

BYLAW 40-98

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE YELLOWHEAD EAST SHERWOOD BUSINESS PARK AREA STRUCTURE PLAN.

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


Read a first time this 23 day of June, 1998.

Read a second time this 23 day of June, 1998.

Read a third time and finally passed this 7 day of July, 1998.



Mayor



Corporate Secretary

Date Signed: November 10, 1998

JUN 01 1999

SCHEDULE "A"

AREA STRUCTURE PLAN

**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK
SW1/4, NW1/4, NE1/4 - 10 - 53 - 23 - W4M
STRATHCONA COUNTY**

REVISED

BY

TRANS AMERICA INVESTMENTS LTD.

MAY, 1998

1.0 INTRODUCTION

The purpose of this Area Structure Plan is to provide a framework to guide the development of future land uses and subdivisions within the subject property. The Plan also illustrates a basic infrastructure servicing concept.

An accompanying Engineering Design Brief discusses and presents the various servicing elements relating to the property. The contents of this Plan have been prepared in accordance with County policy relating to the preparation of Area Structure Plans.

2.0 LAND DESCRIPTION

The lands which are the subject of this Area Structure Plan are the NW1/4, NE1/4 and the SW1/4 of section 10, township 53, range 23, west of the 4th meridian. The subject property is situated within the municipal jurisdiction of Strathcona County.

3.0 OWNERSHIP

The owner of the subject property is Broadmoor Industrial Estates Ltd. Trans America Investments Ltd. is the beneficial owner for purposes of preparing and submitting an Area Structure Plan. The firm has prepared this Plan with a view of carrying out commercial / industrial development in the immediate future.

4.0 LOCATION

The subject property is bounded on the north by Highway #16 (Yellowhead Highway), on the west by Broadmoor Boulevard, to the south by the future Lakeland Drive and to the east by Sherwood Drive. The SE1/4 -10-53-23-W4M forms the interior south and east boundaries of the Plan.

A plan on the following page titled "Key Plan" indicates the location of the Area Structure Plan.

5.0 STATUTORY COMPLIANCE

This Area Structure Plan complies with the proposed Municipal Development Plan (Bylaw 38-98) of Strathcona County. The land is currently districted as AR - rural which will necessitate redistricting to facilitate commercial/industrial development.



