

BY-LAW 27-91

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE WINDSOR ESTATES AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 63.61 HECTARES (157.18 ACRES), IS LOCATED WITHIN THE NE 1/4 14-52-23-W4 M.

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 By-law shall be cited as the "Windsor Estates Area Structure Plan.
2. Appendix "A" attached hereto entitled "Area Structure Plan Windsor Estates", is hereby adopted as part of this By-law.

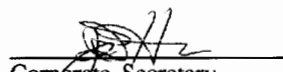
Read a first time this 2nd day of April, 1991.

Read a second time this 30th day of April, 1991.

Read a third time and finally passed this 21st day of

May, 1991.


Reeve


Corporate Secretary

By-law 27-91

Appendix "A"

BYLAW NO. _____
AREA STRUCTURE PLAN
WINDSOR ESTATES
NE1/4-14-52-23-W4M
COUNTY OF STRATHCONA #20

PREPARED BY:

GPEC CONSULTING LTD.
FEBRUARY 1991

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INTRODUCTION

The NE1/4-14-52-23-W4M is located 1.4 kilometres (1 mile) south of Wye Road and adjoins Range Road 231. The property contains 157.18 acres (63.61 ha).

A key plan on the following page depicts the location.

As supporting documentation a Design Brief has been prepared which expands on Municipal Infrastructure and other matters.

OWNERSHIP

The property is held in fee simple title by Royal West Properties Ltd. a body corporate and registered in the Province of Alberta.

AREA STRUCTURE PLAN CONCEPT

The proposed land use for the NE1/4-14-52-23-W4M is a country residential subdivision. The concept provides for a horseshoe collector roadway through the subdivision accessing Range Road #231 at the intersection of Sconadale Road and at a point 400 metres north of the intersection. The horseshoe collector roadway serves as an access for a cul-de-sac pattern of development.

The major transportation routes in the general area are the north/south Range Roads at one mile intervals and the east/west Township Roads. Wye Road is situated one mile north of the property while Township Road #522 is situated one half mile south of the property.

The routes are evident on the Key Plan.

The concept facilitates the continuation of the County's east/west Trail Network System south of Sherwood Park. A Municipal Reserve is located in the south and west side of the property and adjoins an existing Municipal Reserve in the Graham Heights subdivision. The combination of the two offers an extensive natural area. Two small Environmental Reserves have been designated and are associated with slough areas.

The lot design meets the size requirements of the Land Use Bylaw and provides for a minimum of one (1) acre (0.40 ha) for building site purposes on each lot.

The Area Structure Plan follows the Key Plan on the next page. A Table of Land Use Allocation is provided on Page 6 of this text.

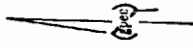
ENVIRONMENTAL ELEMENTS

a) Topography





Topographic relief of the property varies from a low of 744 metres to a high of 769 metres a.m.s.l. A predominant height of land is located in the southeast quadrant of the property. The general slope from this height of land is to the north, northwest, west, southwest and south.

