

BYLAW 50-2000

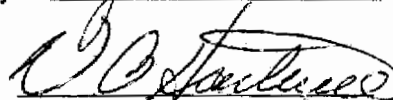
A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE VICTORIAN PARK ESTATES AREA STRUCTURE PLAN BYLAW.

WHEREAS it is deemed advisable to adopt the Victorian Park Estates 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 "Victorian Park Estates Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 13th day of June, 2000.
Read a second time this 27th day of June, 2000.
Read a third time and finally passed this 27th day of June, 2000.


Mayor


Corporate Secretary

Date Signed: July 4, 2000

BYLAW 50-2000
SCHEDULE "A"

VICTORIAN PARK ESTATES AREA STRUCTURE PLAN

PT. OF LOT A, PLAN 6308NY

&

LOT 1, PLAN 982 5733

IN THE

S.E. 1/4 SEC. 16-52-23-W.4M.

STRATHCONA COUNTY

PREPARED BY:

HAGEN SURVEYS (1982) LTD.

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INTRODUCTION

The subject property legally described as Pt. of Lot A, Plan 6308NY and Lot 1, Plan 982 5733 in the S. E. 1/4 Sec. 16-52-23-W.4M. is located on the northwest corner of the intersection of Township Road 522 and Range Road 233. The property contains 14.64 Hectares (36.17 Acres) more or less.

A key plan on the following page depicts the location of the subject site.

