

BYLAW 68-2001

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE SHERWOOD INDUSTRIAL PARK WEST AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Sherwood Industrial Park West Area Structure Plan;

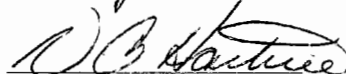
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

1. That this Bylaw is to be cited as the "Sherwood Industrial Park West Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

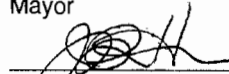
Read a first time this 21 day of August, 2001.

Read a second time this 21 day of August, 2001.

Read a third time and finally passed this 21 day of August, 2001.



Mayor



Manager,
Legislative & Legal Services

Date Signed: September 6, 2001

**BYLAW 68-2001
SCHEDULE "A"**



Stantec

**SHERWOOD INDUSTRIAL PARK
WEST AREA STRUCTURE PLAN**

Prepared for:

Barmac Developments Ltd.
Edmonton, Alberta

Prepared by:

Stantec Consulting Ltd.
Edmonton, Alberta

June 2001

161 09082

SHERWOOD INDUSTRIAL PARK WEST AREA STRUCTURE PLAN

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1.0 Introduction

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SHERWOOD INDUSTRIAL WEST AREA STRUCTURE PLAN

1.0 Introduction

1.1 PURPOSE

The purpose of the Sherwood Industrial Park West Area Structure Plan (ASP) is to describe the land use framework and development objectives for land in west Strathcona County located north of the Sherwood Park Freeway and east of 17 Street. Sherwood Industrial West includes an area of approximately 97.1 hectares (240.1 acres) and was first contemplated as part of the larger Sherwood Industrial Park ASP prepared for all of the lands between 17 Street and Highway 14X, and between the Sherwood Park Freeway and 92 Avenue.

The Sherwood Industrial West ASP has been prepared by Stantec Consulting Ltd. on behalf of Barmac Developments Ltd..

Barmac's commitment through the Sherwood Industrial Park West ASP is to develop an area of industrial uses appropriate for this part of Strathcona County and to compliment the existing industrial uses nearby. The Sherwood Industrial Park West ASP will provide Strathcona County with a successful area for industrial development.

Approval of the Area Structure Plan will provide the basis for proceeding with Barmac's and Strathcona County's vision for this area. The ASP provides the opportunity to develop components of the overall plan in the initial phases to ensure development progresses efficiently and as anticipated.

The purpose of this document is to describe the land use pattern and development objectives for the Sherwood Industrial Park West ASP. The ASP will implement the land use framework and development objectives by identifying the type, size and location of land uses, the transportation network, conceptual servicing designs and sequence of development. The detailed design of each phase (plans of subdivision) will refine the concept presented by the ASP Bylaw for Sherwood Industrial Park West.

The Sherwood Industrial Park West ASP has been prepared as a comprehensively planned industrial area taking advantage of the topography, pipeline rights-of-way and locational attributes of the area. The main objectives of the ASP are:

- to develop a plan consistent with the general intent and purpose of the Strathcona County Municipal Development Plan (MDP);

SHERWOOD INDUSTRIAL PARK WEST AREA STRUCTURE PLAN

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- to provide a framework to deliver a high quality, comprehensively planned industrial area by defining the general pattern and composition of development, servicing designs, transportation and development staging;
- to address and accommodate existing uses (i.e. the pipeline rights-of-way and surrounding transportation routes) affecting the plan to ensure the implementation of the plan takes place on an orderly, phased basis.

1.2 DEFINITION OF PLAN AREA

The Sherwood Industrial Park West Area Structure Plan consists of land located within the West ½ of Section 29-52-23-W4 and includes an area of approximately 97.1 hectares. The NW ¼ Sec. 29-52-23-W4 is owned by Barmac Developments Ltd. while the SW ¼ Sec. 29-52-23-W4 lying north of the Sherwood Park Freeway is owned by Signet Products Ltd. As shown on Figure 1.0 – Context Plan, the ASP is defined by the following boundaries:

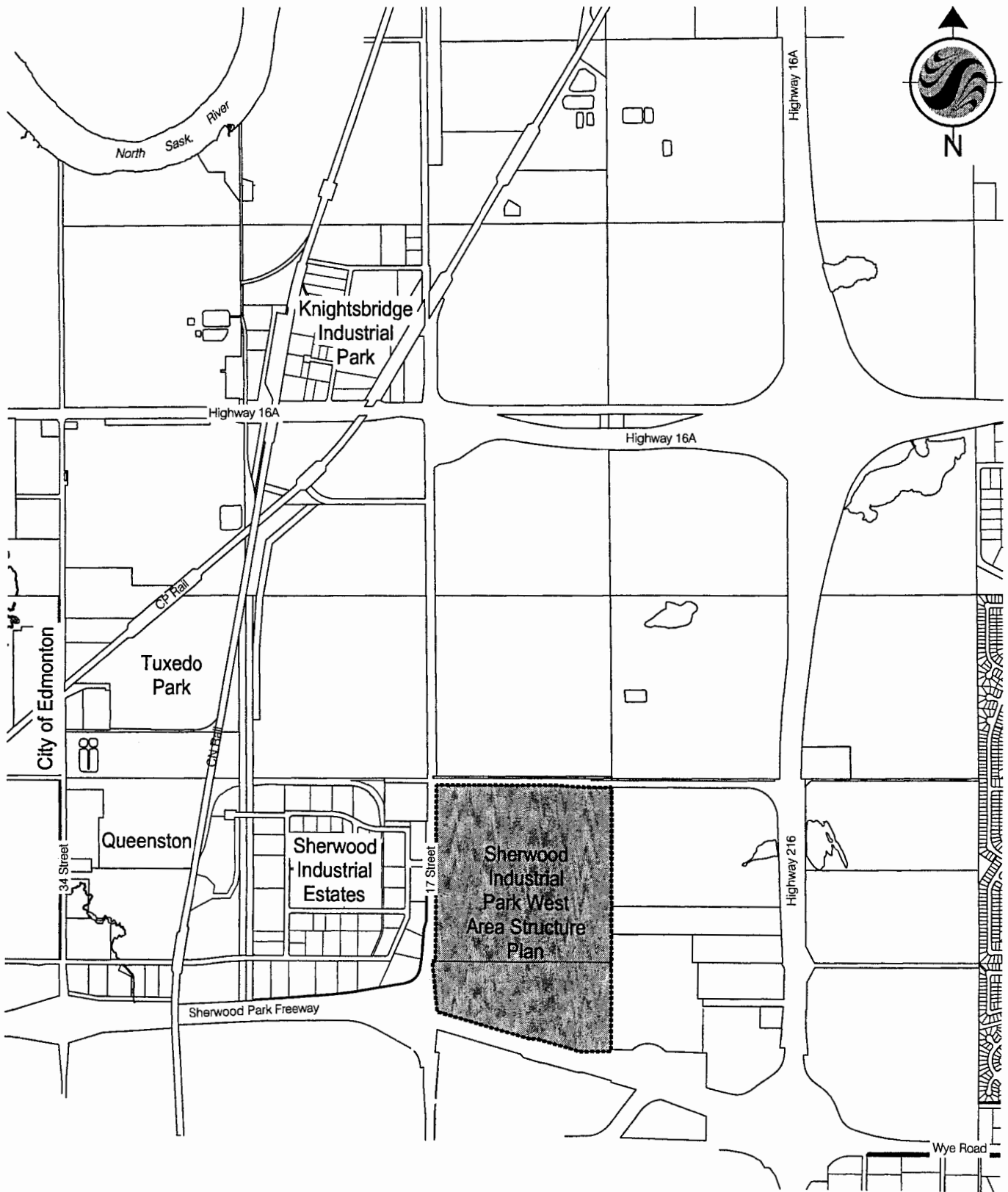
- **North Boundary** – 92 Avenue
- **West Boundary** – 17 Street
- **East Boundary** – E ½ Sec. 29-52-23-W4
- **South Boundary** – Sherwood Park Freeway

The Sherwood Industrial Park West ASP constitutes a logical planning unit with respect to identifiable plan boundaries, servicing considerations and the transportation network.

1.3 BACKGROUND

The Sherwood Industrial Park West Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by Strathcona County for the development of new industrial areas. The preparation of the Sherwood Industrial Park West ASP is intended to ready these lands for development by identifying in more specific terms for the west half of the section the development pattern, servicing and transportation for this area.

The original Sherwood Industrial Park Area Structure Plan was established twenty years ago in 1981. The westerly half, the subject of the Sherwood Industrial Park West ASP, was considered for a Restricted Industrial (RI) District while the easterly half was considered for a General Industrial (GI) District. Since that time, the



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Figure No.
1.0

Title
Context Plan

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surrounding area has experienced a considerable amount of industrial development and growth.

The Strathcona County Municipal Development Plan (MDP) provides general policies and broad land use categories for areas within Strathcona County in order to consider each area distinct yet interconnected in the overall vision for the County. The Sherwood Industrial Park West ASP Bylaw complies with the Strathcona County MDP.

**SHERWOOD INDUSTRIAL PARK WEST
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2.0 Site Context & Development Considerations

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2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY, SOILS & VEGETATION

As shown on Figure 2.0 – Existing Features, the topography of the Sherwood Industrial Park West ASP slopes generally from north to south with the highest area in the northeast and lowest in the southwest. Elevations range from 898.5m to 884.5m for a total difference of approximately 20.0m.

