

BYLAW 20-2004

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE ASPEN TRAILS AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Aspen Trails Area Structure Plan;

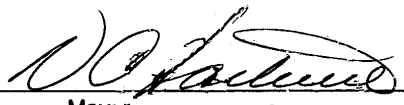
NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

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

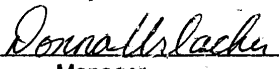
Read a first time this 11 day of May, 2004.

Read a second time this 11 day of May, 2004.

Read a third time and finally passed this 11 day of May, 2004.



Mayor



Manager,
Legislative and Legal Services

Date Signed: June 1, 2004

Aspen Trails

Area Structure Plan (ASP)

Prepared for
Genstar Development Company

Prepared by
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17007 - 107 Avenue
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0699-746-00-01

March 2004

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UMA Engineering Ltd. - Third Party Disclaimer

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1.0 Introduction

1.1 PURPOSE

The purpose of the Aspen Trails Area Structure Plan (ASP) is to provide a framework for the proposed use of land, sequence of development, density of population and the general location of major transportation routes and public utilities for the area. The ASP has been prepared in conformity with Section 633 of the *Municipal Government Act* and the Strathcona County Municipal Development Plan and the North of Lakeland Drive Area Concept Plan Bylaw 71-2003.

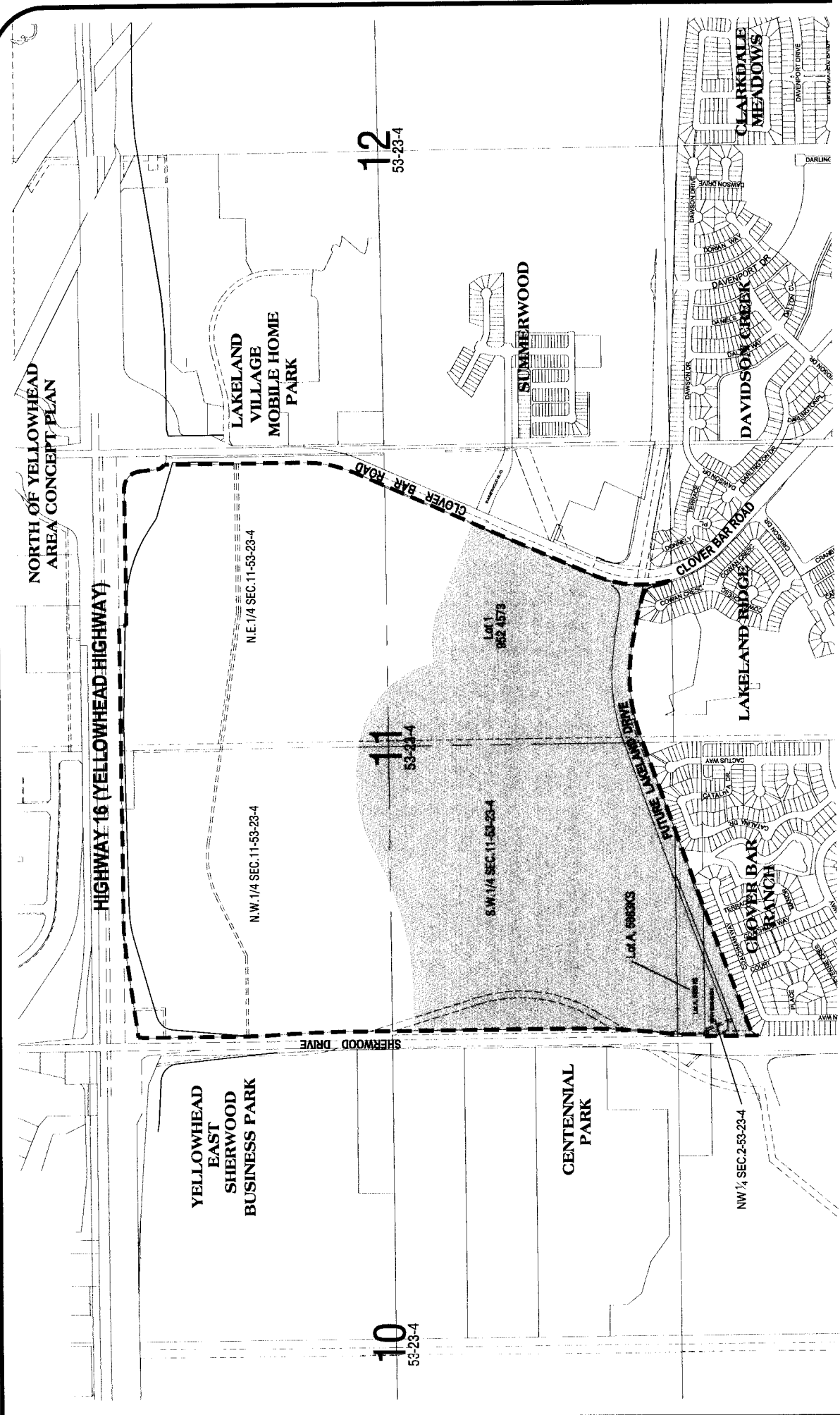
1.2 LOCATION

Aspen Trails (the ASP area) is located within the north central portion of the Urban Service Area of Sherwood Park (Figure 1). Aspen Trails is defined on the north by a proposed future collector, the future Lakeland Drive right-of-way on the south, Clover Bar Road to the east and Sherwood Drive on the west. The western portion of Lakeland Drive is registered as a road right-of-way and so has been excluded from the Plan area. In general, it occupies the southern half of Section 11, Township 53, Range 23 West of the 4th Meridian. The northern half of Section 11 is included in the Emerald Hills ASP which has been prepared and submitted concurrently with the Aspen Trails ASP.