AREA STRUCTURE PLAN CONCEPT MAP WINDSOR ESTATES

N.E. 1/4-14-52-23-W4M
COUNTY OF STRATHCONA NO. 20
N.E. 224th PLUNKER



LEGEND

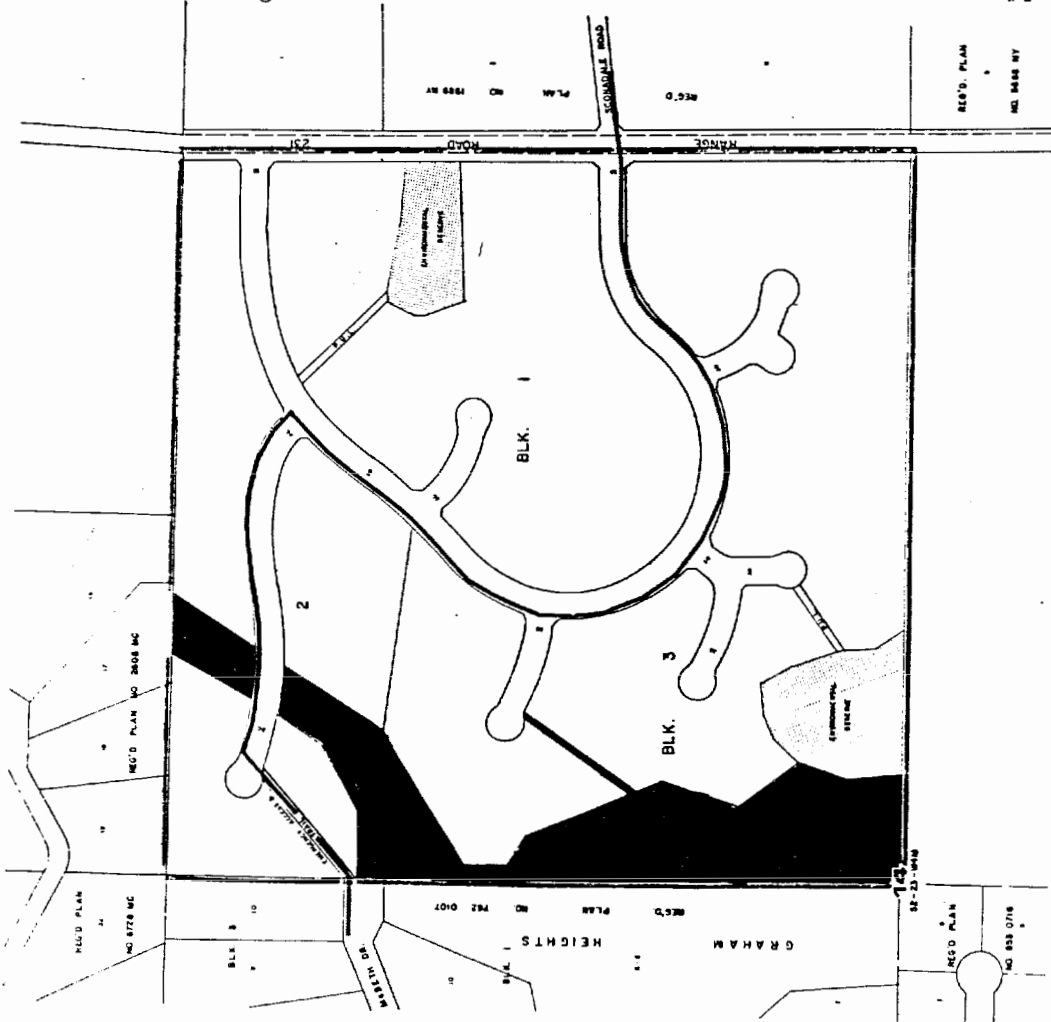
-  AREA STRUCTURE PLAN BOUNDARY
-  ENVIRONMENTAL RESERVE
-  COUNTY TRAIL NETWORK SYSTEM
-  MARSHAL RESERVE

