

BY-LAW 56-94

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE CLOVER BAR RANCH AREA STRUCTURE PLAN BY-LAW 21-88.

WHEREAS it is deemed advisable to amend the Clover Bar Ranch Area Structure Plan;

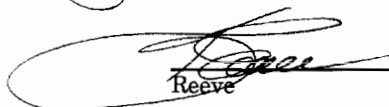
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

1. That this By-law 56-94 is to be cited as the "Clover Bar Ranch Area Structure Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 21st day of June, 1994.

Read a second time this 5th day of July, 1994.

Read a third time and finally passed this 5th day of July, 1994.


Reeve


Corporate Secretary

NEW CHARLTON DEVELOPMENTS LTD.

CHARLTON HEIGHTS

CLOVER BAR RANCH
AREA STRUCTURE PLAN AMENDMENT
SHERWOOD PARK - STRATHCONA COUNTY

BY-LAW 56-94 SCHEDULE "A"

03-06-1994

CHARLTON HEIGHTS

CLOVER BAR RANCH
AREA STRUCTURE PLAN AMENDMENT

Lot C, Plan 2386 R.S.
Part of Lot B, Plan 2386 R.S.

SHERWOOD PARK
STRATHCONA COUNTY

A SUBMISSION BY
NEW CHARLTON DEVELOPMENTS LTD.

June 3, 1994

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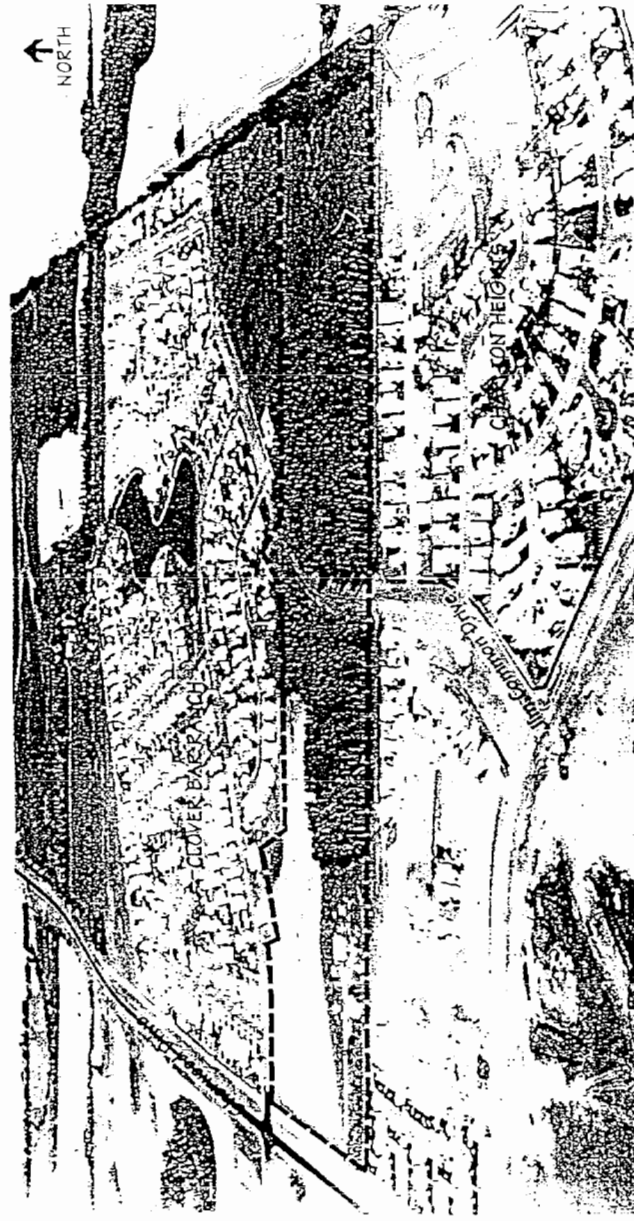
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1. OVERVIEW

This Area Structure Plan Amendment integrates with Charlton Heights, Clover Bar Ranch and Crystal Heights residential areas and completes these neighborhoods with compatible residential, school and park developments.