1.3 LAND OWNERSHIP

The ASP area comprises the following legally defined land areas (Figure 2):

- ① portion of the NW 11-53-23-W4;
- ② portion of the NE 11-53-23-W4;
- ③ part of the SW11-53-23-W4 lying north of Clover Bar Ranch;
- ④ portion of Lot 1, Plan 952-4573;
- ⑤ Lot A, 5883KS;



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Aspen Trails Area Structure Plan

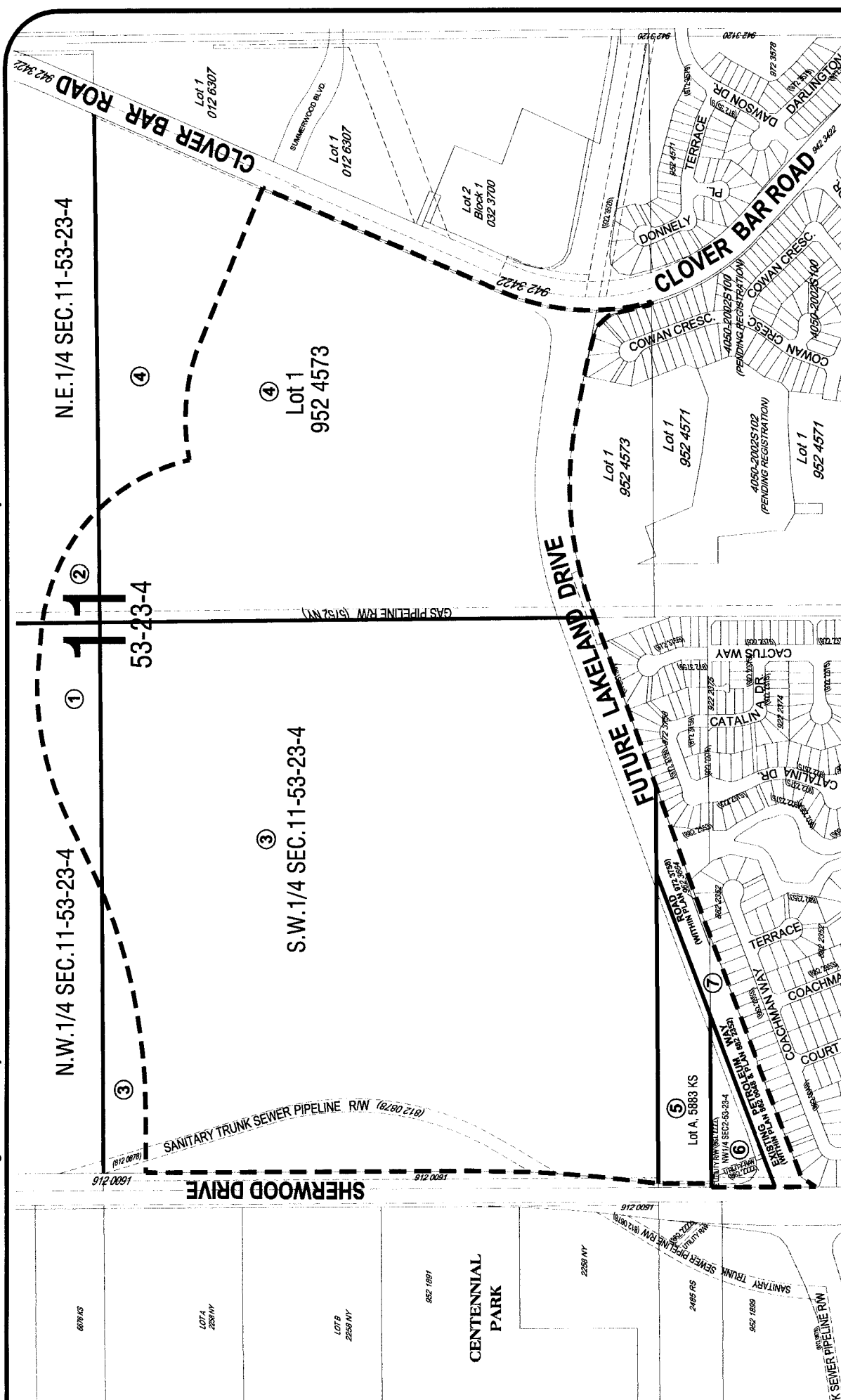
PLAN LOCATION

LEGEND:
 - - - SECTION 11 BOUNDARY
 [Hatched Box] AREA STRUCTURE PLAN AREA

150 75 0 150 300 450m
SCALE 1:15,000

uma

Figure - 1



GENSTAR DEVELOPMENT COMPANY
Aspen Trails Area Structure Plan

LAND OWNERSHIP

⑤ OLIVER DEVELOPMENTS LTD.
⑥ OLIVER DEVELOPMENTS LTD. / 52222 ALBERTA LTD.
⑦ STRATHCONA COUNTY - (REGISTERED PLANS: 862 0048, 882 2352, 972 3756, & 962 3664)

1 - 4 GENSTAR TITLECO LIMITED

LEGEND:

ASP BOUNDARY
PROPERTY LINE

④ - ①



- ⑥ all of the remainder of NW2-53-23-W4; and
- ⑦ portions of registered plans 862 0048, 882 2352, 972 3758, & all of Plan 962 3664.

The ASP area comprises approximately 100.92 ha (249.36 ac) of land.

Genstar Titleco Limited is the majority owner within the ASP area. Lot A, Plan 5883KS, is a 2.58 ha (6.38 ac) parcel in the southwest corner owned by Oliver Developments Ltd. The remainder of the NW2-53-23-W4 in the extreme southwest part of the ASP area is owned by Oliver Developments Ltd and 522272 Alberta Ltd. and has an area of 1.10 ha (2.72 ac). (See Section 4.4)

A small portion of the SW Plan area is owned by Strathcona County. This area is currently registered under multiple subdivision and road widening plans. At the request of Strathcona County, it has been included in the Aspen Trails ASP so that the entire future Lakeland Drive right-of-way is incorporated in the approved ASP.

1.4 STATUTORY COMPLIANCE

1.4.1 Municipal Government Act

This ASP has been prepared within the statutory context of Part 17 of the Municipal Government Act (S.A. 1994, M-26-1), Section 633(2)(a). The MGA provides that an Area Structure Plan must describe:

- the sequence of development proposed for an area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area, either generally or with respect to specific parts of the area, and
- the general location of major transportation routes and public utilities.