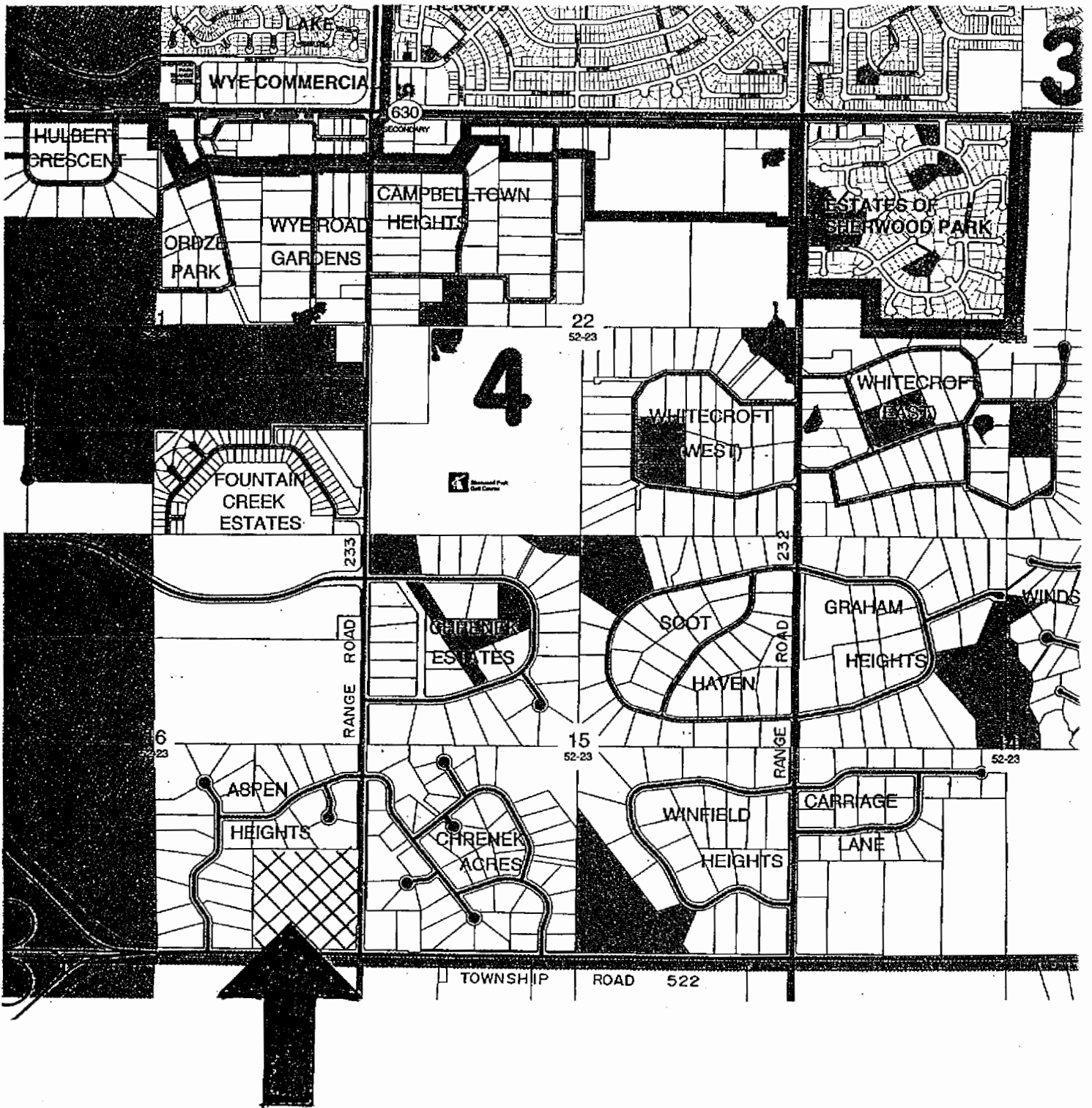
OWNERSHIP

Block A, Plan 6308NY is held in fee simple title by Jalyn Developments Inc. and Lot 1, Plan 982 5733 is held in fee simple title by Sherwood Gardens & Greenhouses Ltd.

Jalyn Developments Inc. have an Agreement of Purchase & Sale dated October 19th, 1999 to purchase the Sherwood Gardens & Greenhouse Ltd. lands. Jalyn

Developments Inc. are the developers of the site.

KEY PLAN



STATUTORY PLAN COMPLIANCE

This Area Structure Plan conforms with the Strathcona County Municipal Development Plan Bylaw 38-98. The property is districted RS (Small Holdings) under the County of Strathcona No. 20 Land Use By-Law 42-89 and as such it will be necessary to redistrict the site to RC (Country Residential) subsequent to adoption of the Area Structure Plan. The redistricting will bring the Land Use Bylaw as it relates to the subject property into conformance with the Municipal Development Plan.

ENVIRONMENTAL ELEMENTS

a.) Topography

Topographic relief on the property is rolling with relief varying by about 29 feet (8.9 m). The highest point is a hill located just southwest of the existing greenhouses and the lowest point is in a drainage course where it leaves the property on the west boundary. This drainage course enters the property at the northeast corner of the site and exits the property about halfway down the west side. Drainage on the site is typically toward the drainage course which drains to the west although due to the rolling nature of the land with numerous hills and depressions there are areas which drain towards the roadway ditches on the south and east side of the property. Pre-development drainage patterns are clearly shown on Figure 3 of the Design Brief.

b.) Vegetation

Approximately 10% or 3.5 acres of the subject property is treed. There are three treed areas, one is a finger shaped treed area about a quarter of the way along the north boundary running north/south into the property, the second is a large wooded area about halfway along the drainage course and the third is a treed area behind the existing greenhouses. The remaining tree cover consists of shelterbelts along existing fencelines. The overstorey is deciduous consisting mainly of aspen, black poplar and birch with the most predominant species being black poplar. The stands are interspersed with an assortment of associated deciduous vegetation consisting of willows, choke cherry, saskatoon bushes, and the like. The remainder of the property is open farmland or storage area for the greenhouse operation.

c.) Surficial Geology

The surficial geology of the site consists of approximately 0.08 to 0.65 metres of black, silty topsoil which is underlain by glacial clay till and glacial silty sand to a depth of at least 3 meters, the depth of the testholes. In some low areas spring run-off and rainfalls collect creating a shallow intermittent slough overlaying deposits. These depressions are small and are not a serious constraint to development.

d.) Soils

The soils on the subject site are 70% Angus Ridge Loam and 30% Falun Loam. Angus Ridge Loam is an eluviated black chernozemic soil developed on glacial till. Falun Loam is an orthic dark grey wooded chernozemic soil also developed on glacial till. The surficial soils are not deep with four of the six testholes showing only 8 to 10 cm. of topsoil. Under the Canada Land Inventory Soil Capability for Agriculture Index the soil is classified as number 4 with adverse topography. This designation reflects severe limitations that restrict the range of crops or require special conservation practices or both.

e.) Surface Drainage

Given the topographic characteristics of the site the general surface drainage is toward the drainage course which enters the property from the northeast corner and exits about halfway along the west boundary. There are some areas on the south and west side of the site which do not drain towards the drainage course but instead drain towards the roadway ditches on the east and south side of the site. Pre-development drainage is clearly shown on Figure 3 of the Design Brief.