ALL LANDS TO BE USED FOR
COUNTRY RESORTS DEVELOPMENT



SCALE - 1:2000
DATE - FEB., 1981

REC'D PLAN
NO. 888 BY

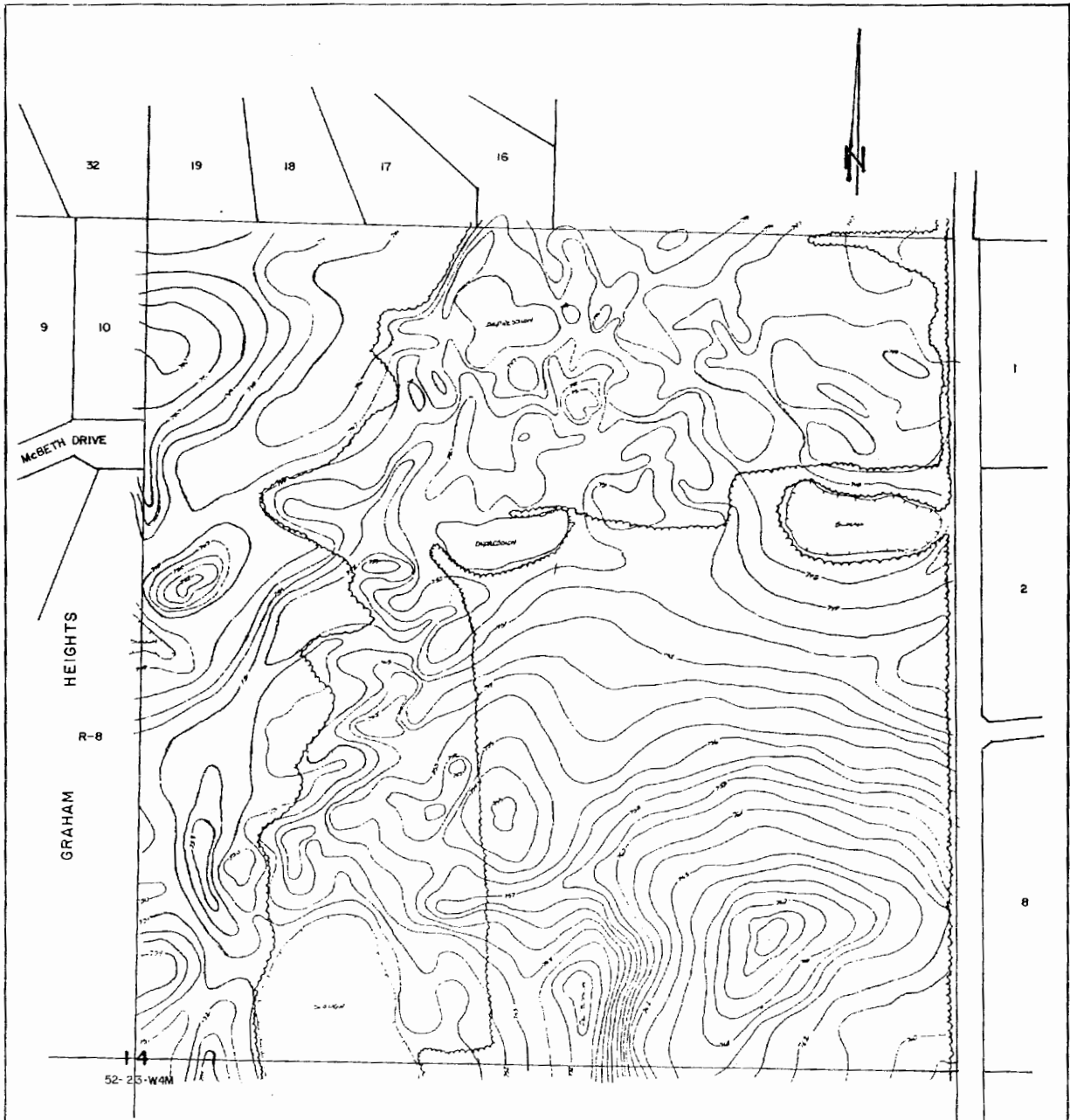


REC'D PLAN
NO. 878 MC

REC'D PLAN
NO. 888 BY

REC'D PLAN
NO. 888 BY

REC'D PLAN
NO. 888 BY



CONTOUR PLAN
 NE 1/4 · 14 - 52 - 23 - W4M
 COUNTY of STRATHCONA NO. 20



SCALE 1:5000

The remainder of the property is characterized by a mixture of localized hills and depressions having relief in the order of five (5) metres. Some of the depressions are land locked sloughs which at times of high rainfall contain and hold water.

b) Vegetation

Approximately fifty five (55%) percent of the property is treed. The largest area is the southeast quadrant. A strip varying from 100 to 300 metres in width along the west boundary of the property is also heavily treed.

The predominant overstory is deciduous consisting almost totally of intermediate and mature trembling aspen and balsam poplar stands. The stands are interspread with an assortment of associated deciduous vegetation consisting of birch, willows, choke cherry, pincherry, hazel nuts and the like.

The open area is grassland utilized for cattle grazing. Slough grasses are typical in the depression areas.

c) Surficial Geology

The surficial geology of the site is typical ground marine which consists of a glacial till compound of clay, silt and sand with boulders and pebbles in variable thicknesses. The depression areas contain slough deposits overlaying the ground moraine, however, they are not a serious constraint to development.

d) Soils

The soils of this entire property have been designated as Class 3 ^{s t} under the Canada Land Inventory System. The designation reflects moderately severe limitations for agricultural purposes due to soil limitation and adverse topography.

e) Surface Drainage

Given the topographic characteristics of the property the general surface drainage is from the southeast corner to the north, northwest and west. Only a very small area of the property in the southeast corner drains to the south.

There are no distinct drainage channels on the property itself. As previously noted the irregular nature of the topography has resulted in land locked slough and depression areas. These will be drained via the roadway network and swale ditching where necessary through public utility lots. The majority of the development will be drained to the low area which traverses north and south near the western edge of the property. The large slough area adjoining Range Road 231 will function as a retention pond. The contributory area to the slough is relatively small and no flooding will take place.

f) Groundwater

A series of test holes were carried out on the property in the northeast, northwest and southwest quadrants which were accessible. No test holes were undertaken in the southeast quadrant as the height of land relative to the remainder of the property precludes any water tables within two (2) metres of the surface.