1.4.2 Municipal Development Plan

The Strathcona County Municipal Development Plan (MDP), Bylaw No. 38-98 adopted on August 25, 1998 generally designates the Aspen Trails area for residential development. Most of the ASP area is designated as “Urban Service Area Residential Area.” A “Community Commercial” designation is identified in the southwest corner of the ASP area, north of future Lakeland Drive and east of Sherwood Drive. The north boundary of the Aspen Trails neighbourhood, as defined by the proposed collector road, extends a short distance into most southerly portions of the NE and NW Section 11. This collector serves to define a logical separation of the two ASP areas, Aspen Trails to the south and Emerald Hills to the north. MDP land use designations for the NE and NW 11 will be applied to the Emerald Hills ASP which, as discussed earlier, is submitted concurrently with Aspen Trails.

The MDP states several policies, which provide a context for this Area Structure Plan.

Relevant to the commercial designation:

Policy 8.6.17 *“New Community Commercial nodes shall be strategically located:*

c)i) at the intersection of a major arterial or collector roadway to serve two or more neighbourhoods.”

Relevant to residential development:

Policy 10.47: *“Residential development in the Urban Service Area shall maintain its primarily single detached dwelling unit orientation, but strive to diversify and intensify the range of residential forms available.”*

Policy 10.48: *"Future residential development in Sherwood Park shall be encouraged to be phased, contiguous extensions of existing development nodes subject to:*

- a) the development of an Area Structure Plan; and*
- b) the economical and efficient provision of municipal services."*

Policy 10.49: *"Residential multiple unit dwellings shall be located in accordance with development guidelines governing site size, density, locational and other development criteria in:*

- b) in the new residential neighbourhoods";*

Policy 10.50: *"Sherwood Park residential neighbourhood design guidelines include:*

- b) encourage master planned themed communities to establish a unique neighbourhood identity;*
- c) encourage innovative housing designs;*
- e) consider alternative, appropriately designed residential development backing or fronting onto major collector and arterial roads;*

Policy 10.51: *"Residential neighbourhoods shall include appropriately located open space linkages and walkways to facilitate non-vehicular movement within and between neighbourhoods."*

Policy 10.52: *"To mitigate traffic noise from highways or major arterial roads, appropriately located and landscaped berms, fences, and/or other noise attenuation barriers may be developed in new residential areas."*

Several open space policies provide a context for this Area Structure Plan. As presented in Section 11.0, relevant policies include the following:

Policy 11.1: *Encourage a variety of recreational opportunities in the County as a means of:*

a) "Strengthening community pride and appeal while contributing to the small community identity."

Policy 11.2: *"Provide for public leisure open space to accommodate present and future needs of County citizens."*

Policy 11.3: *Encourage a County-wide integrated open space system which features a series of major and minor components as follows:*

b) "Minor components consisting of a series of community parks, interconnected by linear open space and pathways. Community parks shall be designed for unstructured, spontaneous use by children and adults."

This Area Structure Plan complies with the general intent and purpose of the Municipal Development Plan and its policy statements in that the Plan:

- proposes a majority of single detached dwelling units with a mix of multiple unit dwelling units to provide diversity,
- is contiguous with residential development nodes in surrounding neighbourhoods,
- is sensitive to direct driveway access to the collector road,
- proposes a network of open spaces and open space linkages, and
- will provide noise attenuation measures to Strathcona County standards for residential development adjacent to arterial roadways.

1.4.3 The North of Lakeland Drive Area Concept Plan

The North of Lakeland Drive Area Concept Plan (NLDACP) was approved July 2, 2003. The Concept Plan provides a comprehensive policy framework and context for a larger area of developing lands in the north Sherwood Park area. The NLDACP is intended to guide more detailed planning and engineering studies to be completed by area land developers. The NLDACP provides an intermediate level of planning review between the broad policies of the Municipal Development Plan and the details of the Area Structure Plan. The Aspen Trails Area Structure Plan conforms with the intent of the NLDACP.

1.4.4 Land Use Bylaw

The ASP area is currently designed as Agricultural (AD): Future Development Under the Land Use Bylaw. Future Land Use Bylaw amendments will conform to the Strathcona County Land Use Bylaw 7-2001. Direct Control Zoning (DC) may be used for innovative site designs.