A significant proposal of this Plan is the addition of a developable school site to the existing reserve.

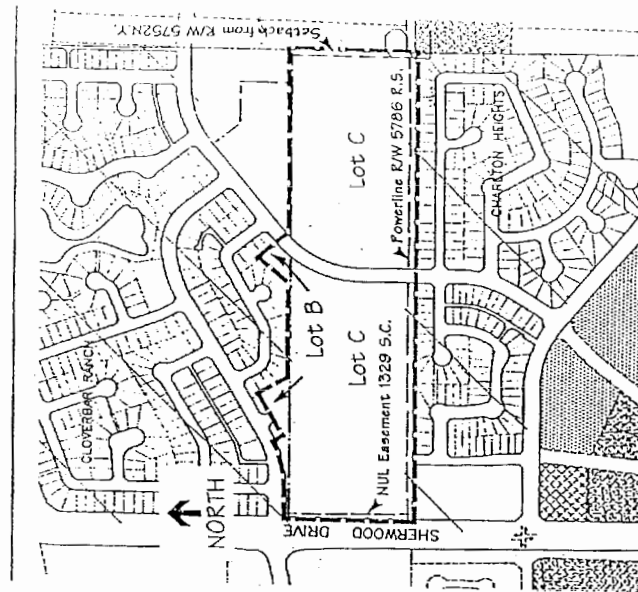
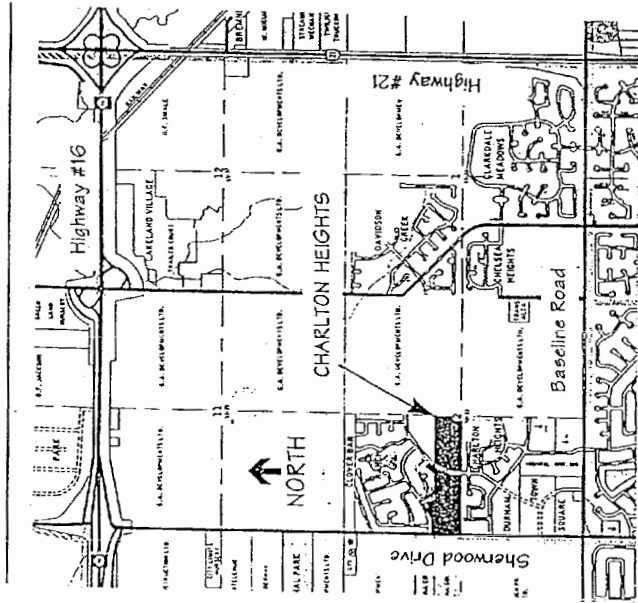
The treed area to the east of Jim Common Drive is the best site to effectively serve neighborhood families and achieve a highly defined sense of place. The school site is central to the residential areas and the park preserves significant natural features. This Plan contributes to an integrated residential and open space system that incorporates homes, school and park.



Aerial view of Charlton Heights and Clover Bar Ranch looking north

2. KEY MAP

3. OWNERSHIP



This Amendment includes the following lands:

Legal Description ¹	ha.	ac.	Registered Owner
Lot C, Plan 2386 R.S.	15.71	38.83	New Charlton Developments Ltd.
Parts of Lot B, Plan 2386 R.S.	0.55	1.37	363093 Alberta Ltd.
Gross Amendment Area	16.26	40.20	

All registered owners have consented to the inclusion of their lands in this Area Structure Plan Amendment.

¹ The areas provided are from the registered titles for these lands obtained from the Land Titles Office.

4. CONCEPT PLAN COMPONENTS

Existing features and the general concept are defined in the Clover Bar Ranch Area Structure Plan (Bylaw 33-90). This Amendment extends the Plan to include the southern portion of the NW 2-53-23-4.