AREA STRUCTURE PLAN

**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK
SW, NW, SE - 10 - 53 - 23 - W4M
STRATHCONA COUNTY**

KEY PLAN

HIGHWAY # 16

EXISTING SERVICE ROAD
SOUTHERLY LIMIT OF HIGHWAY # 16

AREA STRUCTURE PLAN

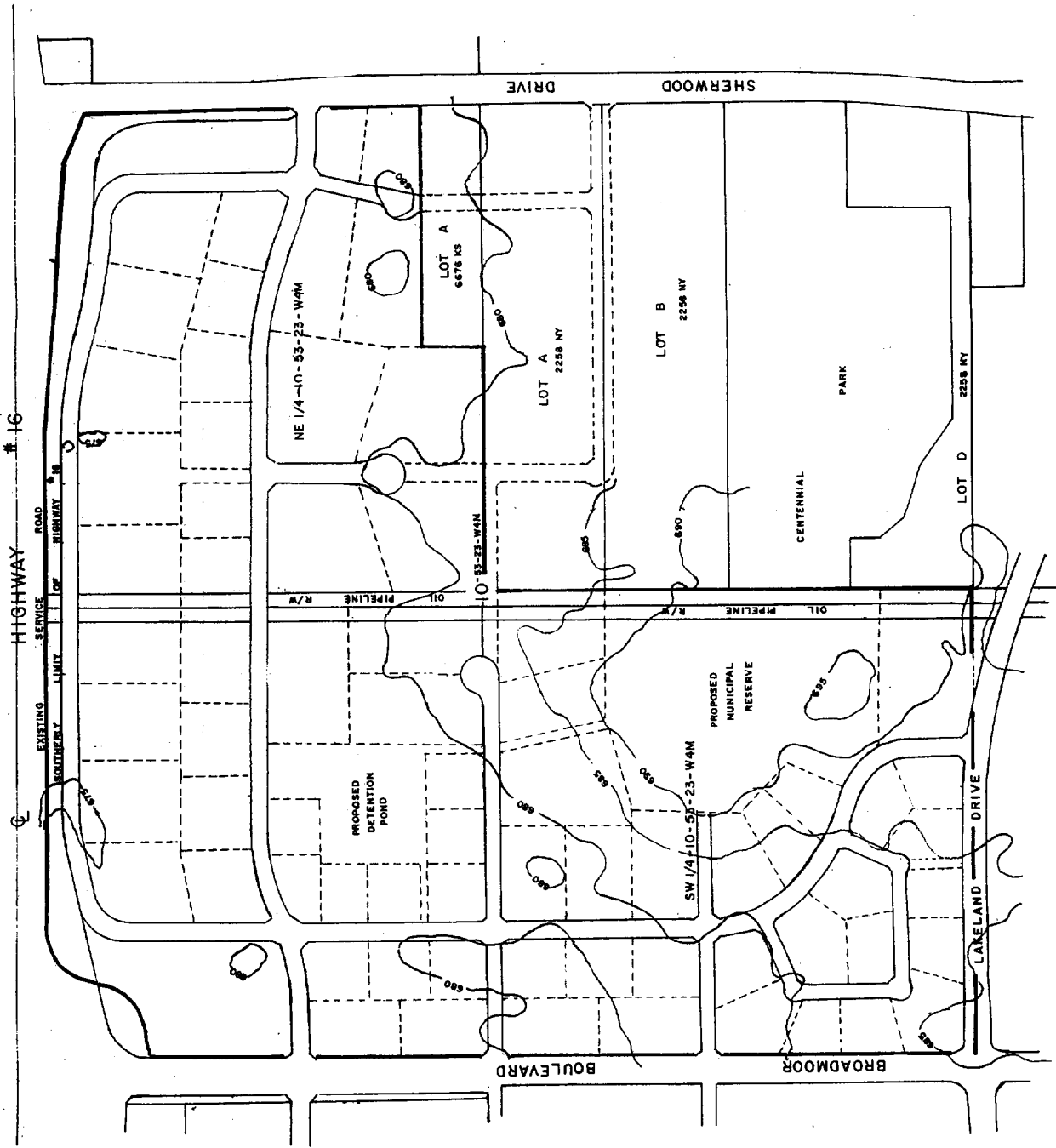
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TOPOGRAPHY

SCALE



6.0 ENVIRONMENTAL ELEMENTS

TOPOGRAPHY / DRAINAGE

The topography of the site is depicted on a following plan titled "Topography". Topographic relief varies from a geodetic low of 675.4 to a high of 695.4m amsl. The topographic characteristics of the N1/2 of section 10 may be termed as rolling with depressions which are to some degree land locked and contain water during wet years. The SW1/4 of section 10 is characterized by a significant height of land along its east boundary. The primary drainage pattern of this quarter section is to the west, north west and to the north. The NW1/4 section primary drainage pattern is to the east and thence north to the north of the NE1/4 of section 10. A small portion of land situated along Broadmoor Boulevard drains to the west. The primary drainage pattern of the NE1/4 is to a depression area near the quarter section's north west corner.

The Engineering Design Brief addresses the proposed surface water management in more detail.

VEGETATION

Vegetation on the subject property is primarily associated with slough and low depression areas which were for the most part not conducive to cultivation. The vegetation is deciduous with a significant amount of willows and some trembling aspen and a variety of brush and underbrush. The land is and has been under cultivation.

SURFICIAL GEOLOGY / SOILS

The surficial geology of the site consists of glacial till of a loam texture. The soils on the subject site are Podzolic (Grey Wooded). They are primarily Cooking Lake loam, being orthic grey-wooded developed on glacial till of the Edmonton Formation. The surficial geology nor the soils pose any constraint to commercial / industrial development given urban infrastructure servicing.

7.0 LAND USES

EXISTING

The current use of the land is agricultural for those areas which lend themselves to cultivation. There are no surface man-made constraints other than an air monitor station located in the NW1/4 section along Broadmoor Boulevard. There are two major oil pipeline right-of-ways situated along the eastern boundary of the NW1/4 and the SW1/4 of section 10. A sanitary sewer trunk main right-of-way is situated in the extreme north east corner of the NE1/4 of section 10. There is also a farmstead located near the centre of the NE1/4 section.