2.0 Existing Conditions

2.1 EXISTING SITE FEATURES

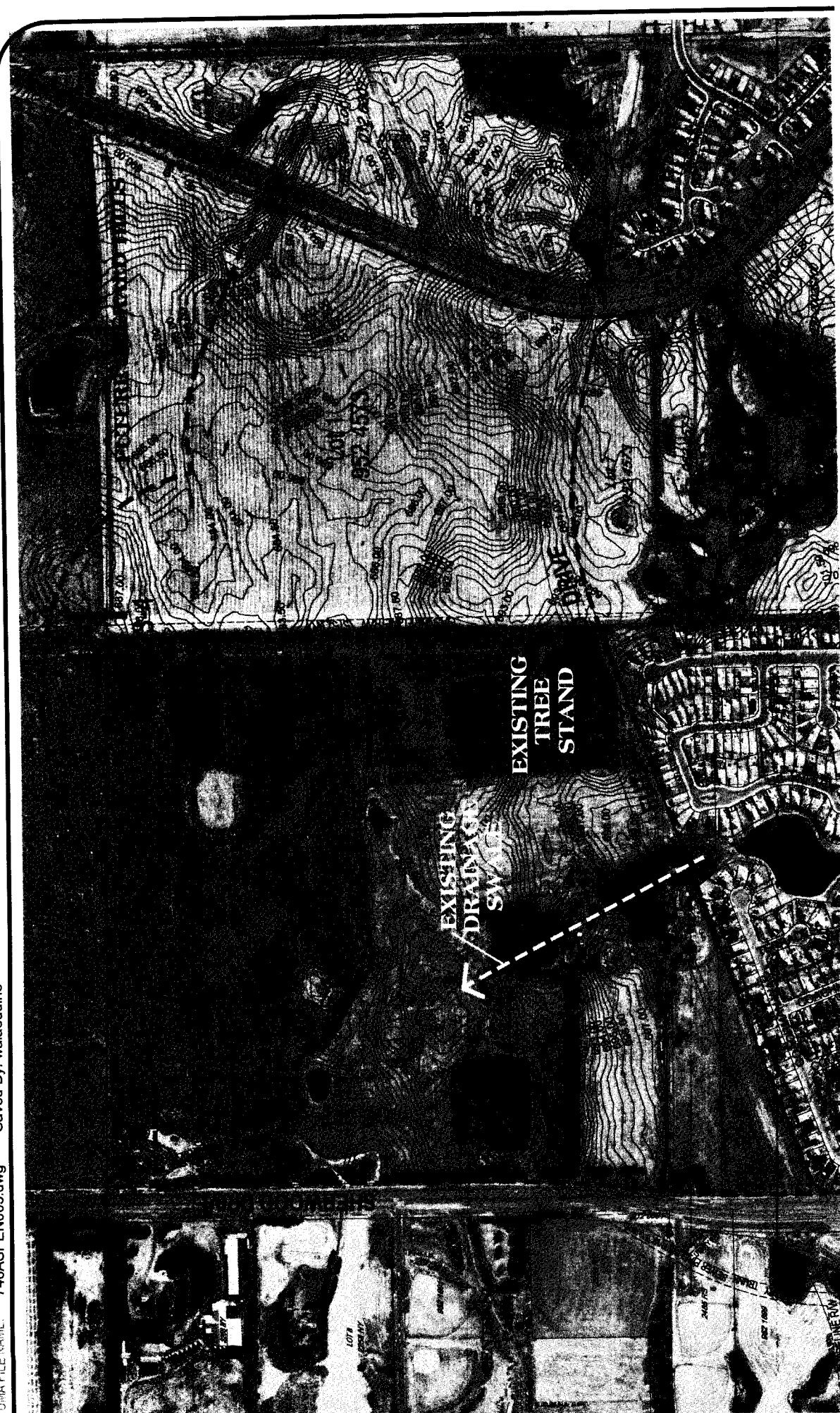
The ASP plan area is well suited for urban development in terms of soils, slopes and overall drainage conditions. The soils are clay loam soils formed on glacial till deposits. Soils of similar composition are common within parts of the urban service area of Sherwood Park and present few constraints to development. Much of the plan area is currently under agricultural production.

The ASP area generally slopes from south to north (Figure 3). The topography has surface elevations ranging from a high of 699 m at the south limit to a low of 680 m near the northwest boundary. This represents total relief from south to north of about 19 m (62 feet). The shape of the land creates opportunities for view lots and walk-out residences north of Lakeland Drive.

A natural drainage swale currently extends north from Clover Bar Ranch across the future Lakeland Drive right of way, through the SW-11-53-23-W4 to Sherwood Drive and beyond. This swale is not considered to be a water course under the Alberta Public Lands. It provides an opportunity for an open space corridor to serve as an amenity for the neighbourhood and to accommodate overland drainage. The swale will ultimately be an open space link between proposed stormwater management facilities and the neighbourhood.

A high pressure gas pipeline runs north/south through the center of the ASP area and along the quarter section line. The pipeline is protected by easement as Plan 5752NY. This is the same pipeline that runs between Lakeland Ridge and Clover Bar Ranch.

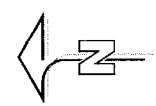
A sanitary trunk sewer line extends along the western boundary of the ASP adjacent to Sherwood Drive. Its alignment is curved to the east of Sherwood Drive, defining a long, narrow residual parcel. The awkward parcel shape poses a challenge to its effective and efficient development.



GENSTAR DEVELOPMENT COMPANY
Aspen Trails Area Structure Plan

EXISTING SITE FEATURES

LEGEND:
--- ASP BOUNDARY



25 0 25 75 125m
SCALE 1:7500

Several small areas of trees and shrubs are scattered throughout the ASP area. Some of these surround prairie potholes. An evaluation of natural areas in north Sherwood Park was completed by Stantec Consulting Group for Strathcona County in April 2000. The evaluation entitled "*Ecological Assessment of the Remaining Habitat Patches in the Undeveloped Lands Within the Urban Service Area of Sherwood Park North of Baseline Road*" recommended that fresh water marsh and creek habitats receive highest priority for retention, upland aspen habitats receive moderate priority and prairie potholes receive lowest priority.

The Stantec report identifies and discusses two types of habitat within the ASP area. Prairie potholes are characterized as

"intermittent seasonal wetlands, no connectivity to drainage corridors, no rare plants observed, plant and animal diversity low, little recreational use, sustainability determined by seasonal influx of water" (Stantec, 2000, Table 3, p.3.4).

The prairie potholes are given a low ranking for sustainability. As a result, none of these areas are proposed for retention. As indicated earlier, none of these potholes have been identified as water courses under Section 3 of the Public Lands Act by the provincial government.

An aspen grove north of the existing Clover Bar Ranch neighbourhood is characterized as

"fragments of historical aspen parkland, connectivity to historical drainage corridor, no rare plants observed, plant and animal diversity high, little recreational use apparent, sustainable due to size, connectivity and diversity" (Stantec, 2000, Table 3, p.3.4).

It was ranked as moderate for sustainability.

Strathcona County has expressed a desire to retain natural areas so a portion of the remaining treestand has been incorporated into the plan area. The treestand will be retained in its natural state. It must be acknowledged that changes in the urban forest conditions will be evident as population in the area increases.

Strathcona Land Use Bylaw 7-2001, Part 1, Section 3b, (15) states that a development permit will not be required for the removal of trees where an approved ASP is in place. Any tree removal will be undertaken to avoid bird nesting seasons, as required by policy and regulation.

2.2 SURROUNDING LAND USE

The existing residential neighbourhood of Clover Bar Ranch and the developing residential neighbourhood of Lakeland Ridge are located immediately to the south of the ASP area, south of the future Lakeland Drive arterial. An Area Structure Plan has been approved for the Summerwood neighbourhood located east of Aspen Trails across Clover Bar Road. This has fixed the access points to Clover Bar Road as reflected in this ASP.

Land use to the west includes Centennial Park, a regional park. The access to Centennial Park has determined access into the Aspen Trails neighbourhood. Otherwise, land is still in rural use.