This Amendment proposes land uses which coordinate with existing housing on adjoining lands to the north and south. This Concept provides for contiguous development of the west half of Section 2.

4.1 Environmental Considerations

Existing land uses are shown on the aerial picture (pg. 1). The small holding home with ancillary buildings and minor cultivated area takes up the western one third of the land. The central portion is a tree covered natural area. The eastern portion is pasture and grassland.

The rolling topography slopes generally to the north. The maximum elevation variation is 12 meters (40 feet). The highest point is located toward the south-east corner of the site and the lowest elevation is at the center of the north boundary. The variations in topography do not restrict development or impact building sites.

Other environmental parameters affecting the Amendment area have been incorporated in adjoining Area Structure Plans². An inventory³ of the vegetation on the Amendment

Area evaluated four areas and provided recommendations:

1. West of Jim Common Drive The vegetation is in a high water table area. Trees are mid-aged to mature stands of balsam poplar and white spruce. There is considerable blow-down of mature trees which is expected to rapidly increase. There is excellent undergrowth of shrubbery and herbs. Heart rot and hypoxylon canker on poplar and other diseases on shrubbery were found.

During the spring the re-usable shrubbery, herbs and small trees are to be salvaged and replanted along the proposed entrance points to Charlton Heights or made available to residents to replant. The remaining mature vegetation will be removed and converted into wood chips to be used for landscaping.

² "Clover Bar Ranch Area Structure Plan", G.P.E.C. Consulting Ltd., May 1990.

"Durham Town Square Area Structure Plan", Akley Design Ltd., May 1986.

"Area Structure Plan, Sections 1,2,3,10,11,12-53-23-W4th, Sherwood Park, Stage IIb and III", Genstar Development Company, August 1979.

"Lake and Greens Area Structure Plan", Genstar Development Company, UMA, March 1990.

³ "Vegetation Analysis for Charlton Development Ltd.", Tree Things Resources Ltd., N.A. Turner, P.Ag., November 9, 1993

4.1 Environmental Considerations continued

2. **East of Jim Common Drive** This area is slightly drier than the west side. It contains generally young to mid-aged balsam poplar, white spruce and some aspen poplar. The tree stand increases in age heading west. The shrub layer varies from moderate to dense and is of good variety. The herb layer is moderate to dense. There is excellent growth of young poplar on the north and east edges of the tree stand. Some hypoxylon canker was found in poplars.

The proposed park and school site preserves the trees in this area until required school construction.

3. **South Boundary/Powerline R/W** There is young growth of balsam poplar but a lack of shrubbery.

The vegetation is to be preserved and enhanced through salvaged native shrub re planting.

4. **East boundary** The mature balsam poplar along the fence line has provided considerable suckering of young growth heading west.

The old poplars will be removed and salvaged shrubs will be made available to home owners for re planting.

Tree Retention Removal of trees will be staged in accordance with development staging. Trees will be retained on the proposed school/park site but may be removed as part of the school development.

4.2 Park and School Areas

A significant component of the concept is the addition of a developable School/Park site to the existing park reserve.

* The treed area east of Jim Common Drive will be retained as a school site for the surrounding residential area.

* The existing playground and sportsfields will not be affected. This proposal adds another 1.48 ha. (3.56 acres) to the existing municipal reserve.

* In addition to the school and park site there are walkways designated to allow for pedestrian access, utility looping and emergency vehicle access.

* Access to the School and Park site will be from the proposed residential road east of Jim Common Drive. The final access configuration will be determined as part of the detailed site design and subdivision plan.

* A pedestrian/trail linkage may be established in the powerline right-of-way along the south boundary of the plan. Responsibility for development and landscaping of this right-of-way will be determined at the development agreement stage.

* The proposed school site, at the geographic center of the west half of section 2, optimizes access between the school and all homes.