As previously noted the irregular nature of the topography has resulted in several landlocked slough and depression areas. These areas are intermittent and small enough that they are not an impediment to the development of the lots on which they are located.

f.) Water Table

Water table test holes were drilled on the subject property by Enc Testing Inc. on October 1st of 1999. Six test holes were drilled to a depth of three metres to test depth of the water table. Water levels were measured between October 4th and October 6th of 1999. Groundwater table within 1.8 metres of the surface was present in only one of the six test holes. Depth to water table in the hole with water less than 1.8 metres below surface varied from 1.60 metres to 1.68 metres on the two days it was measured. The remaining five test holes were dry.

Enc Testing Inc. summarized the situation in regard to water table by stating that, most of the area (13 lots) of the proposed subdivision property were dry (water table deeper than 1.8 metres from the existing ground surface). Further, in a letter dated January 17th, 2000, they state that the only area of high water table was around Test Hole No. 5 which is located between Lots 3 & 4. The letter further states that the amount of developable area for these parcels is at least 0.40 hectares, therefore meeting the required Suitable Development Area for each parcel specified in Interim Guidelines from the Alberta Environmental Protection (AEP), 1994. To support this claim a Developable Area Plan was prepared by Enc Testing Inc. which clearly shows all parcels with at least 0.40 hectares of developable area and said plan is included as an attachment to this Area Structure Plan.

As there is only a small area with less than a 1.8 metre depth to water table and as that area would require about 20 cm. of fill to bring the depth to water table to 1.8

metres it is the intent of the developer to implement the first recommendation by ENC Testing Inc. and regrade those areas during road construction.

g.) Percolation

Field percolation tests were carried out on October 4th, 1999, in the 20 cm. diameter, 90 cm. deep boreholes drilled on October 1st, 1999, 3 metres away from the water table testholes. No percolation test was conducted on hole no. 4 due to the similar soil stratigraphy encountered in holes 1 to 4. The holes were saturated with clear water for a 4 to 6 hour period before testing began. The percolation rates were quite variable and ranged from 2.6 to 15.4 minutes/cm. The Interim Guidelines established by Alberta Environmental Protection state that percolation rates between 2.0 and 23.6 minutes/cm are indicative of moderately permeable soils and are generally suitable for sewage treatment provided that low water table conditions are present. These percolation rates indicate that the soil on the subject site is moderately permeable and therefore suitable for septic field disposal systems.

h.) Potable Groundwater

Potable groundwater information was obtained from Alberta Environment's Groundwater Information Centre. The information showed 19 wells in the subject quarter section with static water level varying from 0.0 feet (artesian well) to 120 feet. No information was obtained on the quantity or quality of the water in these wells. In

keeping with the surrounding development area scheme water will be trucked into the proposed subdivision. Each home owner will require a cistern to Strathcona County and Alberta Environment Standards. The water demand created by this 16 lot subdivision will be easily met by the water supply system of Strathcona County. As the developer is proposing hauled water for the development the potability and quantity of well water is irrelevant to this development.

MAN-MADE CONSTRAINTS

The only man-made constraint to the development of the site is the existing greenhouse operation on Lot 1, Plan 982 5733 which will be Phase II of this Country Residential development. As the Phase I Environmental Site Assessment shows no contamination or environmental harm resulting from the greenhouse operation it will simply be demolished and trucked away to a proper land fill site.

SURROUNDING LAND USES

The surrounding land uses are Country Residential, Small Holdings and Agricultural. The subject site is bounded on the north and west by the 25 lot Aspen Heights Country Residential subdivision with parcels ranging in size from 3.0 acres to 4.67 acres. Immediately to the southeast is a 3.43 acre Country Residential parcel. To the east across Range Road 233 is the 49 lot Chrenek Acres Country Residential subdivision with parcels ranging in size from 1.36 acres to 5.0 acres. To the south are two-eighty acre agricultural parcels on which mixed farming is carried out.