Lands to the north are owned by Genstar Development Company and are currently in agricultural use. These lands are the focus of the Emerald Hills ASP that complements the Aspen Trails ASP.

3.0 Public Participation

The public participation process, which accompanied plan preparation, involved dialogue with adjacent residents and other stakeholders at three public open house/meeting sessions.

The initial public session, held on February 20, 2002 in Festival Place, was undertaken before any concepts for Aspen Trails had been prepared. The initial meeting was hosted by Strathcona County. The North of Lakeland Drive Area Concept Plan and Aspen Trails were both introduced at that meeting. Genstar Development Company followed the Strathcona County presentation with a brief presentation on the planning process and the numerous factors to be considered in planning a new neighbourhood. Key messages which were expressed at that session by the public were (1) respect for existing residential development and the need for a transition to other housing densities and forms, (2) provision of adequate park space and linkages, and (3) minimization of traffic impacts on adjacent neighbourhoods.

The second public open house was held on April 4, 2002 in Festival Place. Genstar/UMA hosted the second meeting. Information presented included the challenges of addressing topographic constraints and opportunities, transportation options, a preliminary concept plan and the rationale for the open space concept. A number of specific issues related to perimeter land uses were also identified.

Following the second open house, a draft document was prepared and reviewed by Strathcona County. Necessary revisions were completed prior to full circulation to appropriate agencies.

Throughout the process, meetings were held with County administrative staff and the consultant for the North of Lakeland Drive Area Concept Plan to review progress and resolve issues. Based on revisions for this process, the Aspen Trails ASP was resubmitted to Strathcona County in July 2003. A third public meeting was held on October 2, 2003. Attendees were generally satisfied with the plan. Noise and traffic issues related to the community commercial site were raised.

4.0 Development Concept

4.1 DEVELOPMENT OBJECTIVES

The overall goal of the Aspen Trails Area Structure Plan is to establish a framework for an attractive, liveable and diverse residential neighbourhood, which complements and enhances the greater community.

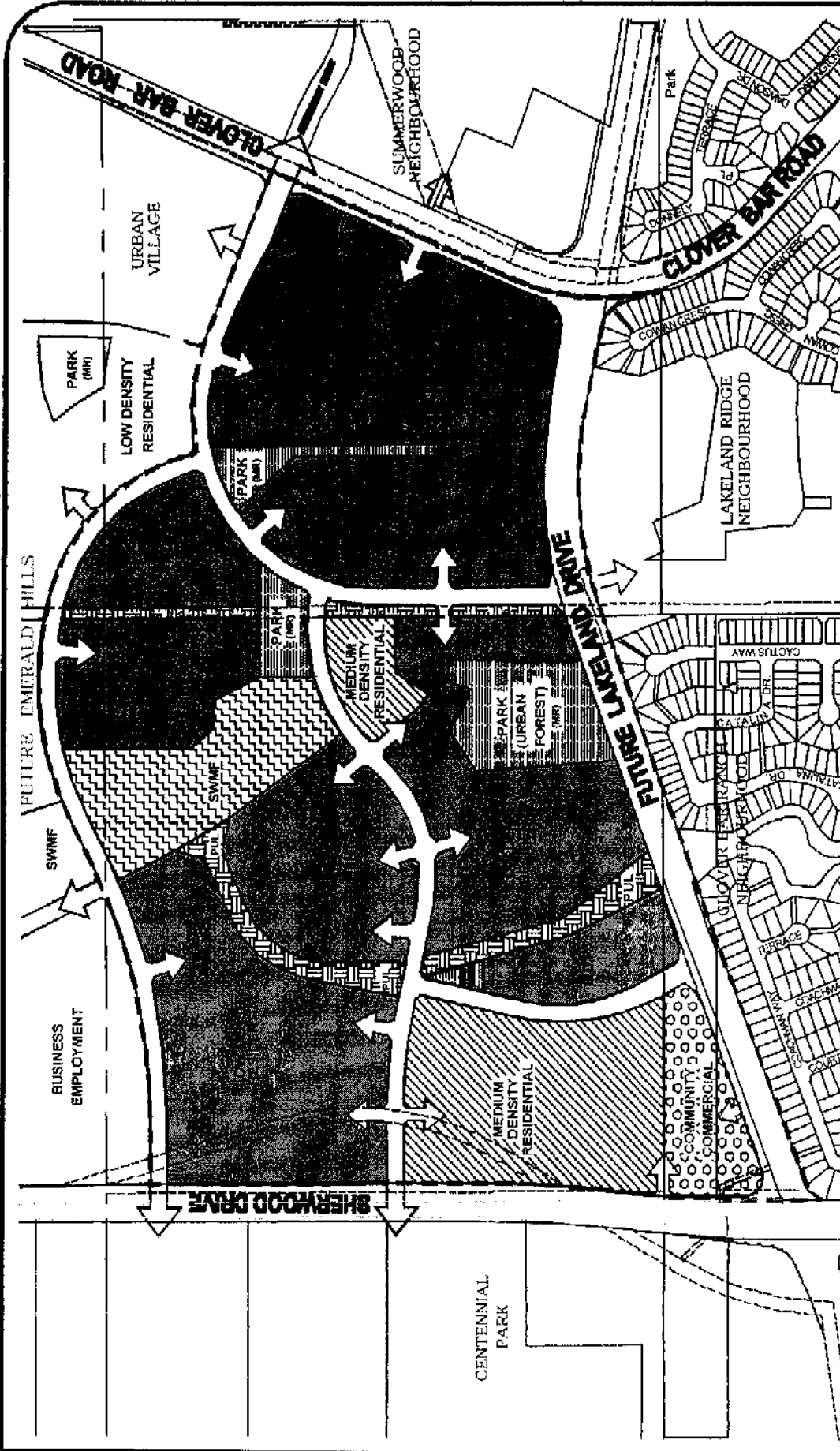
Key objectives of the ASP are:

- to provide a range and variety of housing opportunities to meet current and future market conditions,
- to create a range of active and passive recreational opportunities distributed throughout the neighbourhood,
- to create a safe, convenient trail system to encourage pedestrian movement,
- to provide internal open space linkages, with opportunities for external linkages to the community open space and trail system,
- to provide a safe and convenient circulation system that directs traffic to future Lakeland Drive, Clover Bar Road and Sherwood Drive, and
- to provide economical servicing which responds to existing site conditions.