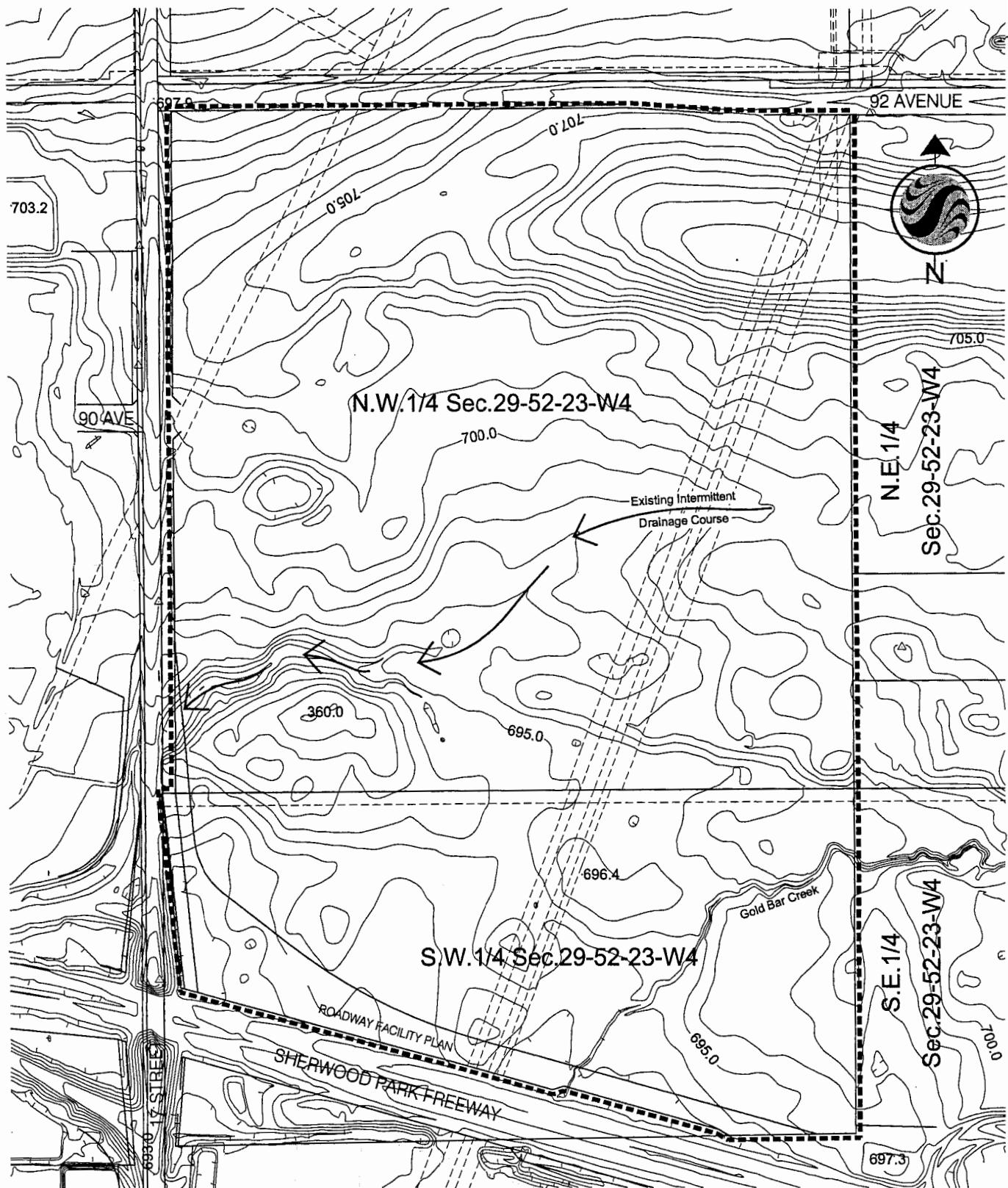
A Geotechnical Investigation was conducted for this area in 1981. From that study, the sequence of soil types generally consisted of a surface mantle of black organic topsoil ranging from 100mm in some areas to 900mm in others particularly in the low lying areas. Underlying the organic topsoil, the general subsoil was divided into three broad groups. The first group in the northern third of the site consisted of a thin layer of silty clay and silty clay till. The materials are light brown, moist, stiff and contain traces of sand. Underlying the upper materials is the poorly lithified clay shales and sandstones of the Edmonton formation. This bedrock formation contains interbedded coal layers. The second group in the central portion showed sandy clay till immediately below the topsoil of a grey brown color near the surface and a darker grey with increasing depth. The till stratum contains numerous sand lenses. The third group in the southern part contains highly variable and somewhat poorer soil conditions than those found for the first two groups. In general, underlying the topsoil a layer of dirty clay sand was found overlaying a thin layer of either light brown silty clay or sandy clay till. The materials are sandier, moer moist and softer in this area.

The area subject to the ASP has remained as vacant agricultural land for some time. There are large treed areas of Poplar and Aspen in the northwest and south central areas with the remaining areas in grass.

2.2 ENVIRONMENTAL SITE ASSESSMENT

An Environmental Site Assessment was conducted for the subject property in November of 2000 and submitted under separate cover. Based on a review of the information within this Phase I ESA, three areas of potential environmental concern were identified:

- During the site reconnaissance it was observed that car wash sands were present on the Subject Property. It is possible these sands contain metals that could leach onto the Subject Property, however only small quantities of the sands were observed.



NOT TO SCALE

Note: Contours are shown
at 1.0m intervals.

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AREA STRUCTURE PLAN

Figure No.
2.0

Title
Existing Features



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- There is more than one pipeline right of way on the Subject Property. There have been repairs conducted on these pipelines historically and some confirmed releases. It is possible that the work on the pipelines could have impacted the Subject Property.
- The construction debris landfill located outside the Sherwood Industrial Park West ASP to the southeast may or may not have materials in it that could impact the Subject Property. Historically it was noted that runoff waters from the landfill had an oily sheen. However, water that currently runs along the southern border of the landfill (and ultimately onto the Subject Property) had no sheen and there was no stressed vegetation observed.