Water measurements were taken daily for four (4) days then one (1) week later. Groundwater tables within two (2) metres of the surface were present in several test holes which were in or near depression areas. However, two (2) test holes relatively near depression areas proved to be dry.

The groundwater table is not a serious constraint as the subdivision design is such that appropriate building sites are provided. The provision of right-of-ways in appropriate locations will further reduce water tables. If necessary, minor lot grading would ensure ground elevations two (2) metres above the water table.

The accompanying Design Brief contains information relating to test hole locations, soil profiles and groundwater measurements.

g) Archaeological

An archaeological literature search relating to the property did not reveal any information as to findings and/or potential for same.

MAN-MADE CONSTRAINTS

There are no man-made constraints relating to the property.

EXISTING AND PROPOSED LAND USE

The existing land use of the property is agricultural in nature with cattle grazing as the only activity. There are no buildings or structures on the property.

The current land use designation under the Land Use Bylaw is AR - Rural District. The property is designated for Country Residential infill under the General Municipal Plan.

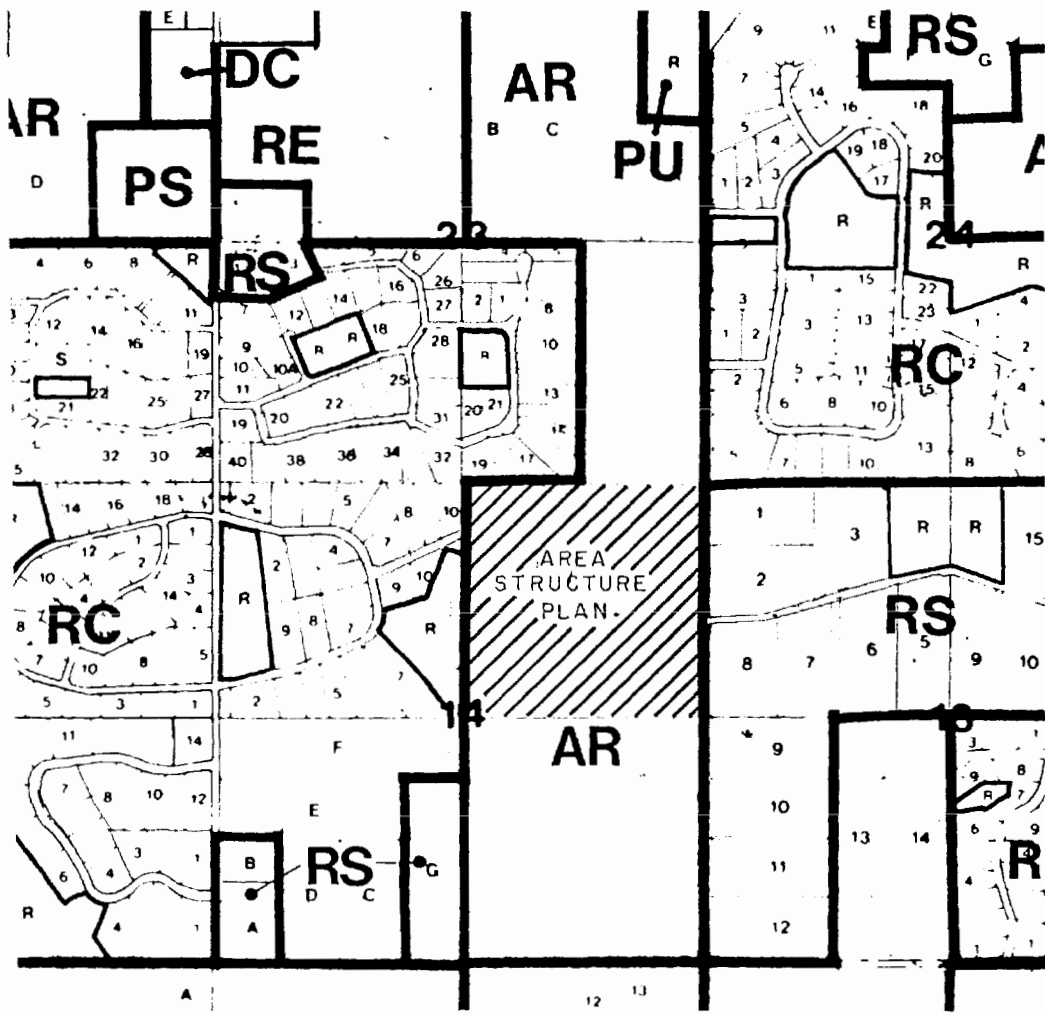
The proposed land use is a Country Residential (RC) subdivision development. Accordingly, a redistricting will be required to accommodate the proposed land use.