4.2 THE DEVELOPMENT CONCEPT

Aspen Trails will be a diverse residential neighbourhood comprising predominantly low density residential development interspersed with medium density multi-family residential development in strategic locations (Figure 4). Low density residential is defined to include both single detached and semi-detached housing.

The name 'Aspen Trails' provides the neighbourhood theme which focuses on the trail system. An extensive trail system will be a continuous, integrated system providing a variety of internal links within the neighbourhood and external links to the Heritage Trail System and Trans-Canada Trail (Figure 5). The internal trail system will extend throughout the neighbourhood utilizing linear parks, utility rights-



GENSTAR DEVELOPMENT COMPANY
Aspen Trails Area Structure Plan

LAND USE CONCEPT

of-way, collector road boulevards and stormwater management facilities integrated with the sidewalk system. A modified road cross section may be utilized to enhance the on sidewalk “trail” component. This could include sidewalk one side only. The central gas line and adjacent open spaces will form a major north-south open space corridor through the neighbourhood. These will provide outstanding opportunities to create pleasant and safe pedestrian environments.

Residential land use will be predominantly low density, comprising single detached and semi-detached housing forms. Multi-family sites will be located at locations which are strongly oriented to the collector or arterial road system.

No school site is required in the neighbourhood because of the availability of school sites in Lakeland Ridge and other areas of Sherwood Park. This has been confirmed by both the Elk Island Public and Elk Island Separate School Boards.

The collector road system will provide safe and convenient mobility within the neighbourhood as well as access to the major perimeter arterial roads of Clover Bar Road, Sherwood Drive and future Lakeland Drive.

Using the assumptions presented in Appendix 1, the neighbourhood is projected to accommodate 1,433 dwelling units with a population potential of 3,194. The actual number of dwellings and the population will depend on residential and household densities through the build-out and life-cycle of the neighbourhood.

4.3 RESIDENTIAL LAND USE

4.3.1 General Patterns

The Land Use Concept shows three identifiable residential nodes or modules defined by the collector and open space systems. This format will facilitate a logical staging sequence, will provide opportunities to achieve the goal of residential diversity stated in the Municipal Development Plan and will allow for market segmentation. The range of housing forms will meet the needs of various target market groups including

“move-up” or “move-down” buyers, first time home buyers, active adults and the elderly . Opportunities will be provided for affordable housing to satisfy the housing needs of both younger and older age groups.

The eastern module of Aspen Trails is intended for mixed housing forms. The northwest module is intended to address an exclusive niche in the market place. The southwest module may be oriented to the all market segments.

Efforts will be made to create a distinctive theme, identity and character for each residential module within the overall neighbourhood plan. Architectural guidelines will be established to articulate specific themes, and will be implemented by the developer as per accepted practice.

The Land Use Concept identifies two residential land use and housing categories:

- low density residential,
- medium density residential

Each of these is discussed in greater detail in the following sections.

4.3.2 Low Density Residential

The low density residential designation includes both single detached and semi-detached housing. A maximum overall residential density of 21.5 units per net hectare (8.70 upac) is assumed for purposes of projection. Rear lanes may be required in selected locations, but will comprise no more than 10% of units. A Transportation Impact Assessment will determine the appropriate locations for frontage lots on collector roadways.

Low density residential will be developed according to the requirements of the residential land use districts of the Strathcona County Land Use Bylaw. Changing buyer profiles and consumer demographics will require the developer to supply the market with housing forms which are both affordable and innovative. Direct Control (DC) districts may be utilized to facilitate innovative designs.

4.3.3 Medium Density Residential Development

Medium density residential is defined as row housing and may take the form of row housing, fourplexes, apartments or other attached housing forms on sites with a range of density up to 37 units per hectare (15.00 upac). These may be developed to a maximum height of 14 m or four stories. The ASP area contains two medium density residential sites as shown on the Land Use Concept (Figure 4).

Locational factors in the siting of medium density residential sites have been: proximity to amenity areas and access to collector and arterial roadways.

Medium density residential sites will accommodate a variety of market segments. Medium density could include units for singles, families or adults and may be a mix of rented and owned condominium units. These will be developed under the relevant Strathcona County Land Use Bylaw designations approved at the time of subdivision. Direct Control Districts may be used for innovative site designs.

Each medium density site has a shadow plan to allow for conversion to lower density residential development if warranted by market conditions. An amendment to the North of Lakeland Drive Area Concept Plan and this ASP would be required to facilitate this land use change.

4.4 COMMUNITY COMMERCIAL

The community commercial designation is on 2.83 ha of land currently owned by Oliver Developments Ltd. and 522272 Alberta Ltd. The community commercial site shown at the northeast intersection of Sherwood Drive and the future Lakeland Drive reflects a corresponding location and designation in the Municipal Development Plan and the North of Lakeland Drive Area Concept Plan. Community commercial is further defined in the Strathcona County Land Use Bylaw as C1. This district is intended to provide a broad range of services needed on a day-to-day basis by residents of urban neighbourhoods. The community commercial

area will be developed to minimize impacts of built form, signage, lighting and operations on adjacent developments. Building styles and form will generally complement the overall Aspen Trails architectural theme.

Pending a transportation review, an all-directional access to the community commercial will be designated from Sherwood Drive. This will provide access to the commercial area only. It will not be utilized to provide access to the medium density residential area immediately north.

Without completing a comprehensive analysis of the Sherwood Drive/Lakeland Drive intersection, it is difficult to determine the technical requirements and exact location for this all-directional community commercial access from Sherwood Drive. However, the access to the community commercial site must align with the Centennial Park Village access across Sherwood Drive to the west. For purposes of this ASP, the access is conceptually represented as split on the property line of the two landowners. The split access acknowledges the potential for an adjustment of the north boundary of the commercial site northward, should it be required, to accommodate detailed roadway alignments and geometry. In that event, a land swap agreement would be established between the two landowners but no ASP amendment would be required.

An additional right-in/right out access may also be provided on Lakeland Drive following appropriate review by Strathcona County.