2.3 HISTORICAL RESOURCES

There are no historical resources for this land identified in the current January 2001 publication (2nd Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

2.4 EXISTING LAND USE

The subject area has been vacant agricultural land since the early 1980's. There are five pipelines crossing the site in a northeast to southwest direction and the Regional Water Line runs east-west along the quarter line.

An old residence and associated farm buildings are located in the central part of the plan.

2.5 SURROUNDING DEVELOPMENT

Areas adjacent to the Sherwood Industrial Park West ASP are either already developed as industrial, zoned for industrial or designated for future industrial in the Strathcona County Municipal Development Plan.

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3.0 Development Concept

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3.0 Development Concept

3.1 PLANNING UNIT

The development concept for the Sherwood Industrial Park West ASP has been prepared in response to current and anticipated industrial market trends within Strathcona County and the regional area. An analysis of these trends and an assessment of their implications help shape the plan with respect to the type, size and location of various development cells and lotting.

The Sherwood Industrial Park West ASP is comprised of 89.94 hectares of land and is bounded on the north, west and south sides by existing roadways and on the east side by future industrial land within the East ½ Section 29-52-23-W4. The ASP constitutes a logical planning unit with respect to identifiable boundaries and servicing considerations, and is shown on Figure 3.0 – Development Concept. The land use statistics are shown on the page following the Development Concept.

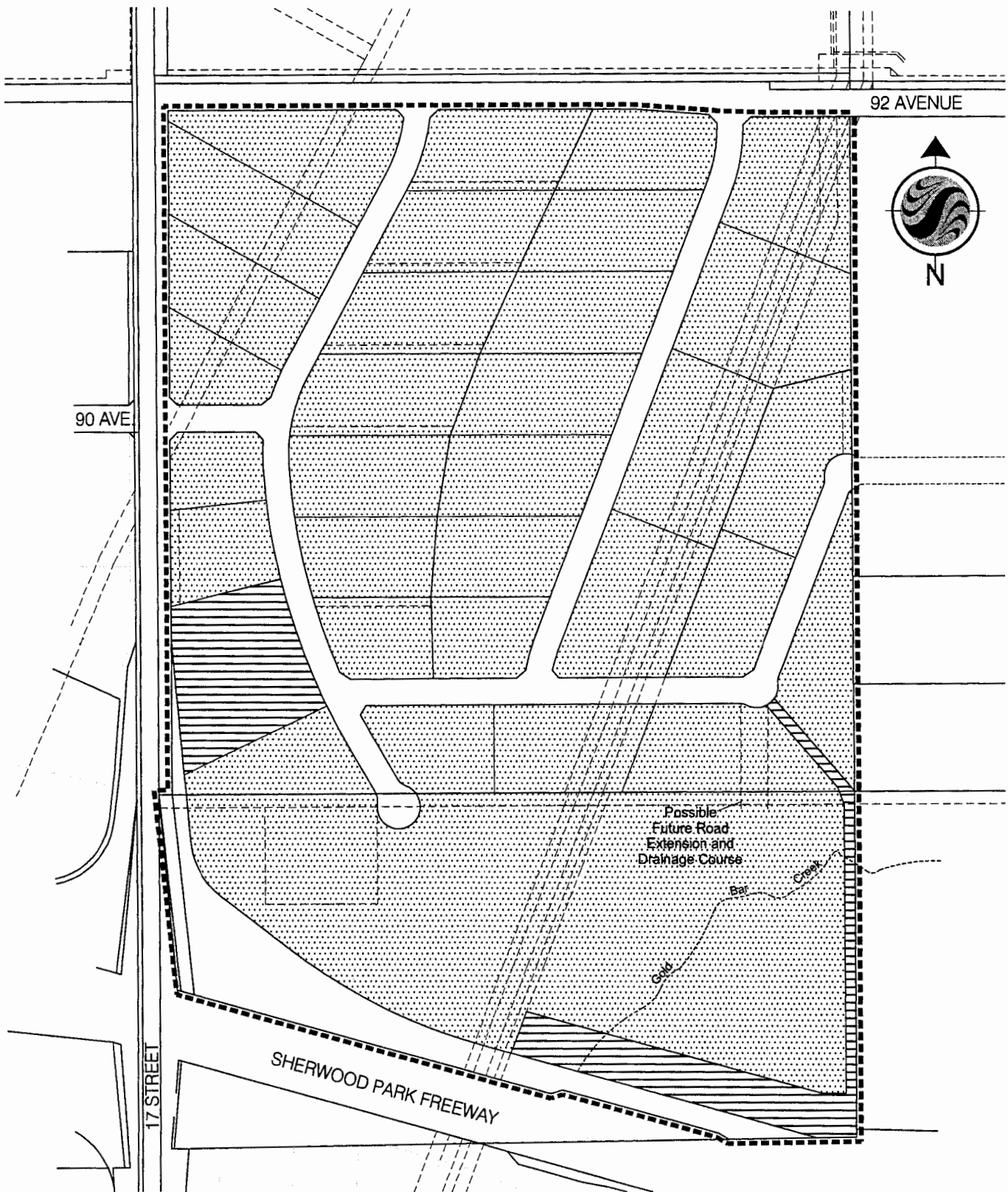
The Sherwood Industrial Park West ASP consists primarily of industrial land with storm water management facilities located in the west central and south areas of the plan. A small park previously shown in the Sherwood Industrial Park ASP (adjacent to the north side of 90 Avenue) has been removed and there are no areas of Municipal Reserve contemplated within the ASP. Money in place of municipal reserves will be provided at the time of subdivision. In addition, an environmental protection agreement may be provided to protect the integrity of Gold Bar Creek.

