

BY-LAW 44-95

A BY-LAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BY-LAW NO. 34-88, AS AMENDED.

WHEREAS it is deemed advisable to amend the Davidson Creek Area Structure Plan.

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

That By-law 34-88 be amended as follows:

1. That this By-law 44-95 is to be cited as the "Davidson Creek Area Structure Plan Amendment No. 2."
2. That Schedule "A" attached hereto is hereby adopted as part of this By-law.


Read a first time this 13 day of June, 1995

Read a second time this 14 day of July, 1995

Read a third time and finally passed this 4 day of July, 1995



Reeve



Corporate Secretary

Date Signed: July 4, 1995

BY-LAW 44-95

SCHEDULE "A"

**DAVIDSON CREEK
AREA STRUCTURE PLAN AMENDMENT**

No. 2

Prepared by:

UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton
Alberta
T5S 1G3

April 1995

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1.0 INTRODUCTION

1.1 Purpose

This report has been prepared to support an amendment to the current Davidson Creek Area Structure Plan (By-law No. 34-88) and its subsequent amendments, By-laws 17-89 and 31-92. This amendment will extend the current area structure plan to include a triangular area of land located to the northwest of the existing Davidson Creek neighbourhood in the northern part of Sherwood Park (Figure 1). This triangular area has been defined by the rights-of-way of the proposed and existing Clover Bar Road and Lakeland Drive arterials.

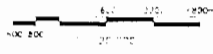
The amendment area comprises a total extent of 8.43 ha (20.8 ac).

1.2 Statutory Context

The proposed amendment to the Davidson Creek Area Structure Plan has been prepared within the statutory context of Section 64 (2) of Alberta's *Planning Act*. The Act provides that an area structure plan will:

- describe the sequence of development proposed for an area;
- set out the land uses and densities for the area;
- describe the sequence of development; and
- outline the general location of major transportation routes and public utilities.

The amendment complies with the provisions of the County of Strathcona General Municipal Plan and the Edmonton Metropolitan Regional Planning Commission Regional Plan. Municipal policies for the preparation of area structure plans and their amendments (SER-008-007) have been observed in the preparation of this amendment.



LEGEND

--- AMENDMENT AREA

Genstar Development Company

**DAVIDSON CREEK
AREA STRUCTURE PLAN AMENDMENT**
County of Strathcona No. 20

LOCATION MAP

DATE: APR 22, 1995
DRAWN BY: J. B. BROWN



Figure 1

1.3 Compliance with Regional Plan

The property is identified by the Edmonton Metropolitan Regional Plan for Potential Urban Expansion. The area structure plan meets the Regional Plan objective to provide for the planned and contiguous expansion of urban use, while avoiding the premature conversion of agricultural land. This area structure plan protects the intermittent stream by utilizing it in the stormwater management system and the outdoor recreation system.

Thus, the Davidson Creek Area Structure Plan and this amendment comply with the Regional Plan.

1.4 Compliance with General Municipal Plan

The amendment area and surrounding lands are within the Sherwood Park Urban Service Area.

A number of policies of the County of Strathcona General Municipal Plan (Bylaw 59-86, as amended) are particularly relevant to this amendment and have been stated in its preparation. Such policies include the following, stated in Part Four, Section A of the GMP:

"residential development in Sherwood Park shall maintain its primarily single family orientation" (Section 2.a);

"future residential development shall be encouraged to be contiguous extensions of existing development nodes..." (Section 2.d);

"future residential neighbourhoods shall be encouraged to preserve and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses" (Section 2.g); and

"residential neighbourhoods shall include appropriately located open space linkages and walkways to facilitate non-vehicular movement within and between neighbourhoods" (Section 2.i).

The plan for the amendment area complies with these policies as well as the general intent and purpose of the General Municipal Plan. It is contiguous to an existing neighbourhood, is entirely single family in orientation, maintains a treed, low-lying area and proposes both internal and external pedestrian linkages.

2.0 *SITE ANALYSIS*

2.1 *Amendment Area*

The amendment area (Figure 2), covers an area of 8.43 ha (20.8 ac) including:

- the portion of the northeast quarter of Section 2, Township 53 , Range 23, west of the fourth meridian lying to the northeast of the future Clover Bar Road (Right-of-way Plan 942-3422);
- the portion of the southeast quarter of Section 11, Township 53, Range 23, west of the fourth meridian lying to the south of the future Lakeland Drive right-of- way (Plan 922 3525) and to the east of the future Clover Bar Road right-of-way; and
- the closed portion of the Glen Allan Road right-of-way. This right-of-way defines the eastern boundary of the amendment area.