None of the uses along Broadmoor Boulevard, Lakeland Drive and Sherwood Drive will have direct access to these roadways. The uses along Highway #16 will have direct access to the current service road and ultimately to the new service road when Highway upgrading takes place. There are five roadway accesses proposed to serve the subject property from adjoining thoroughfares. There are three onto Broadmoor Boulevard and these match the existing intersections to the west. There is one off Sherwood Drive and one off the future Lakeland Drive. On a temporary basis cul-de-sacs have been shown in the interior of the development with the provision of extending the roadways to eventually serve development in the SE1/4 of section 10.

The pipeline easements are being incorporated into adjoining lots. Any use over the easement will be restricted to that permitted by the pipeline companies. In respect to buildings these will need to be setback in accordance with the policy of Strathcona County.

The required municipal reserve for the Area Structure Plan is being consolidated in one major parcel adjoining Centennial Park. The proposed area encompasses a height of land approximately 15 to 20 metres above the remainder of the subject property offering excellent views. The remainder of the municipal reserve is scheduled to be dedicated as a 30% portion of a proposed dry detention pond. It is envisioned that as a dry pond, play fields will be provided in this area.

LAND USE STATISTICS

| Description | SW1/4 | NW1/4 | NE1/4 | Total |
|---------------------|---------|---------|---------|----------|
| ASP Area | 62.8 ha | 51.2 ha | 50.4 ha | 164.4 ha |
| Hwy #16 land req. | 0.0 ha | 1.6 ha | 3.5 ha | 5.1 ha |
| Lakeland Dr. req. | 1.0 ha | 0.0 ha | 0.0 ha | 1.0 ha |
| Broadmr Blv'd. req. | 0.4 ha | 0.3 ha | 0.0 ha | 0.7 ha |
| Sherwood Dr. req. | 0.0 ha | 0.0 ha | 0.1 ha | 0.1 ha |
| Municipal Res. | 14.9 ha | 1.5 ha | 0.0 ha | 16.4 ha |
| Detention Ponds | 0.0 ha | 3.1 ha | 2.0 ha | 5.1 ha |
| <hr/> | | | | |
| Developable lands | 46.5 ha | 44.7 ha | 44.8 ha | 136.0 ha |

SURROUNDING

To the immediate west of the subject property is the Strathmore Industrial Park as well as the Pickseed Industrial area. To the north of Highway #16 the land uses are medium to heavy industrial. To the east of Sherwood Drive the land is in an agricultural state. The SE1/4 of section 10 has several parcels which have an agricultural orientation with the exception of Centennial Park. To the immediate south the current land use is also agricultural.

PROPOSED

The proposed land uses within the subject area are proposed to be primarily commercial as well as industrial in nature. These are in keeping with the Municipal Development Plan of Strathcona County. The other land uses will be parks, walkways, utility lots, roads and detention ponds.

8.0 DEVELOPMENT CONCEPT

Reference is drawn to the following page showing the Area Structure Plan which denotes transportation routing, proposed land uses and general lot sizes. The development concept has taken into account the following as major parameters in its conceptualization:

- adjusting the south limits of Highway #16 in compliance with the requirements of Alberta Transportation
- incorporation of the service road adjoining Highway #16 with modification as to the roads terminus
- providing an east / west linkage between Broadmoor Boulevard and Sherwood Drive via an industrial collector
- providing a municipal reserve adjoining Centennial Park so as to enable a logical extension of the Park
- providing detention ponds on the subject property so as to facilitate "in house" surface water management
- providing a second access to the expanded Centennial Park
- configuring a transportation layout to ultimately provide access and services to the properties in the SE1/4 of section 10.

The land uses proposed along Highway #16 and along Broadmoor Boulevard are intended to be commercial and service commercial with the kind of uses that benefit from exposure to highway and arterial traffic. Towards the interior of the section the proposed uses will be more of a light/medium industrial nature and warehouse type and open storage. Service commercial is proposed as the transition between the highway commercial along the major roadways and the light/medium industrial towards the centre of the section.

With the plan area being bound by Highway #16 and three arterial roads, developments that propose buildings that back onto these major roadways will not be permitted. It will be ensured that all parcels which are adjacent to Broadmoor Boulevard, Lakeland Boulevard and Sherwood Drive will have developments which front onto these arterial roadways to maintain a high level of visual and aesthetic quality. A service road, should it be required, to ensure the fronting of developments is maintained will be incorporated.