3.2 INDUSTRIAL LAND USE

The vast majority of land within the Sherwood Industrial Park West ASP is designated for industrial development. Located adjacent to the Sherwood Park Freeway and 17 Street, and close to Highway 216, this area is ideally suited for industrial development with excellent access for clients, employees and industrial traffic.

Industrial uses allowed for this area as identified in the Strathcona Land Use Bylaw for the IM District will include manufacturing, assembly, distribution, service and repair uses which carry out a portion of their operation outdoors or require storage areas.

The layout takes advantage of the existing topography, reducing the amount of earthworks necessary for development and providing for an efficient servicing design. Development setbacks from pipelines shall be provided in accordance with Strathcona County standards.

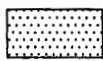
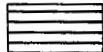


NOT TO SCALE



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Legend

-  Industrial
-  Storm Water Management Facility (PUL)

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SHERWOOD INDUSTRIAL PARK WEST
AREA STRUCTURE PLAN

Figure No.

3.0

Title

Development Concept

TABLE 1
SHERWOOD INDUSTRIAL PARK WEST AREA STRUTURE PLAN
LAND USE STATISTICS

	Area (ha)	% of GDA
GROSS AREA	86.20	
17 Street & Sherwood Park Freeway Widening	3.98	
GROSS DEVELOPABLE AREA	82.22	100.0
Industrial (IM)	69.79	84.9
PUL (Storm Water Management Facilities)	5.19	6.3
Road	7.24	8.8

3.3 STORMWATER MANAGEMENT FACILITIES

Two storm water management facilities have been located in the lowest areas of the plan (west central and south) with access provided from public roadways. The overall storm water and drainage for this area is described in detail in the following Section 4.

3.4 TRANSPORTATION

The transportation network within the Sherwood Industrial Park West ASP will consist of 30m road rights-of-way and rural cross-sections. Connections will be made to 17 Street and 92 Avenue although no direct access from individual parcels will be allowed onto either of these roads.

Additional requirements for road right-of-way are anticipated for the planned interchange at 17 Street and the Sherwood Park Freeway.

Based on the results of a Traffic Impact Assessment for this area submitted under separate cover, no capacity improvements will be required at 90 Avenue and 17 Street to accommodate Stage 1 of Sherwood Industrial Park West. Once the west portion of Sherwood Industrial Park has been developed signals will be required at 90 Avenue to accommodate traffic accessing 17 Street from 90 Avenue. Signals are recommended to be installed sooner to allow better access from 90 Avenue. The existing grade on 17 Street impedes the sight distance to oncoming vehicles.

Once Sherwood Industrial Park is fully developed 17 Street will require widening to four lanes. Additional road rights-of-way will be required for acceleration / deceleration lanes for intersections at 90 Avenue and 92 Avenue.

All internal roadways will be standard Strathcona County Industrial Collectors except 90 Avenue (90 Avenue will be a four lane collector). The rights of way will be based on a rural cross-section with roadside drainage ditches. Internal roads will have street lights.

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4.0 Engineering Services

4.1 STORMWATER DRAINAGE

Storm drainage for the basin containing the subject area has been addressed in a report by the City of Edmonton entitled "Gold Bar Creek Watershed Plan Update 1999". Gold Bar Creek itself flows through the south-eastern portion of the site and a tributary flows through the northern portion. Both of these drainage courses have limited capacity and, because of this and the need to protect properties and control erosion downstream, storm water management is required as part of the development. The purpose would be to temporarily store storm water run-off from the developed areas and release flows to the drainage courses at a rate equivalent to that existing prior to development. This scheme would take the form of centralized storage facilities, one for each drainage course.