2.2 *Physical Site Analysis*

Topography and Drainage

The site has gently rolling topography with maximum relief of 10 metres from the highest point (705 metres) at the southwest edge to the lowest point (694.5 metres) along the northern edge (Figure 3). An intermittent drainage course occupies a low-lying area trending northwest and north and draining the surrounding area to the north and ultimately to the North Saskatchewan River.

Overall, slopes are around 5 per cent from highest to lowest point, while locally, slopes reach 15 per cent on the edge of the low-lying area.

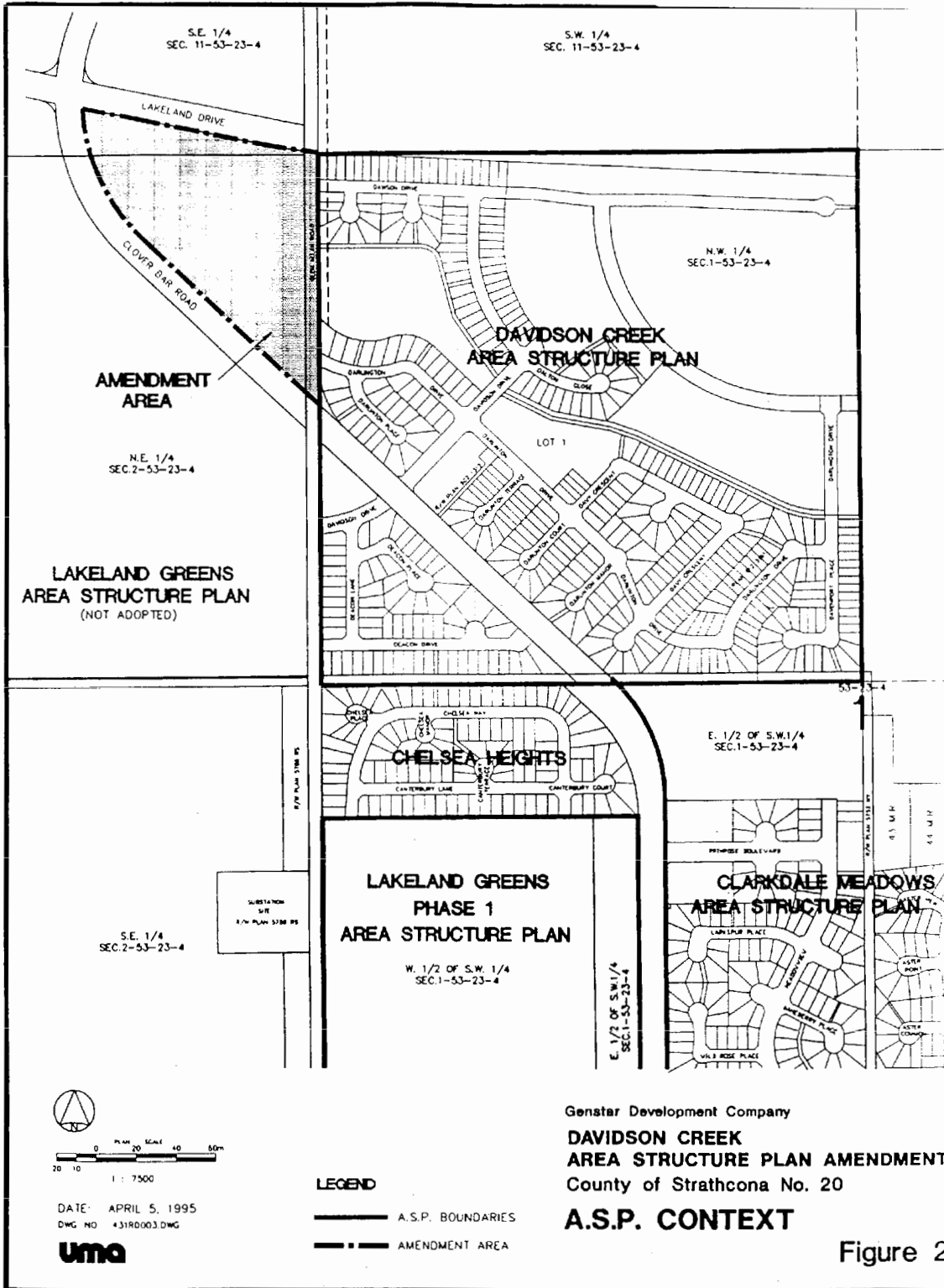
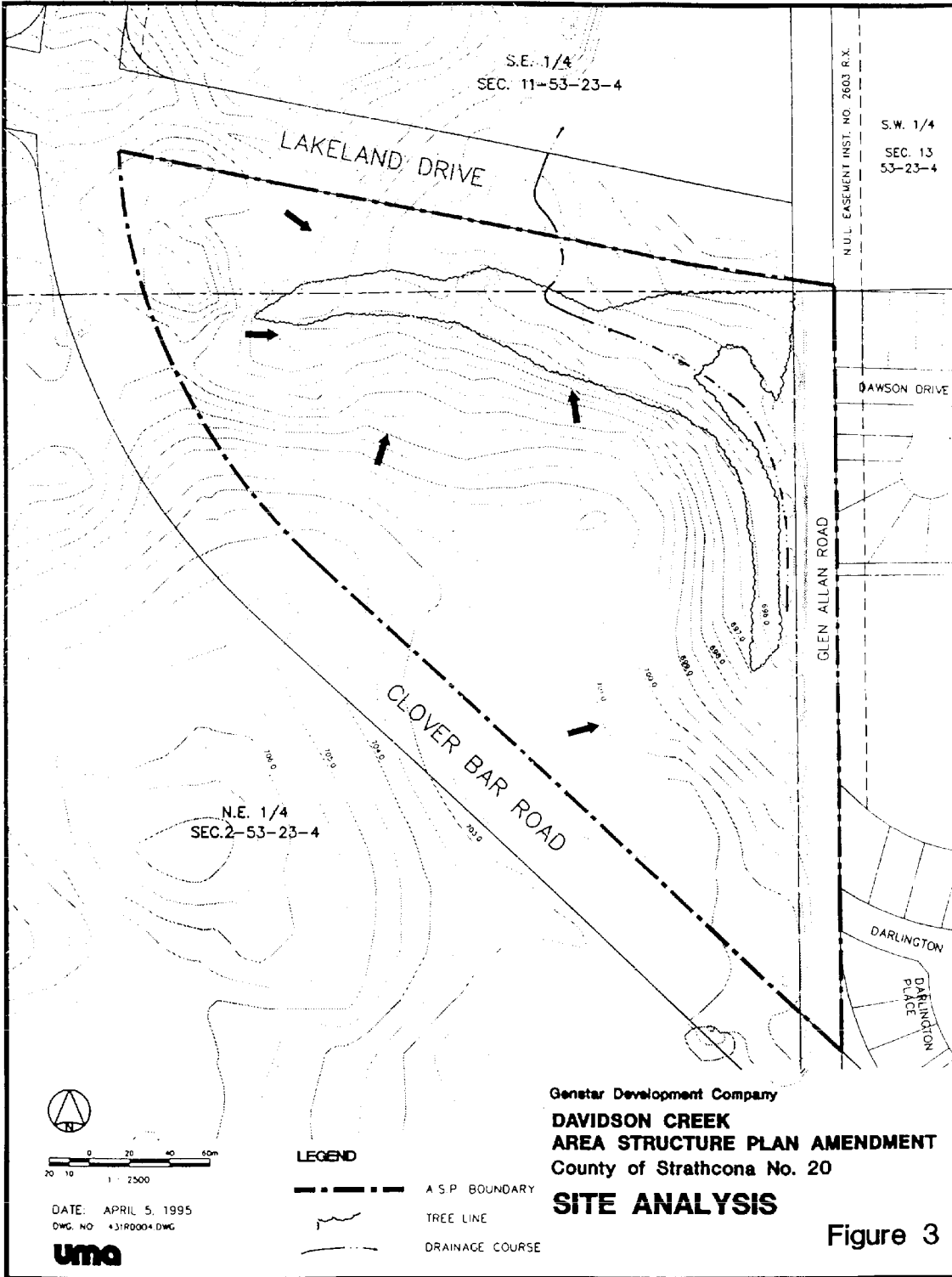


Figure 2



Soils

The soils of the amendment area are clay loam soils formed on glacial till deposits. Similar soils within the adjacent urban areas of Sherwood Park have presented no constraints to development.