HIGHWAY #16

EXISTING SOUTHERLY LIMIT OF SERVICE ROAD HIGHWAY #16

AREA STRUCTURE PLAN

**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**
SW 1/4, NW 1/4, NE 1/4-10-53-23-W4M
STRATHCONA COUNTY

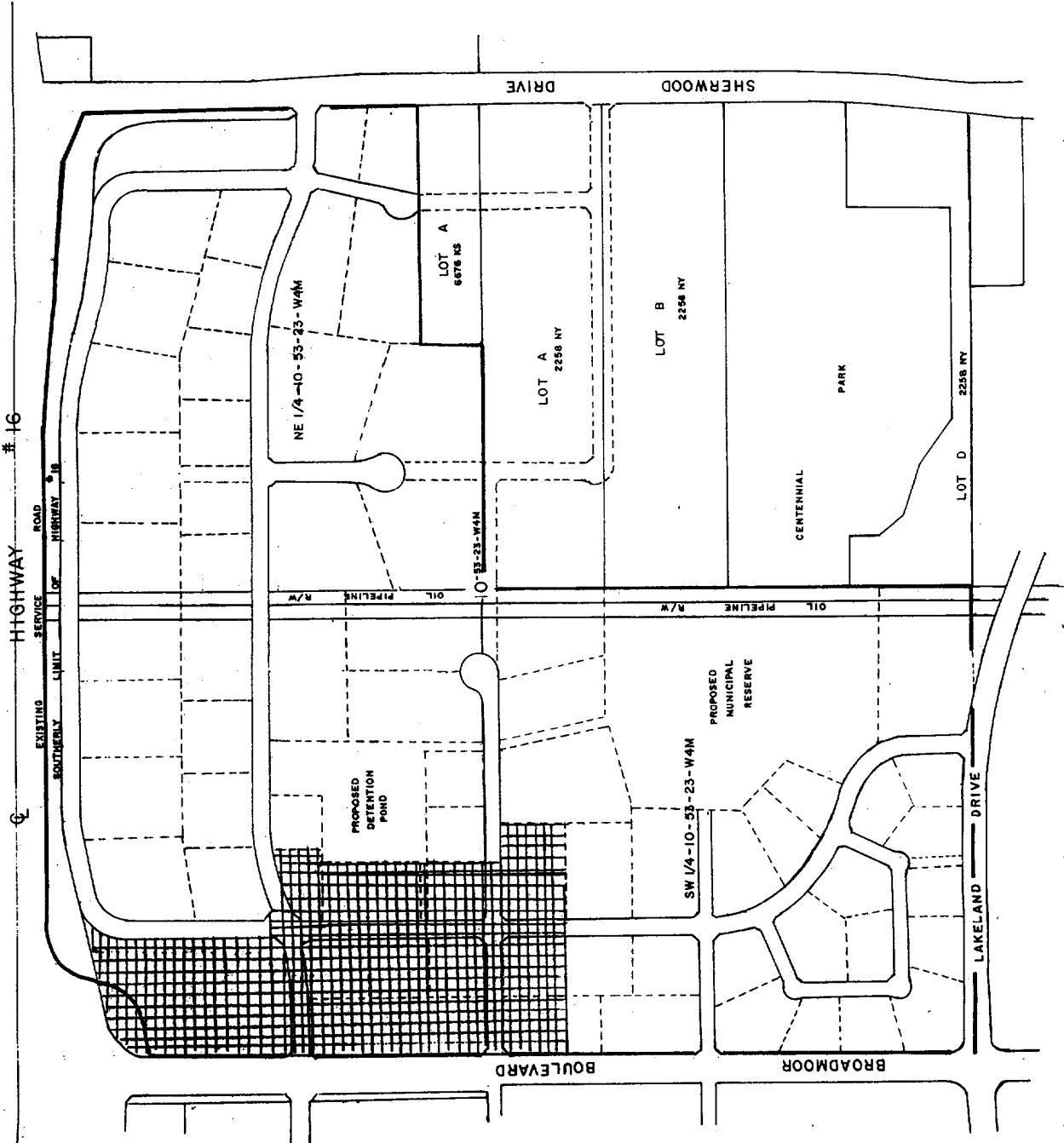
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MAY, 1998

DEVELOPMENT PHASING

PHASE I 

SCALE



9.0 DEVELOPMENT PHASING

The initial phase of development is intended to be in the western part of the NW quarter as it offers good access and the availability of services. Subsequent phases will be dependent on the market but will obviously be an extension of the first phase either eastward or southward.