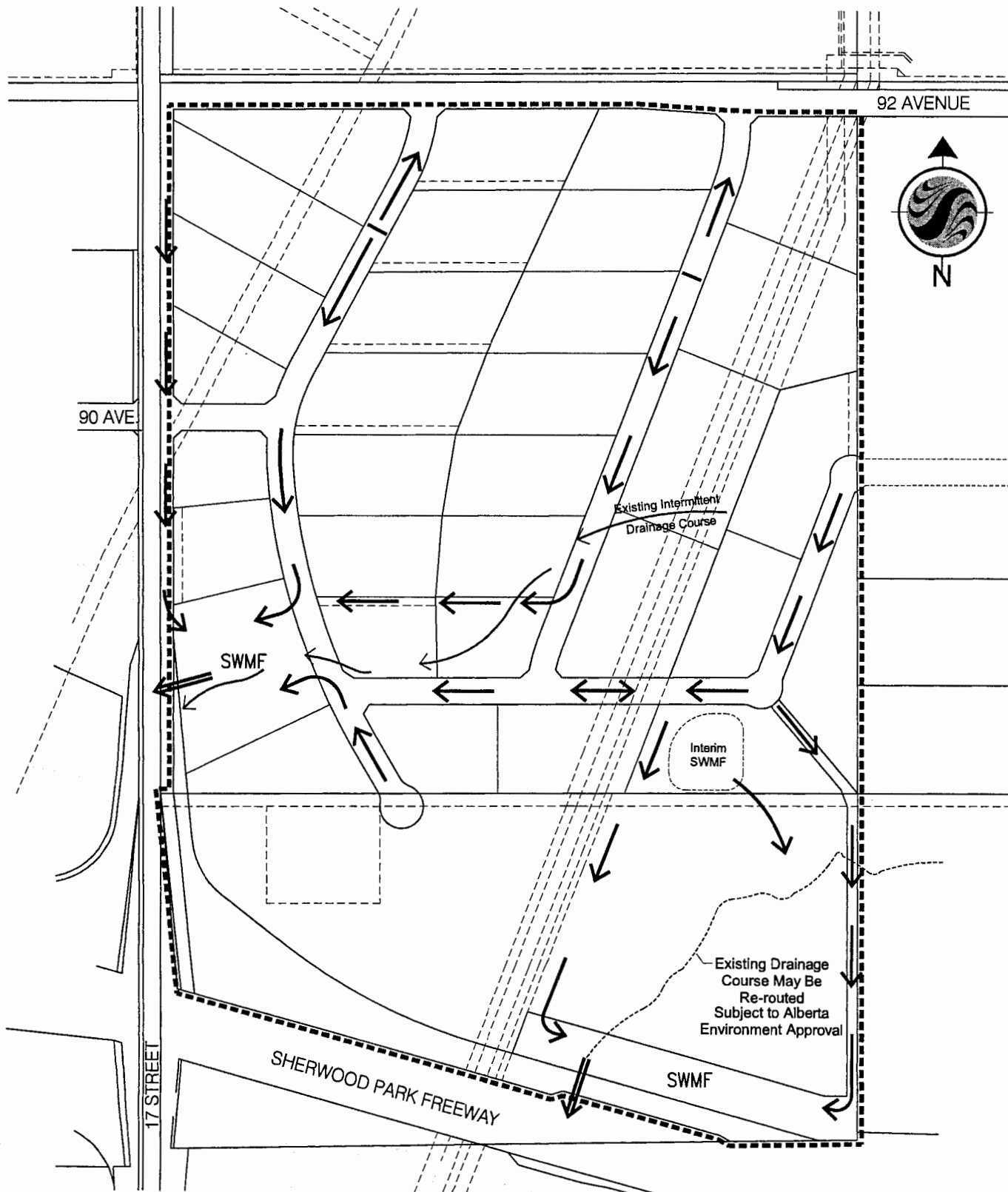
The storage facilities would consist of excavated ponds, located on public utility lots. Storm run-off would be directed from individual sites on the surface to road side ditches, and ultimately to the storage ponds. Outflows from the ponds into the existing drainage courses would be controlled by culverts and orifices. Drainage to the storm water facilities would be by means of the roadside ditches and culverts. This part of the drainage system will be designed to accommodate 1 in 25 year storms and there would be no ponding on individual parcels. Consideration for a 5.0m widening along 17 Street for overland drainage conveyance may be required and agreed to by Strathcona County and the developer.

The ponds to be constructed within this development, would be sized only for this development. Additional storage would be constructed upstream, in the adjacent parcel to the east, as development in that area occurs. The size of the south storm facility may be expanded to accommodate future considerations with the drainage course included within a conservation easement. A portion of the property is subject to 1:100 year flooding as identified in the Gold Bar Creek Drainage Study and may require mitigative measures to protect the area at the time of development.

The overall storm design is shown in Figure 4.0 – Grading and Drainage.

4.2 SANITARY SERVICING

Sanitary sewage would be discharged to the existing system by means of a 375mm stub, located west of 17 Street, approximately 300 metres north of the south-west corner of the site. While the system immediately west of 17 Street was sized to include the subject area, it appears that there may be certain capacity problems further downstream. Strathcona County is currently investigating the capacity of the system and options for remedying the situation.