Topsoil will be stripped and stockpiled for future use in the landscaping of lawns and boulevards.

A geotechnical investigation will be required to ensure appropriate techniques are applied to the design and construction of utility services.

Vegetation

The upland area, constituting about 70 per cent of the amendment area, has been cleared and cultivated for agricultural production. The sides and bottom of the depressional area have retained their vegetative cover. Vegetation cover comprises an over storey of primarily balsam poplar with occasional trembling aspen. A shrub understorey of willow, alder and red osier dogwood gives way to a wetland community of cattails, sedges and other herbaceous species in the low-lying area.

In total, the treed area comprises approximately 1.03 ha. This amendment proposes that the disturbance of this area be limited as much as is feasible. This plan proposes to dedicate the majority of the treed area as Municipal Reserve.

Maintaining a substantial portion of the treed area will have several benefits. It will provide continued aesthetic benefits to neighbourhood residents, it will create opportunities for environmental education, it will provide opportunities for open space linkages and it will provide biodiversity within the neighbourhood.

Moreover, the drainage course can be integrated into the overall stormwater management system for the remainder of the Davidson Creek neighbourhood and the future Lakeland Greens neighbourhood(s).

The maintenance of the treed area is supported by GMP policy.

Site Opportunities and Constraints

To summarize, much of the site is well suited to urban development by way of slope, soil and drainage conditions. The low-lying area poses a constraint to conventional urban development, but provides an opportunity for the integration of a treed area into the fabric of urban development to create aesthetic, ecological and functional benefits.

2.3 Land Ownership

The entire amendment land is owned by G A Developments Ltd., with the exception of the most easterly 10 metres of the Government Road Allowance, Glen Allan Road.

It is understood that the most easterly 10 metres of the road allowance will be converted to a public utility lot to protect the existing TransAlta Power line.

2.4 Current Land Use, Access and Servicing

At present, most of the site is cultivated land with the exception of the low-lying lands in the northeast portion of the amendment area.

Currently access to the site is from Glen Allan Road which forms the eastern boundary of the site. Access to and from the developed portion of the Davidson Creek neighbourhood is provided by Darlington Drive and Dawson Drive. Both are local streets which will be extended through the amendment area.

The main access to the amendment area will be from the realigned Clover Bar Road to be constructed in 1995.

Servicing connections for sanitary sewer are available to the existing trunk sewer while water connections are available from the existing developed area of Davidson Creek.

3.0 DEVELOPMENT CONCEPT

3.1 Land Use Concept

The land use concept for the amendment area is shown in Figure 4, while development and student generation statistics, for the amendment area, are presented in Tables 1 and 2 of Appendix 1.

The amendment area will be predominantly low density residential development. Overall land use, residential densities and street pattern will complement the developed portion of Davidson Creek neighbourhood immediately to the east.

