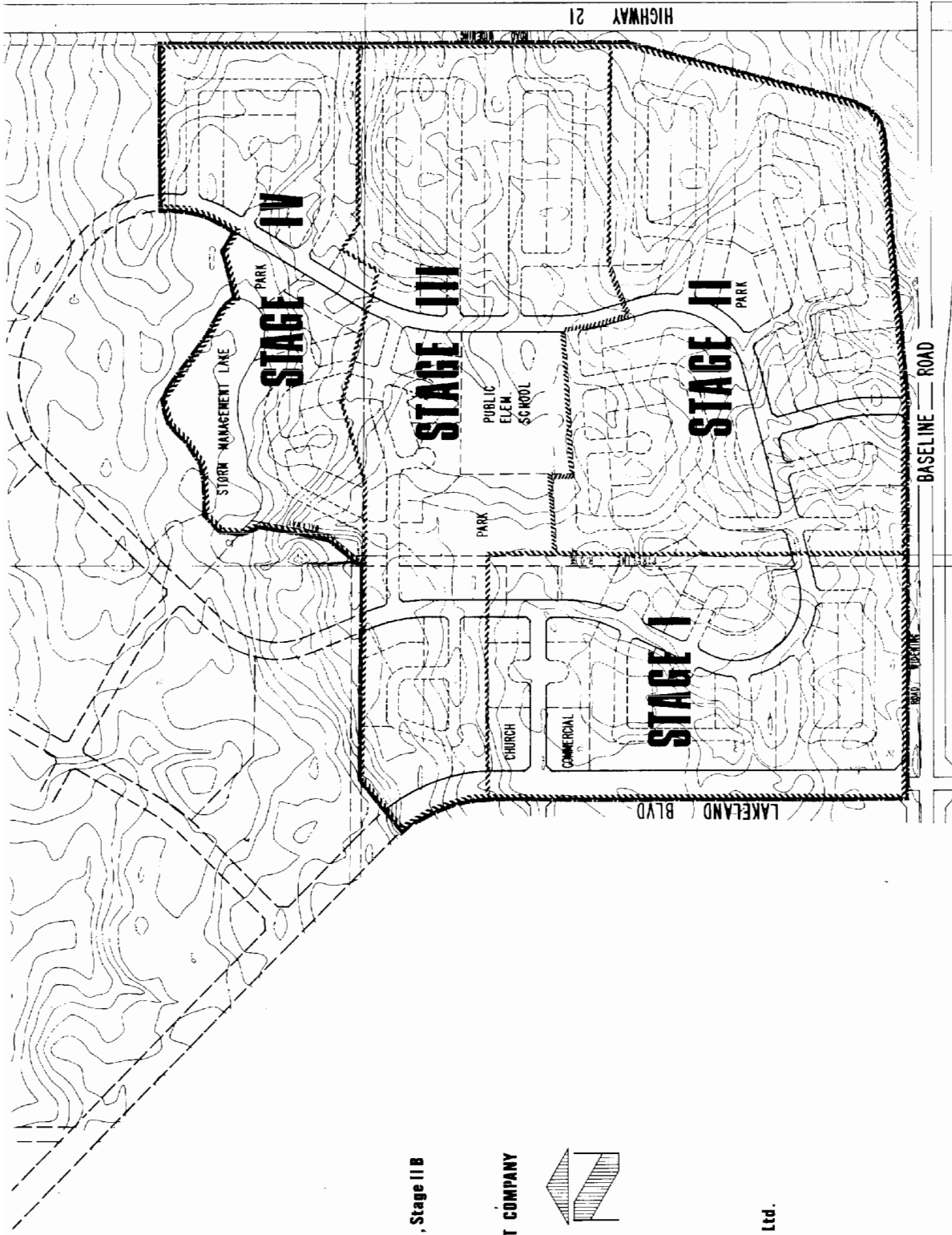
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**STAGING
PLAN
FIGURE 9**





Clarkdale Meadows Area Structure Plan Bylaw 53-84

Single Family Residential		Storm Management Facility		Road Plan	
Commercial (Comm.)				ASP Boundary	
Park				Stage Boundary	
School					
Church					