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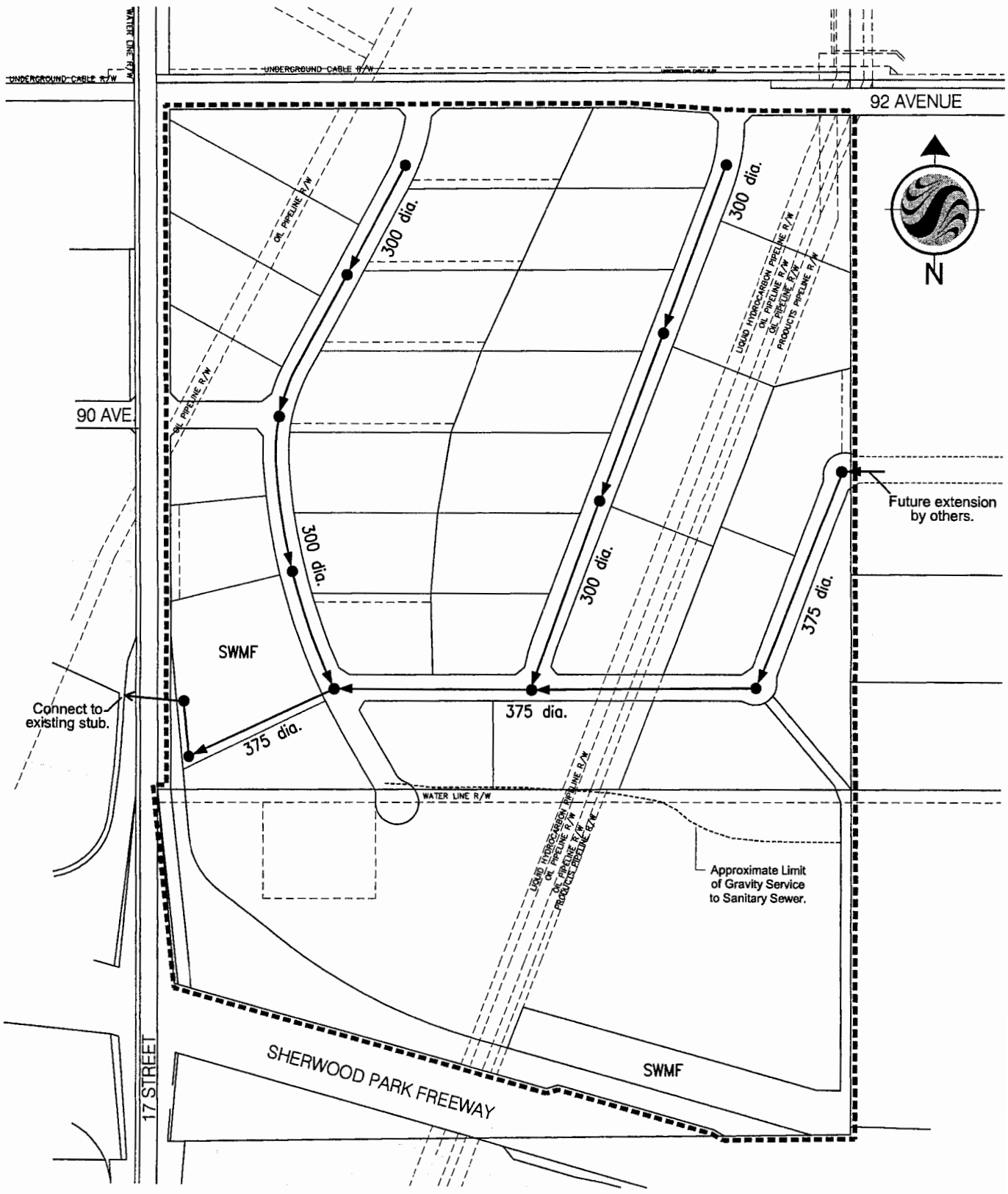


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 AREA STRUCTURE PLAN

Figure No.
4.0

Title
Grading and Drainage



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Legend

- Proposed Manhole
- Sanitary Sewer

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AREA STRUCTURE PLAN

Figure No.

5.0

Title

Sanitary Servicing

Sanitary sewerage will be extended across the subject area, terminating at the east boundary and set as low as possible to maximize the benefiting area to the east.

The area in the south portion of the subject area drops to an elevation approximately the same as the existing stub, which means that this area cannot be drained by gravity (see Figure 5.0 – Sanitary Servicing).

The sanitary servicing design is presented in Figure 5.0 – Sanitary Servicing.

4.3 WATER SERVICING

There are several existing and proposed water supply lines through this property, as one of the County's reservoirs is located across 17 Street from the site, to the south of 92 Avenue.

There are three existing water mains along 92 Avenue, adjacent to the north boundary of the site – 150mm, 250mm and 375mm – and it is anticipated that the 375mm mains will supply water to the development. The 150mm main is a supply line solely for the County's truck fill station in Sherwood Park.

In addition there is a 900mm high pressure transmission main crossing the site in an east-west direction along the south boundary of the NW ¼ of Section 29. Connection to this main would be acceptable to Strathcona County as long as a pressure reduction valve is installed and an approved contractor is engaged to do the work.

Strathcona County has a Waterworks Master Plan, prepared in 1998, which identifies existing, and proposes new, waterworks facilities throughout the Urban Services Area of Sherwood Park and beyond, to the east of Highway 21. With respect to the subject area, the plan indicates a new 900mm main along 92 Avenue and a 300mm main along the east side of the subject area, between the east and west halves of Section 29.

It is anticipated that there will be adequate water supply for this development now and into the future. Water will be connected to the existing mains along 92 Avenue and the existing 900mm south line, for purposes of this development, with the performance of the system confirmed with a Water Network Analysis, at a later date.

The water network for this area is shown in Figure 6.0 – Water Servicing.

4.4 SHALLOW UTILITIES

All shallow utilities will be extensions of those already in place in adjacent developments. Adequate infrastructure is available to accommodate the proposed development.