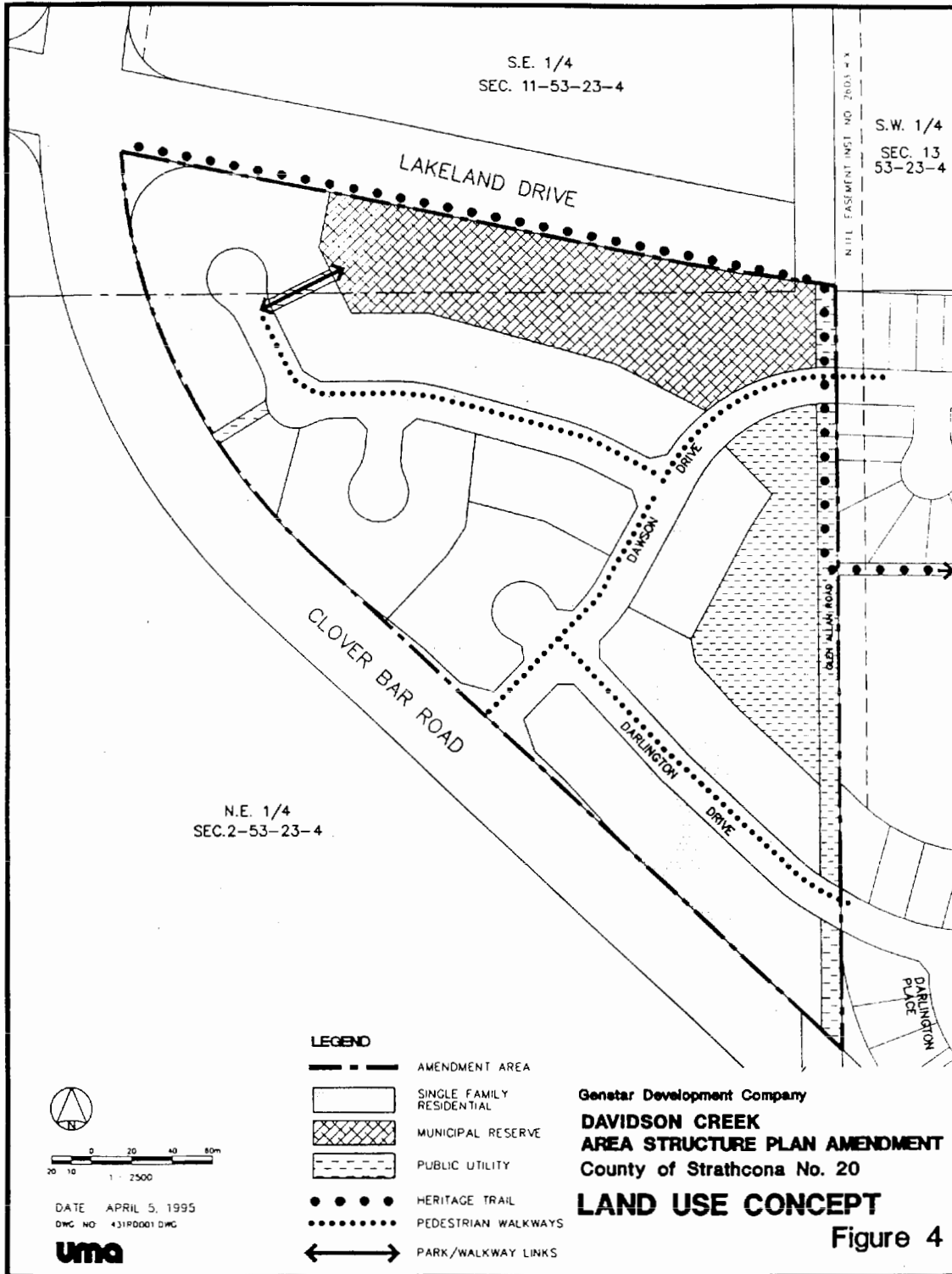
3.2 Transportation Pattern

The street system is defined by the extension of two streets from the developed portion of Davidson Creek neighbourhood. Dawson Drive will extend west and south, bisecting the amendment area and creating the only point of access/egress to Clover Bar Road. Darlington Drive will extend northwest from the developed neighbourhood to Dawson Drive. Both are local roads with a right-of-way of 18 metres for the extension of Darlington Drive, and a widening to 20 metres for the proposed extension of Dawson Drive. The amendment area will thus have three points of access.

Internally, a local cul-de-sac will extend northwest from Dawson Drive. A 6 metre public utility lot will be provided near its terminus to provide emergency access to Clover Bar Road.

There will be no direct access to Lakeland Drive to the north. The access point to Clover Bar Road will be the only access point between Lakeland Drive to the north and Davidson Drive to the south. This will be an all-directional intersection which will also provide for collector access to the future Lakeland Greens neighbourhood to the southwest.

The right-of-way of Glen Allan Road has been closed by municipal bylaw and awaits ministerial approval before it can be disposed of. The easternmost 10 metres will be designated as a utility lot for the Trans-Alta power line. The westernmost 4 metres abutting residential properties will be integrated into the residential lots. The balance of the road right-of-way will be designated as a public utility lot for stormwater management purposes.



3.3 Residential Land Use

All residential land use will be single family residential development at densities similar to existing development to the east.

The overall gross density for the amendment area will not exceed 12.2 units per hectare, which is comparable with the gross density in the amended Davidson Creek Area Structure Plan (By-law 17-89).

3.4 Parks, Open Space and Walkways

The low-lying lands and intermittent drainage course described in Section 2.2 will be maintained as open space. Some minimal enhancement will be undertaken north of Dawson Drive. Included will be measures such as the clearing of deadfall, the planting of an understory of shrubs such as willow or dogwood, the stabilization of slopes where required and channelization of the drainage course to accommodate anticipated flows. Tree clearing will be kept to the minimum required for the construction of Dawson Drive and to ensure adequate stormwater flows.