A cost sharing agreement will be required to establish obligations pertaining to circulation and stormwater management costs.

4.5 PARKS AND OPEN SPACE

The parks and open space system is intended to support a variety of passive and active recreational activities (Figure 5). The system also provides the setting for recreational circulation within the neighbourhood with links to adjacent neighbourhoods. The parks and open space system is designated through municipal reserve, public utility lots and street rights-of-way.

The system comprises five major elements:

- neighbourhood parks,
- the creek and channel open space corridor, running through the ASP area in a north/south direction,
- the major stormwater management facility,
- the gas line right-of-way corridor extending through the ASP area in a north/south direction; and
- the urban forest.

Three neighbourhood parks, ranging from 0.20 ha (0.5 ac) to 0.95 ha (2.34 ac) in size, are located in the plan area.

A 0.20 ha park complements the future drainage public utility lot and creates a sense of arrival for Aspen Trails at the westerly access from Lakeland Drive.

A 0.95 ha neighbourhood park is located centrally in the neighbourhood. This park straddles the gas line open space corridor and, combined with the SWMF, creates a spacious open space area.

A third 0.93 ha neighbourhood park is located east of the gas pipeline in the southeast residential module. This park will be a focal point at the intersection of the collector roadways and will provide a link through the eastern module of the neighbourhood to enhance the “trail” experience. These parks may provide a setting for both passive and active recreational activities.

A park designated north of Lakeland Drive is intended to retain the existing remnant tree stand. Strathcona County has requested the retention of this tree stand as part of the municipal reserve. It is designated as Urban Forest and is included in the municipal reserve.

The creek/channel is an open space corridor extending through the western portion of the neighbourhood and intended for use as an amenity, walkway and overland drainage. It will be designated as a public utility lot in recognition of its stormwater function.

Although it is a public utility, the stormwater management facility will be a major visual and functional amenity located within the north central part of the neighbourhood. It may be a wet pond. Up to fifty percent of the area above the 1:5 year storm line may be credited as municipal reserve. Municipal reserve dedication in conjunction with the stormwater facility will be determined at the subdivision stage.

The gas line right-of-way, as a public utility lot will provide an open space corridor extending across the neighbourhood with links to neighbourhoods to the north and south. The level of landscape development of this corridor will be determined by the access and maintenance requirements of the utility companies and Strathcona County.

The five open space components provide a variety of open space opportunities combining large open spaces for active and passive activities with linear corridors for recreational circulation. The system will be complemented by the water-oriented amenity of the stormwater management facility and the creek channel entering it from the southwest.

No school site is designated in Aspen Trails as there is an integrated school site within Lakeland Ridge to the south.

Lot A 5883KS and the NW 2-53-23-4 are included in the Aspen Trails ASP but have fulfilled municipal reserve requirements with the development of Clover Bar Ranch. Our MR dedication is reduced by the gross developable area of those two parcels which is 3.10 ha. The full 10% municipal reserve dedication required for Aspen Trails is 9.30 ha (22.98 ac). The adjusted dedication with the previous fulfillment of 0.31 ha subtracted results in a required dedication of 8.99 ha. Aspen Trails will only have 5.03 ha (12.42 ac) or 5.4% of land in municipal reserve. Municipal reserve land

is being deferred from Aspen Trails to Emerald Hills to the north to facilitate the future development of an approximately 15.00 ha (37.00 ac) recreation area. 2.14 ha of municipal reserve is also being deferred from other areas in Strathcona County to facilitate the future development of that large recreational area. This active recreation area will be accessible from Aspen Trails. Aspen Trails and Emerald Hills will ultimately dedicate 10% land for municipal reserve dedication. Potential municipal reserve that may be designated in the stormwater management facilities will be included in the overall municipal reserve. As detailed stormwater management designs are completed, minor adjustments may be required to the form and shape of the parks adjacent to the stormwater facilities to incorporate credits for municipal reserve.

When all the elements of the open space system, including the creek channel, the stormwater management facility and the utility right-of-way, are combined with the municipal reserve, the total amount of open space is 12.63 ha (31.20 ac) which is 13.6% of the gross developable area of the neighbourhood. Therefore, the neighbourhood will maintain a spacious appearance due to these other open space elements.

4.6 TRAIL/WALKWAY SYSTEM

The hierarchical trail system envisioned for the plan area will include the following elements:

- A major on sidewalk pedestrian system linked to the major roadway collector system,
- A major pedestrian system as a central spine adjacent to the gas pipeline right-of-way, in conjunction with the central park and collector road.
- A minor pedestrian system comprising the following elements:
 - a) trails linking the stormwater management facility to municipal reserve areas and tying them to the major collector roadway system,
 - b) open areas for undefined walking routes along the central portion of the creek channel,

- c) additional linkages through the neighbourhood to be facilitated by a combination of on-roadway sidewalks, public utility lots, municipal reserve and open spaces, and
- d) ties from the collector system to the Heritage Walkway/TransCanada trail system on Clover Bar Road and future Lakeland Drive.