4.3 Residential Land Uses

R1- Residential

This Amendment proposes approximately 155 single family lots, which represents 79% of the housing units. The minimum lot width is 15.2 m (50 feet).

These larger parcels are consistent with the residential character established in the first three stages of Charlton Heights and will enhance the residential lots in Clover Bar Ranch and Crystal Heights.

The majority of the proposed residential lots are contained within cul-de-sac configurations. This design configuration not only provides larger lots but it also enhances our living environment; there is more privacy, security and less noise since vehicular traffic is significantly reduced in these areas.

DC- Direct Control Residential

With a suggested lot area of 320 m² (3452 sq.ft.) a maximum of 40 residences may be built on this site. It is proposed that these residences be semi-detached units with attached garages.

The DC designation is proposed to assure that development of this area will be totally compatible with the surrounding R1-single family land uses. These homes are proposed to be created by the developer who built Charlton Court. Charlton Court integrates well with adjoining single family areas because it does not utilize the maximum permissible density. Draft DC District descriptions will be included as part of the Land Use Bylaw amendment process.

Roads The hierarchy of the road system strengthens the neighborhood community by providing for maximum privacy and security and minimum traffic exposure. Proposed roads will meet the design requirements of Strathcona County. Projected vehicle movements are included in the Engineering Report, submitted separately, in support of this Area Structure Plan Amendment.

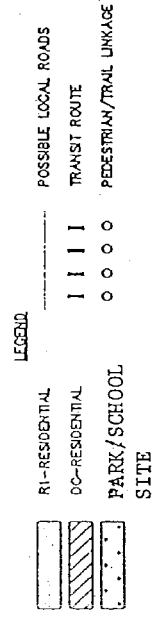
In order for the cul-de-sac design to be implemented on the east side of Jim Common Drive an emergency vehicle access is provided in the south-east corner of the area. This emergency vehicle access also necessitates that the existing walkway (Lot 64, PUL) in Charlton Heights, Stage 3 be upgraded to emergency vehicle access standards. Also a second emergency access is required to the existing park area to the north by a 6m (20 feet) walkway.

Transit⁴ The existing transit route along Cimmaron Way will serve a portion of the Amendment area. The new east-west transit route along Jim Common Drive also serves the Amendment area. The proposed north-south transit route along Jim Common Drive will serve the remaining Amendment area and provide excellent public transit proximity and route choices for all residents and Park and School users.

Pedestrian/Trail Linkages This Amendment defines pedestrian linkages joining existing and future residential areas to each other and to the Park and School site. Certain walkways will also serve as emergency vehicle access and for utility service looping.

⁴ Existing transit routes and proposed transit route information has been obtained from Strathcona Transit Services.

New Charlton Developments Ltd.
 Land Use Concept
 Part of the NW 2-53-23-4
 Strathcona County



DATE: JUNE 7, 1994
 SCALE: 1:4000
 DRG: 6204-5

The gross amendment area is 16.26 hectares (40.20 acres).

Table 1
CHARLTON HEIGHTS
Land Use Allocation

	Hectares	Acres	Percentage**
Amendment Area	16.26	40.20	
Clover Bar Ranch Remnants	0.55	1.37	
Powerline R/W, Plan 5786 R.S.	0.95	2.36	
Charlton Heights Development Area	14.76	36.47	100.00
Residential	10.52	25.99	71.27
R1-Single Detached Residential [§]	9.24	22.82	62.60
DC-Direct Control Residential	1.28	3.17	8.67
Park and School Reserve	1.48	3.65	10.03
Circulation	2.76	6.83	18.70
Roads	2.71	6.71	18.36
Emergency Vehicle Access/PUL	0.05	0.12	0.34

[§] Includes areas in NUL Easement 1329 S.C. and the pipeline setback from R/W Plan 5752 N.Y.