The open space area north of Dawson Drive will be dedicated as Municipal Reserve. The area will function as a park for informal and exploratory play activities, nature appreciation and other passive recreational activities. The total area of Municipal Reserve is 1.33 hectare or 15.8 per cent of the amendment area. This includes the bed and up to the top of bank of the drainage course, comprising .1 hectare or 1.2 per cent of the total amendment area, which will not be credited toward reserve requirements in conjunction with the subdivision application. This drainage area is viewed as an extension of the stormwater management system.

South of Dawson Drive, the low-lying area will be utilized as a dry pond for stormwater management purposes. While some tree cover may have to be removed, a naturalized planting approach to vegetation management is proposed. This area will be designated as a public utility lot.

Strathcona County's Heritage Trail now extends to the eastern limit of the amendment area. It is proposed that the trail be extended southward by developing a permanent path through the 10 metre public utility lot to the right-of-way of Lakeland Drive. A temporary gravel path will also be developed westward along the Lakeland Drive right-of-way, providing a link to Centennial Park and intervening neighbourhoods (Figure 4).

A public utility lot from the northwestern cul-de-sac to the park area will facilitate internal circulation by foot and bicycle. Thus the area will have both internal and external linkages for pedestrian use.

No school site has been designated, as it has been provided within the Davidson Creek neighbourhood.

4.0 MAJOR UTILITY SERVICES AND STAGING

4.1 Water

Water mains currently service the development east of the Glen Allan Road right-of-way. These water mains will be extended into the area from the east and ultimately connect to the 600 mm water transmission main along Clover Bar Road. Further information on the operation of the water distribution system is provided in the accompanying Design Brief.

4.2 Sanitary Sewer

The Davidson Creek Area Structure Plan Amendment area has an existing sanitary sewer located within the Lakeland Drive right-of-way connecting to the sanitary trunk sewer on Clover Bar Road. It is proposed that the sanitary sewage flows for the area will discharge to the sanitary sewer on Lakeland Drive. Further information on the operation of the sanitary sewer system is provided in the accompanying Design Brief.

4.3 Stormwater Management

Stormwater will drain in a northeasterly direction, ultimately reaching the North Saskatchewan River through natural drainage courses. Storm flows will be stored in a proposed dry pond immediately west of the existing Davidson Creek facility. The pond will meet the County's standards required for its design/operation and limit discharge to the intermittent stream to predevelopment flows. A small portion of the northwest area may discharge directly into the intermittent stream course. Further information on the operation of the stormwater management system is provided in the accompanying Design Brief.

4.4 Shallow Utilities

Other essential services, such as natural gas, power, telephone and cable TV are available in close proximity for extension into the area.

4.5 Staging

It is anticipated that the entire amendment area may be developed in one or two stages. Market considerations may determine that the area be developed in stages. Such staged development would have regard for efficiency of servicing and any conditions the county may require.

5.0 SUMMARY

This report demonstrates that the proposed amendment will facilitate orderly extension of the existing Davidson Creek neighbourhood. The amendment area will be developed to a density which will be compatible with the existing neighbourhood.

The treatment of open space lands will provide an amenity to future residents and will be integrated into the stormwater management system. Access and egress considerations will ensure traffic is focused to the west onto Clover Bar Road. The amendment area is readily serviceable.

The proposed amendment is compatible with relevant regional and municipal statutory plans. It will provide a quality living environment for this growing area of Sherwood Park.