The following page illustrates the contemplated first phase of the development.

HIGHWAY # 16

EXISTING SERVICE ROAD

SOUTHERLY LIMIT OF HIGHWAY # 16

AREA STRUCTURE PLAN

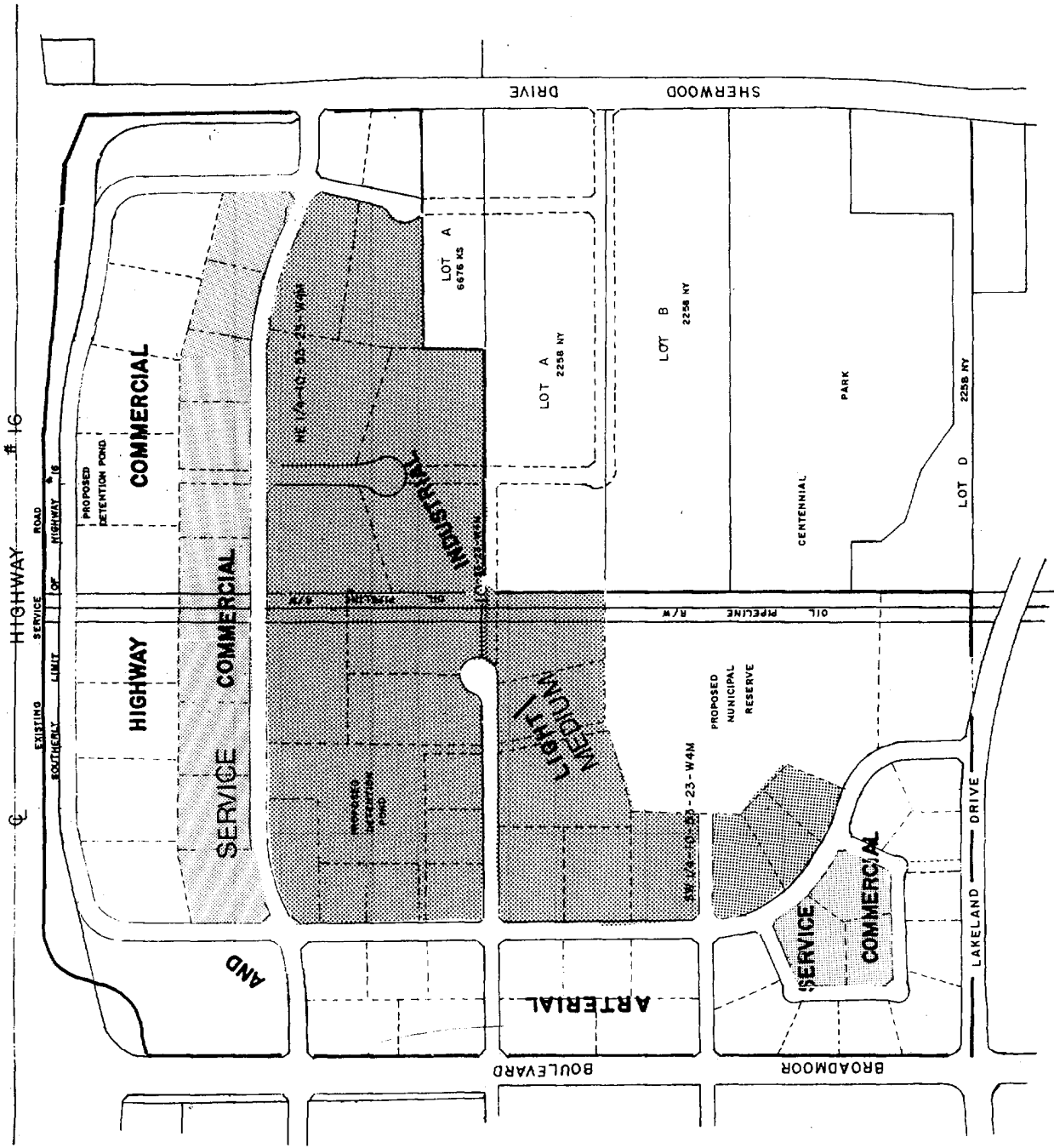
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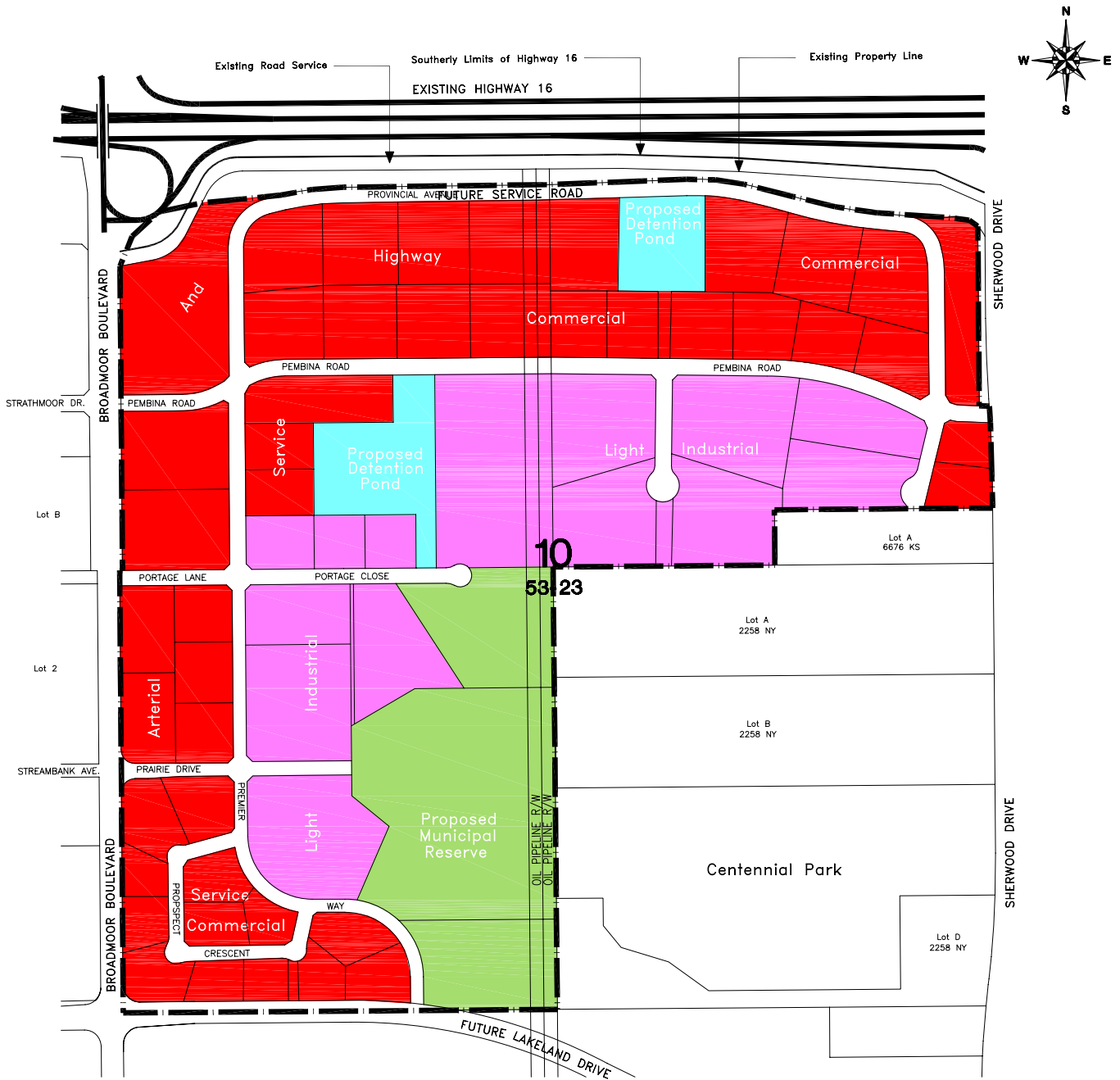
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TRANS AMERICA INVESTMENTS LTD.
MAY, 1998

DEVELOPMENT CONCEPT
AND
LAND USE

SCALE





Yellowhead East Sherwood Business Park Area Structure Plan

Bylaw 40-98

Date of Adoption 7 July 1998

| | | | |
|-------------------------|--|--------------|--|
| Commercial | | Road Plan | |
| Arterial | | ASP Boundary | |
| Highway | | | |
| Service | | | |
| Light Industrial | | | |
| Municipal Reserve | | | |
| Proposed Detention Pond | | | |

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/APP'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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www.strathcona.ab.ca