A Municipal Reserve is located along the western edge of the property adjoining the municipal reserve in Graham Heights. The nature of the topography is typical of the remainder of the property. The reserve site is heavily treed concomitant with the adjoining reserve in Graham Heights. The more extensive area in a natural state will be helpful in maintaining wildlife in the area. Two Environmental Reserves have been designated and these are associated with wetland areas.

SURROUNDING LAND USES

The surrounding land uses, with the exception of the SE1/4-14-52-23-W4M immediately to the south and the eastern one half of the SE1/4-23-52-23-W4M to the north are country residential and small holdings subdivision.

A map showing the existing land use districts follows this page.



LEGEND

- AR - RURAL DISTRICT
- RS - SMALL HOLDINGS DISTRICT
- RC - COUNTRY RESIDENTIAL DISTRICT
- PU - PUBLIC UTILITY DISTRICT

LAND USE DISTRICTS
AREA STRUCTURE PLAN
N.E. 1/4 · 14 · 52 · 23 · W4M
COUNTY OF STRATHCONA
NO. 20



BASE MAP BY COUNTY OF STRATHCONA

POPULATION

The country residential subdivision proposes 54 lots, each of a minimum 0.81 ha (2.0 acres) in size. The total number of housing units will be 54. Based on an average household population of 3.2, the population is projected to be 173.

SCHOOL POPULATION

The school population is projected to be:

Elementary	47
Junior High	24
Senior High	33
.....	104 Total

School population generation is based on the following ratios of public and private combined¹:

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.

MUNICIPAL INFRASTRUCTURE

a) Roadways

The roadways are proposed to have a semi-rural cross-section with swale ditching within a 30 metre right-of-way. The carriageway is proposed to have a paved surface. A ten (10) metre right-of-way widening is proposed along Range Road 231. Culverts will be provided where required.

b) Water Supply

Individual home owners will be responsible for the provision of a potable water supply for local needs. It is anticipated that the water supply will be through hauling from Sherwood Park.

c) Sanitary Sewers

Individual home owners will be responsible for sewage disposal either through pump-out tanks or through the provision of on-site mounds. The nature of the soils are not conducive to the provision of sewage fields.

¹New Schools and Park Sites Study, County of Strathcona #20, 1990

d) Storm Water Management

Storm water management will be via surface utilizing the swale ditches of the roadways. Where necessary, swale ditches will be provided to handle flows to depressed areas or to the ditch of Range Road 231. Culverts will be provided where required to facilitate proper drainage. The accompanying Design Brief provides a Storm Water Management Map.

DEVELOPMENT CONTROL

The development of the lots within the subdivision will be subject to both Architectural Guidelines as well as Landscape Guidelines. In the case of the former the key elements will address minimum residential building size, site location, facade materials and basic architectural standards.

In keeping with the County's Tree Detention Policy, Landscaping Guidelines will be developed to ensure that all possible healthy trees be preserved beyond what is necessary for the provision of the principal and accessory buildings. As part of the Guidelines plant materials and sizes will be identified for interplanting and landscaping of the lots. The guidelines will be caveated against the property.

FRANCHISE UTILITIES

The subdivision is proposed to be serviced with overhead power and street lighting as well as gas, telephone and cable T.V.

STAGING

The proposed subdivision is scheduled for construction in the spring of 1991.

STATUTORY PLAN COMPLIANCE

This Area Structure Plan conforms with the County of Strathcona General Municipal Plan and is not affected by the Metropolitan Regional Plan.