EXISTING LAND USE

The existing land use of the property is agricultural and commercial in nature with the larger site being mostly open grazing land and the smaller site being used for the Sherwood Gardens Greenhouse operation. There are no buildings or structures on the larger parcel and the buildings on the smaller parcel include one large greenhouse building/office, one smaller greenhouse building and several small sheds. These buildings and structures will be demolished and disposed of offsite.

The current land use designation under Strathcona County Land Use Bylaw 42-89 is RS (Small Holdings). The property is also designated as Country Residential Area under the County of Strathcona Municipal Development Plan (Bylaw 38-98).

PROPOSED LAND USE

The proposed land use for the subject property is a sixteen lot country residential subdivision. The concept provides for a cul-de-sac roadway approximately 430 metres long running east to west for 250 metres then turning south and running north/south for 180 metres. The roadway originates directly off of Range Road 233 and ends in a turnaround about 100 metres north of the south boundary of the property. Access to all parcels including Lot 16 will be from the internal roadway.

The major transportation routes in the area are the north/south Range Roads at one mile intervals and the east/west Township Roads at two mile intervals. Township Road 522 (Whitemud Freeway) is situated along the south side of the property while Range Road 233 is situated along the east side of the property. The routes are evident on the Key Plan.

As there are no areas suitable for Environmental Reserve on the subject site and as 16.79 acres (10.85%) Municipal Reserves for the subject quarter section have been dedicated in three parcels in the Aspen Heights Subdivision (Plan 7620166) there are no reserves required for the subject development.

The lot design meets the size requirements of the Country Residential District of the County of Strathcona Land Use Bylaw in that the average parcel size within the subdivision is 0.80 hectares (2.0 acres).

The Area Structure Plan and a Table of Land Use Allocation is provided on the following page.

CONCEPT PLAN

LOT A, PLAN 6308 N.Y.

IN
S.E.1/4 SEC. 16 TWP. 52 RGE. 23 W. 4th Mer.
STRATHCONA COUNTY

AREA STRUCTURE PLAN BOUNDARY SHOWN THUS: 