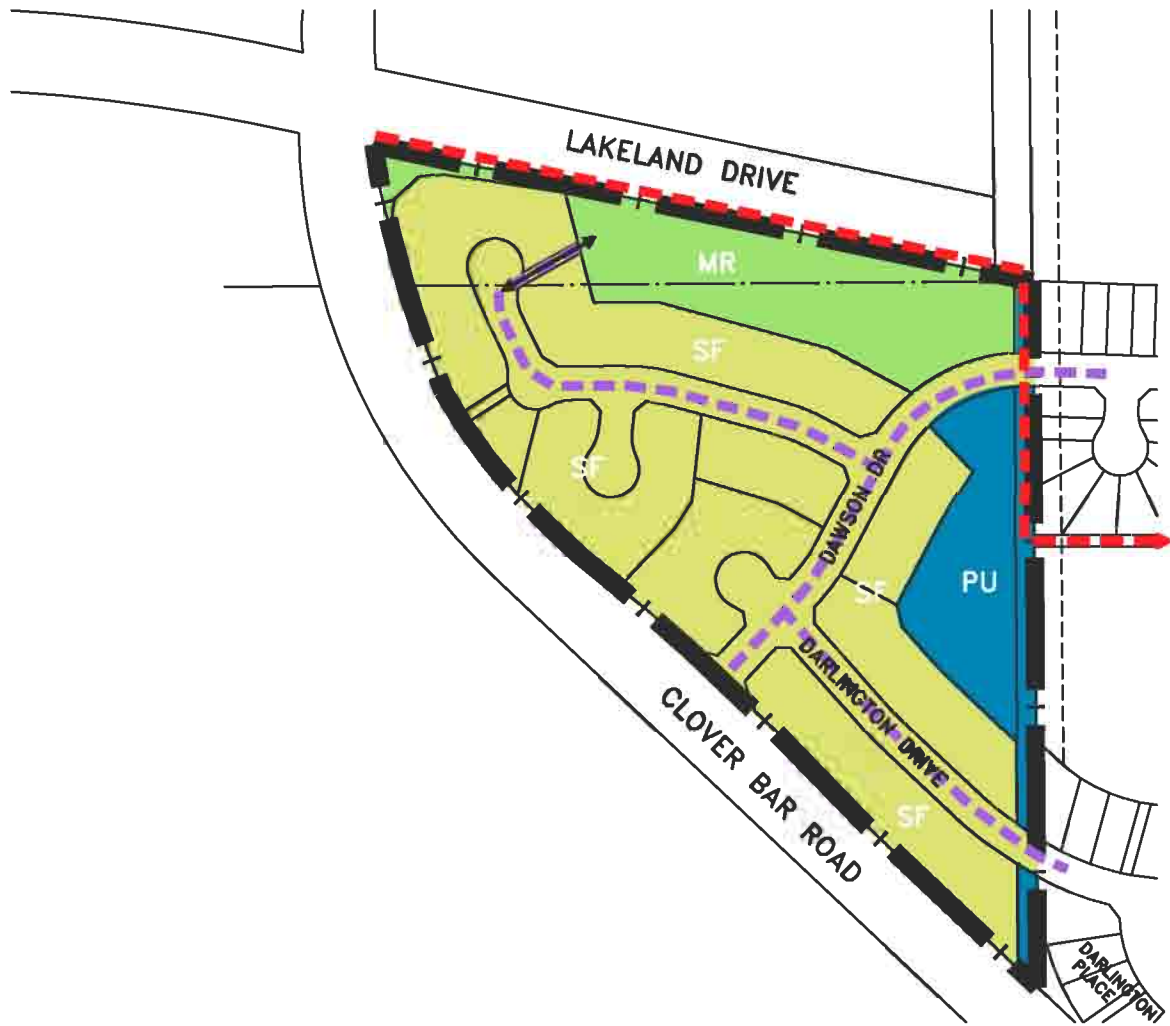
APPENDIX 1

TABLE 1 - LAND USE STATISTICS AMENDMENT AREA					
	Hectares	Acres	%	Units	Population
Gross Developable Area	8.43	20.83	100.0		
Residential - Single Family	4.35	10.75	51.6	85	288
Open Space - Municipal Reserve	1.33	3.29	15.8		
Public Utility Lots					
• Stormwater Management	0.97	2.40			
• Walkways	0.14	0.34			
Public Utility Lots - Subtotal	1.11	2.74	13.2		
Circulation					
• Roads	1.57	3.88			
• Road Widening	0.07	0.17			
Circulation - Subtotal	1.64	4.05	19.4		
Total GDA	8.43	20.83	100.0		

TABLE 2 - STUDENT GENERATION AMENDMENT AREA										
Type of Units	No. of Units	Number of Students								
		Public				Separate				Total Students
		E	JH	SH	Total Public	E	JH	SH	Total Separate	
Single Family Units	85	32	13	13	58	12	5	4	21	79

Legend:

- E - Elementary
- JH - Junior High
- SH - Senior High



Davidson Creek Area Structure Plan Bylaw 44-95 (Amendment 2)

Single Family Residential		Road Plan	
Municiple Reserve		ASP Boundary	
Public Utility		Heritage Trail	
		Pedestrian Walkways	
		Park/Walkway Links	