Table 2
Distribution of Residential Uses, Density, Dwelling Units and Population
Clover Bar Ranch ASP Amendment

Residential Land Uses ⁶	Hectares	Acres	Units/ha./ac.	Units	%age	Persons/Unit ⁷	Population
R1-Single Detached	9.76	24.12	15.9/6.4 ⁸	155	79.49	3.35	519
DC-Direct Control Residential	1.28	3.17	31.3/12.6 ⁹	40	20.51	2.48	99
Total	11.04	27.29		195	100.00		617

Table 3
Pupil Generation¹⁰ by Residential Land Use
Clover Bar Ranch ASP Amendment

Residential Land Uses ⁶	Elementary		Junior High		Senior High	
	Pupils per Unit Public/Sep.	Enrollment Public/Sep.	Pupils per Unit Public/Sep.	Enrollment Public/Sep.	Pupils per Unit Public/Sep.	Enrollment Public/Sep.
R1-Single Detached	0.38/0.14	59/22	0.16/0.06	25/9	0.15/0.05	23/8
DC-Direct Control Residential	0.14/0.06	6/2	0.06/0.02	2/1	0.06/0.03	2/1
Total		65/24		27/10		25/9

⁶ The land use calculations include the Clover Bar Ranch remnants.

⁷ Municipal Census, Urban Service Area, May 1, 1993, information obtained from R. Wallace

⁸ The proposed density is considerably lower than the maximum density of 19.6 units/ha. (7.9 units/ac.) permitted under the Land Use By Law.

⁹ Based on 320 m² (3452 sq.ft) lots

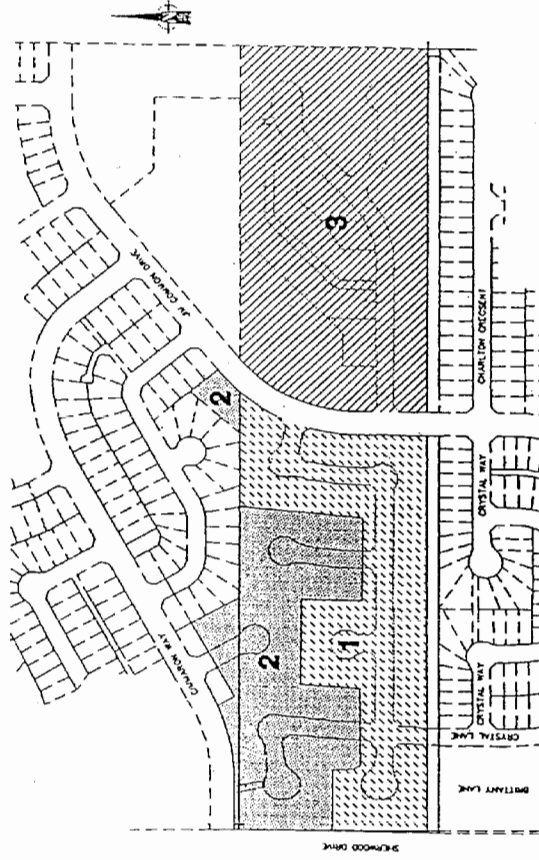
¹⁰ Pupil generation ratios are from the 'New School and Parks Site Study', Strathcona County, information obtained from R. Wallace

5.2 IMPLEMENTATION

Staging The preferred stages of development are identified in accordance with accessibility and the logical extension of municipal services. The first two stages of development will be the western portion with the third stage east of Jim Common Drive.

Municipal Servicing The Municipal Servicing Brief prepared by Al-Terra Engineering Ltd. defines required services for the developments proposed by this Plan. The Servicing Brief, submitted separately, is provided in support of this Area Structure Plan Amendment.

The preferred staging may require modification in accordance with municipal servicing requirements and market conditions.





Clover Bar Ranch Area Structure Plan Bylaw 56-94 (Amendment 1)

R1 - Residential

School Site



Road Plan

Amendment Area

Transit Route

Pedestrian/Trail Linkage