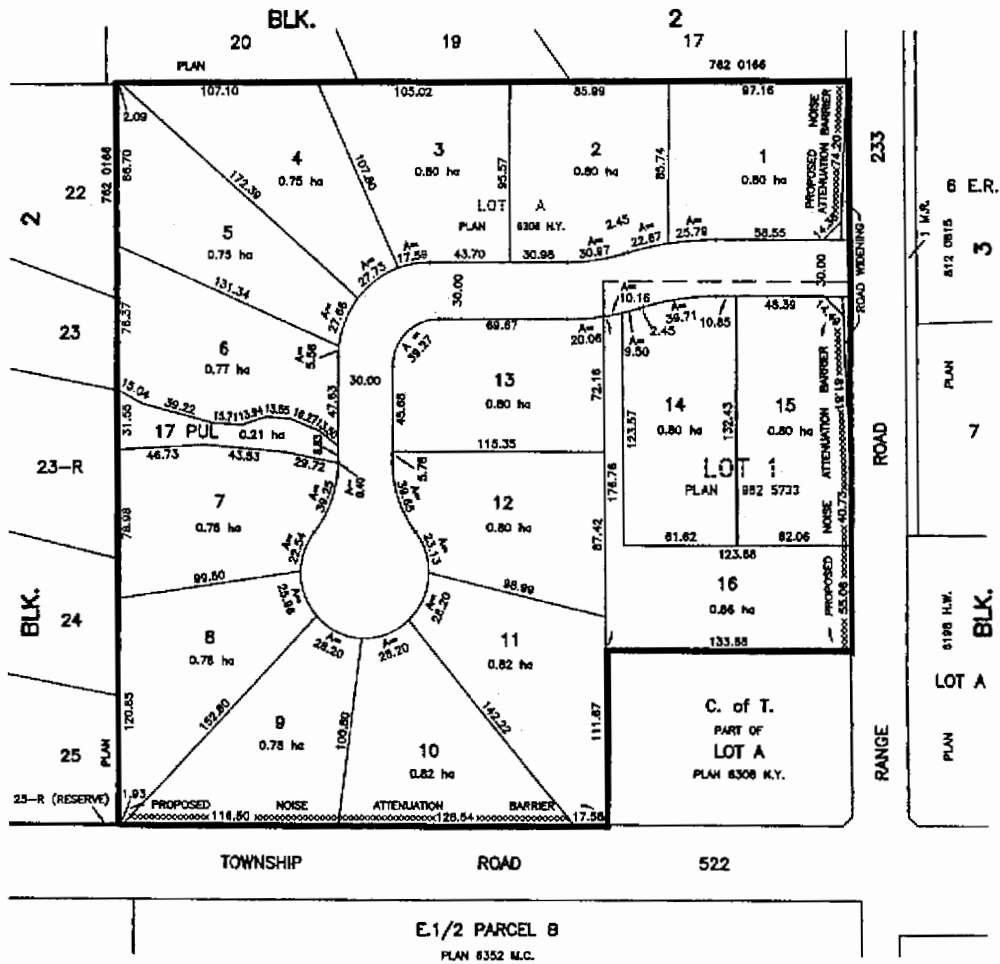


TABLE
OF
LAND USE ALLOCATION

	Ha.	Acres	Percent
Gross Area(Pt. of Block 1, Plan 4779MC & Lot 1, Plan 982 5733)	14.64	36.17	100.0%
LAND USES:			
Country Residential Lots	12.72	31.83	87%
Roadways & PUL	1.92	4.74	13%
TOTAL	14.64	36.17	100.0%

POPULATION

The Country Residential Subdivision proposes 16 lots in two phases each lot a minimum of 0.80 hectares (2.0 acres) in size. The total number of housing units will be 16. According to the 1992 Municipal Census the average Country Residential household size is 3.3 persons. Based on this figure the projected population upon full development would be 53.

SCHOOL POPULATION

The school population is projected to be:

Elementary	14
Junior High	7
Senior High	10
Total	31

School population generation is based on the following ratios of public and private combined*:

Elementary	0.27 pupils per population
Junior High	0.14 pupils per population
Senior High	0.19 pupils per population

School busing will be required as the school population generated is inadequate to warrant the provision of any schools on the property.

*New Schools and Park Sites Study County of Strathcona No 20,1990

TRAFFIC PROJECTIONS

The proposed subdivision when fully developed will consist of 16 households. Using a figure of 12 vehicle trips per day per household the traffic generation rate upon full development will be 192 vehicle trips per day.

MUNICIPAL INFRASTRUCTURE

a.) Roadways

The roadways are proposed to have a semi-rural cross section with swale ditching within a 30.0 metre (98.4 ft.) right-of-way. The carriageway is proposed to have a paved surface. A 5.00 metre road right-of-way widening is already provided along Range Road 233 under subdivision plan 982 5733 and as well additional widening is provided on Lots 1 and 15 to allow for flaring of Range Road 233 for acceleration and deceleration lanes into the subdivision. Culverts will be provided where required. All lots including Lot 16 will have access directly onto the internal roadway. During the construction of the roadways noise attenuation berms will be constructed along Township Road 522 and Range Road 233 at the locations shown on the concept plan.

b.) Water Supply

Individual home owners will be responsible for their own potable water supply. The owners will install cisterns to Strathcona County and Alberta Environment

standards and water will be hauled to the site from the water reservoir in Sherwood Park some 2.5 miles north of the subject site.

c.) Sanitary Sewers

Individual home owners will be responsible for sewage disposal either through septic tanks and fields, pump-out tanks or above ground evaporation mounds. The nature of the soils on the property are conducive to sewage fields although the homeowners do also have the option of an above ground mound or pump out tank.

d.) Storm Water Management

Storm water management will be via surface. The drainage area in the northeast will be channeled into the ditch within the road right of way. This means the current drainage pattern of the existing drainage course will be maintained. The existing low spot situated between proposed Lots 6 & 7 will be enhanced to serve as a detention area, and maintain pre-development flows from the site. The existing drainage course, the existing pond in the northeast corner of the site, and the detention zone will all be protected by a drainage easement or Public Utility Lot. Culverts will be provided where required to facilitate proper drainage.