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5.0 Implementation

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SHERWOOD INDUSTRIAL PARK WEST AREA STRUCTURE PLAN

5.0 Implementation

5.1 DEVELOPMENT PHASING

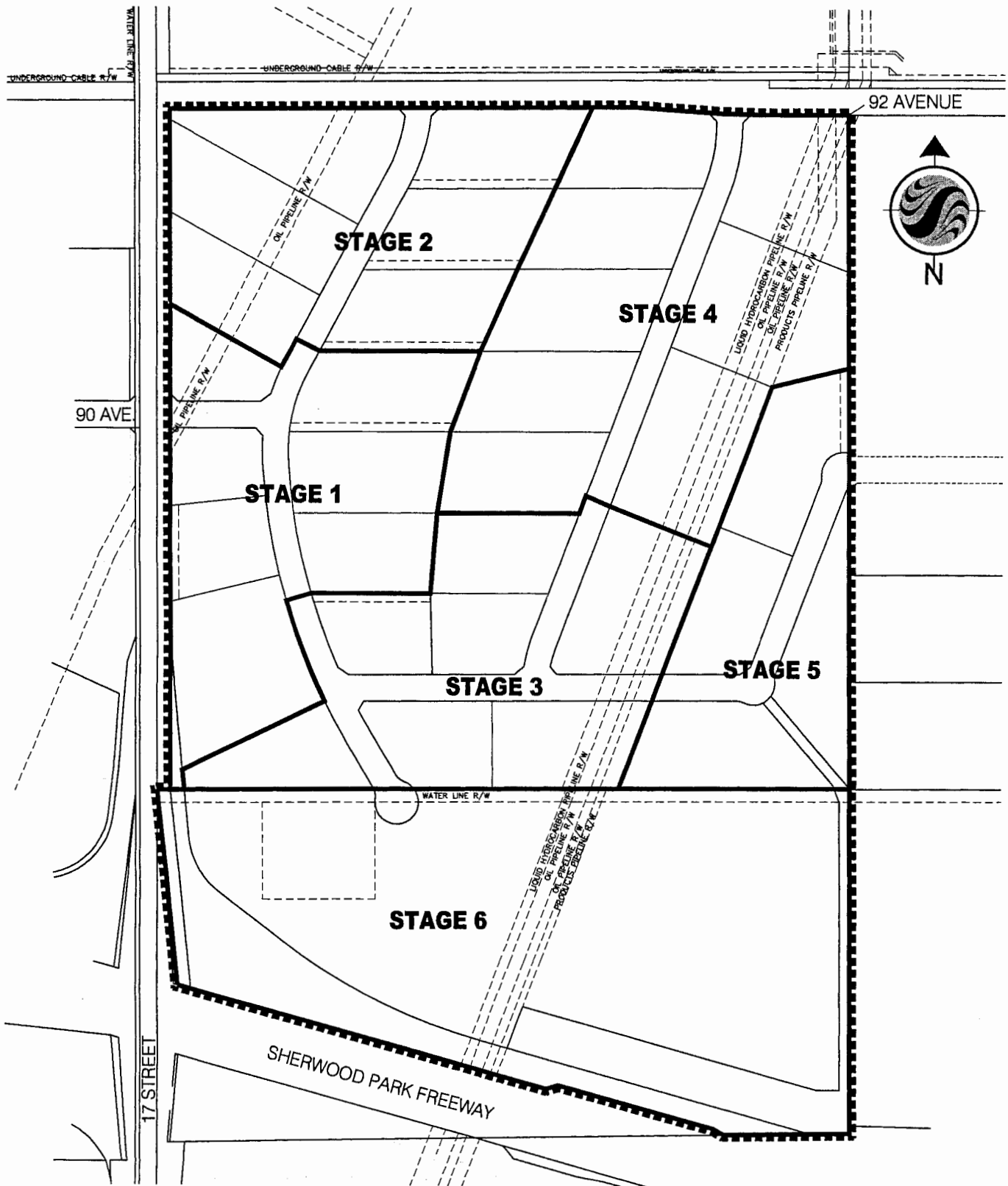
Infrastructure to service the Sherwood Industrial Park West ASP will be extended into the area from 17 Street to the west and 92 Avenue to the north. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the local and regional industrial market.

As shown on Figure 7.0 – Development Phasing, development in the first part of the ASP is anticipated to begin from the access connection at 17 Street and proceed to the east. The phasing boundaries are shown conceptually and may vary from those of actual subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if engineering designs are made more efficient as a result.

5.2 REDISTRICTING & SUBDIVISION

The land is currently zoned IM (Medium Industrial District) accommodating a variety of industrial uses for manufacturing, processing, assembly, distribution, service and repair uses.

Subdivision applications to conform to the IM land use designation will be undertaken as necessary. Guided by the Strathcona County MDP and the Sherwood Industrial Park West ASP, subdivisions will be required to adhere to the Strathcona County Land Use Bylaw and the informational requirements necessary for each individual subdivision application.



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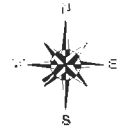


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 SHERWOOD INDUSTRIAL PARK WEST
 AREA STRUCTURE PLAN

Figure No.
7.0

Title
Development Phasing



Sherwood Industrial Park West Area Structure Plan Bylaw 68-2001

Date of Adoption 21 August 2001

Industrial



Road Plan

Storm Water Management Facility



ASP Boundary



Disclaimer of Liability

Strathcona County is not responsible for errors or omissions and assumes no responsibility for the accuracy, completeness, or usefulness of this information, and disclaims all liability of any kind whatsoever arising out of use of, this map.

Any reliance on the information contained herein is at the user's risk.

Changes are periodically made to the ASPs/ARPs and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

Telephone: (780) 484-8212
www.strathcona.ab.ca