**TABLE
OF
LAND USE ALLOCATION**

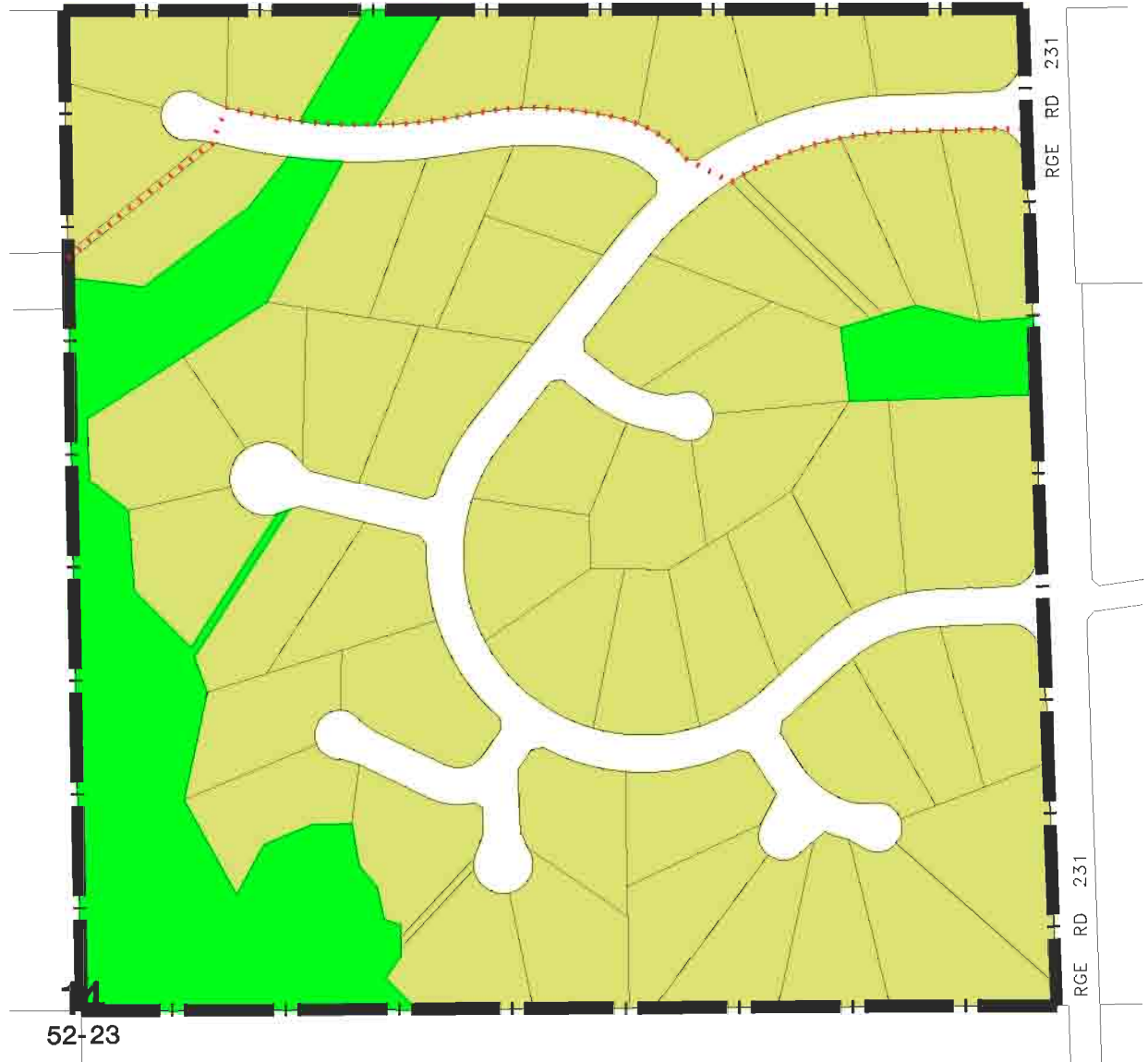
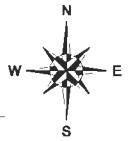
GROSS AREA
(NE1/4-14-52-23-W4M) 63.63 ha.

LAND USES:






- Municipal Reserve	7.00 ha.	
- Environmental Reserve	3.07 ha.	
- Public Utility Lots	0.18 ha.	
- Range Rd. #231 Widening	0.73 ha.	
- Road Right-of-Ways	6.92 ha.	
- Country Residential Lots	45.76 ha.	
		63.63 ha.

Statistical Profile:

Reserve Dedication	15.77%	
Municipal Reserve	11.00%	
Number of Lots	54	
Minimum Lot Size	0.81 ha.	
Maximum Lot Size	1.00 ha.	



Windsor Estates Area Structure Plan Bylaw 27-91

- | | | | |
|-----------------------|---|---------------------|--|
| Residential |  | Road Plan |  |
| Environmental Reserve |  | ASP Boundary |  |
| | | County Trail System |  |