DEVELOPMENT CONTROL

The development of the lots within the subdivision will be subject to Architectural Guidelines. The key elements of the guidelines will address minimum residential

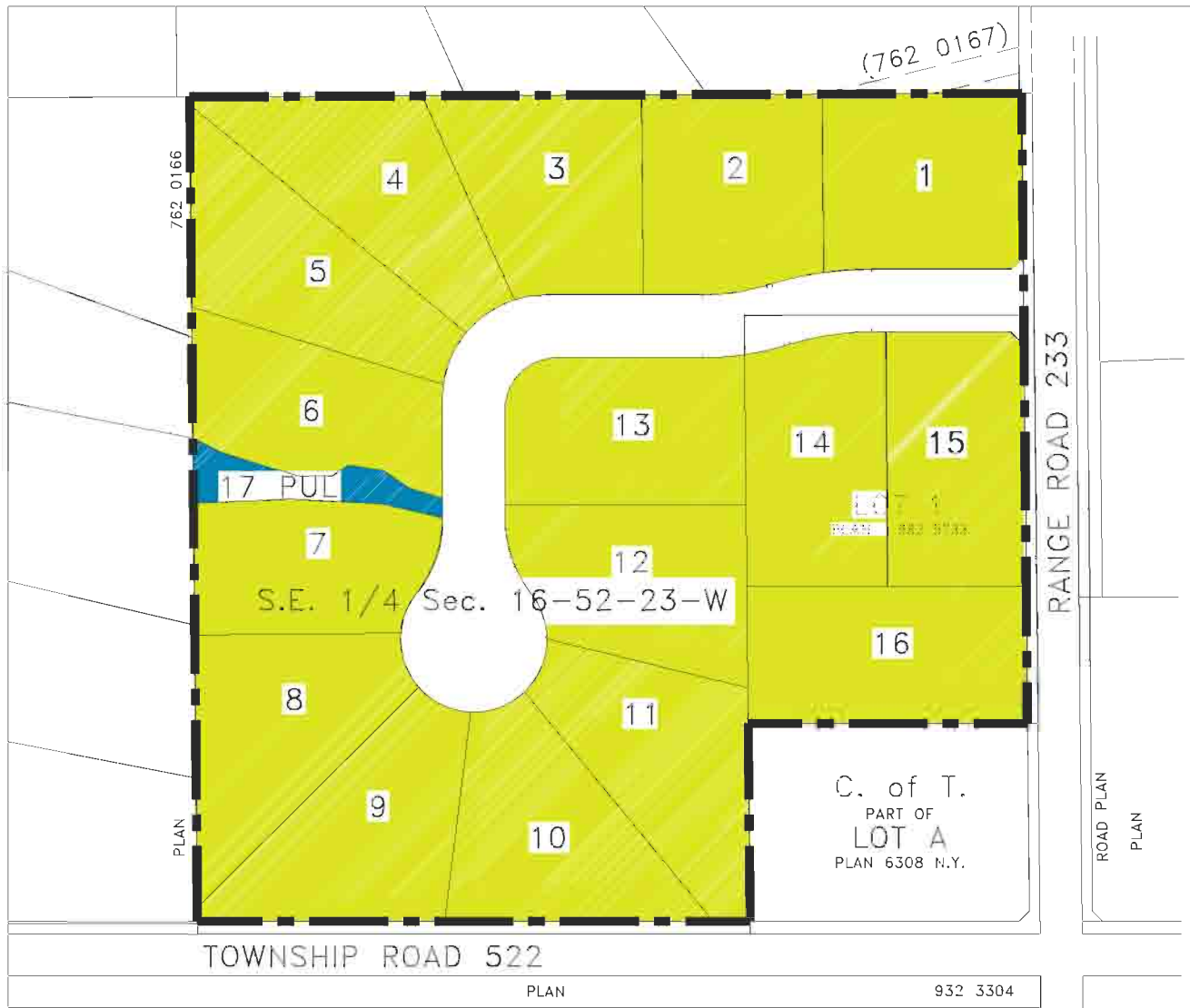
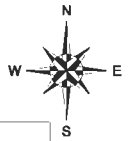
building size, building location on site, facade materials, screening of storage area and architectural standards. The theme of the subdivision is Victorian and the architectural guidelines will therefore reflect this theme.

FRANCHISE UTILITIES

The subdivision is proposed to be serviced with overhead power as well as natural gas, telephone and cable television.

STAGING

The subdivision will be developed in one stage with construction anticipated to begin in summer of 2000 with construction to be completed by fall of 2000.



Victoria Park Estates Area Structure Plan

Bylaw 50-2000

Date of Adoption 27 June 2000

- Country Residential
- Public Utility Lot
- Road Plan
- 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 ASP's/ARP's and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

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