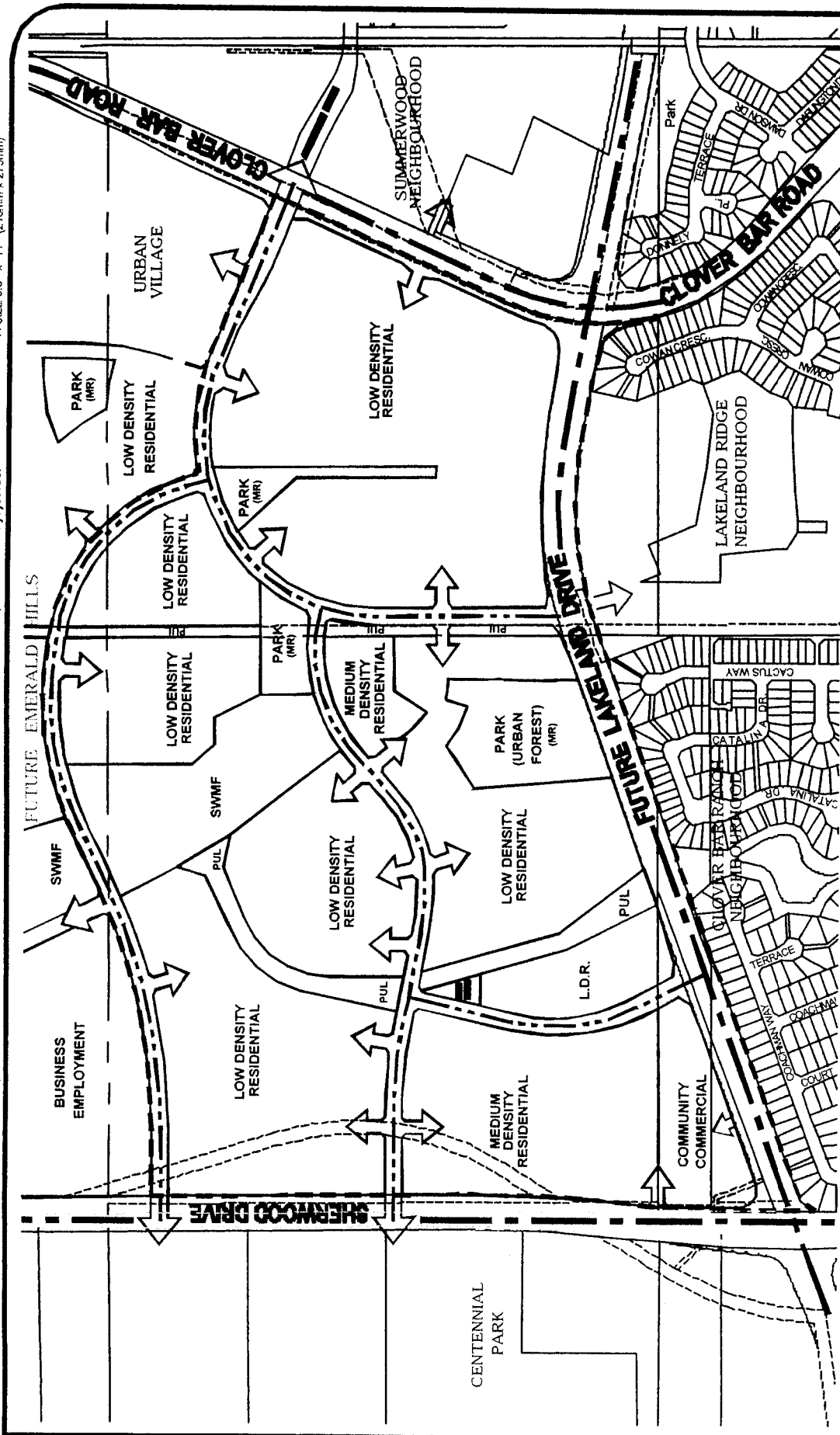
The varied combination of rights-of-way, on-sidewalk collector system, defined and undefined walkways will provide opportunities for interesting and diverse recreation experiences within the Aspen Trails community. Modified road cross-sections may be utilized to enhance the trail experience. Safety issues will be addressed during detailed design.

All trails will be developed in accordance with Strathcona County standards. Greater detail will be determined at the time of subdivision.

4.7 TRANSPORTATION

The transportation system for the ASP area will be composed of major collector roads, minor collector roads and a series of local roads. The ASP area is well served from the perimeter by seven access points from arterial roadways. Three of the proposed access points are from the future Lakeland Drive, three from Sherwood Drive, and two from Clover Bar Road (Figure 6).

Access from Lakeland Drive consists of an access across from an approved access point in the Lakeland Ridge Neighbourhood, a second access that forms a "T" intersection across from the Clover Bar Ranch Neighbourhood, and a third access that facilitates traffic movement into the Aspen Trails commercial area.



GENSTAR DEVELOPMENT COMPANY
 Aspen Trails Area Structure Plan

- LEGEND:**
- ASP BOUNDARY
 - ACCESS POINTS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR

TRANSPORTATION

0 20 40 120m
 SCALE 1:7500

Figure - 6

Three accesses from Sherwood Drive are proposed. The location of the most southerly access will depend on a thorough analysis of the Sherwood Drive and Lakeland Drive intersections. The southerly access will be aligned with the access across Sherwood Drive and will provide access to the Community Commercial area. The central access is aligned with the existing Centennial Park access, and a northerly access is situated midway between the central access and the Alberta Transportation designated access for the future Emerald Hills ASP to the north.

The two access points to Clover Bar Road are aligned across from the two corresponding access points in the Summerwood neighbourhood to the east. Intersections will be designed to discourage traffic flows from Aspen Trails through the existing neighbourhoods.

Three major internal collector intersections are shown on the Plan. All of the three intersection forms "T" intersections at viewpoint locations. Based on the Transportation Impact Assessment, appropriate levels of traffic calming will be incorporated at these intersections.

The major collectors will define a route for transit service so that most residences will be within 400 metres of transit. Attention will be given to pedestrian crossings to ensure pedestrian safety and convenience.

Traffic calming measures and the appropriate format for front drive access to major collectors are being addressed in the Transportation Impact Assessment which complements this document.

Boulevard and/or median landscape treatment at the main neighbourhood entry points will create and reinforce a sense of entry into a distinct, identifiable neighbourhood.

Noise attenuation will be provided along the west side of Clover Bar Road, the east side of Sherwood Drive and the north side of Lakeland Drive as required by Strathcona County standards at subdivision stage.

5.0 Major Utility Services and Staging

5.1 SANITARY SERVICING

The ASP site generally drains from the south to the northwest. The existing Northeast Sanitary Trunk Sewer is located on the east and north boundary of the ASP area in the Clover Bar Road road allowance (Figure 7). The Central Sanitary Trunk is located on the west boundary of the ASP area. It is proposed that the gravity sanitary sewer from the Northeast Sanitary Trunk Sewer and Central Sanitary Trunk will service the ASP area. A small portion of the Lakeland Ridge Neighbourhood is anticipated to drain through the ASP area.

The Central Sanitary Trunk may have limited capacity abutting this ASP area. A study/modelling is currently underway and the results are expected in the fall of 2003. Sanitary servicing boundaries may require adjustment.

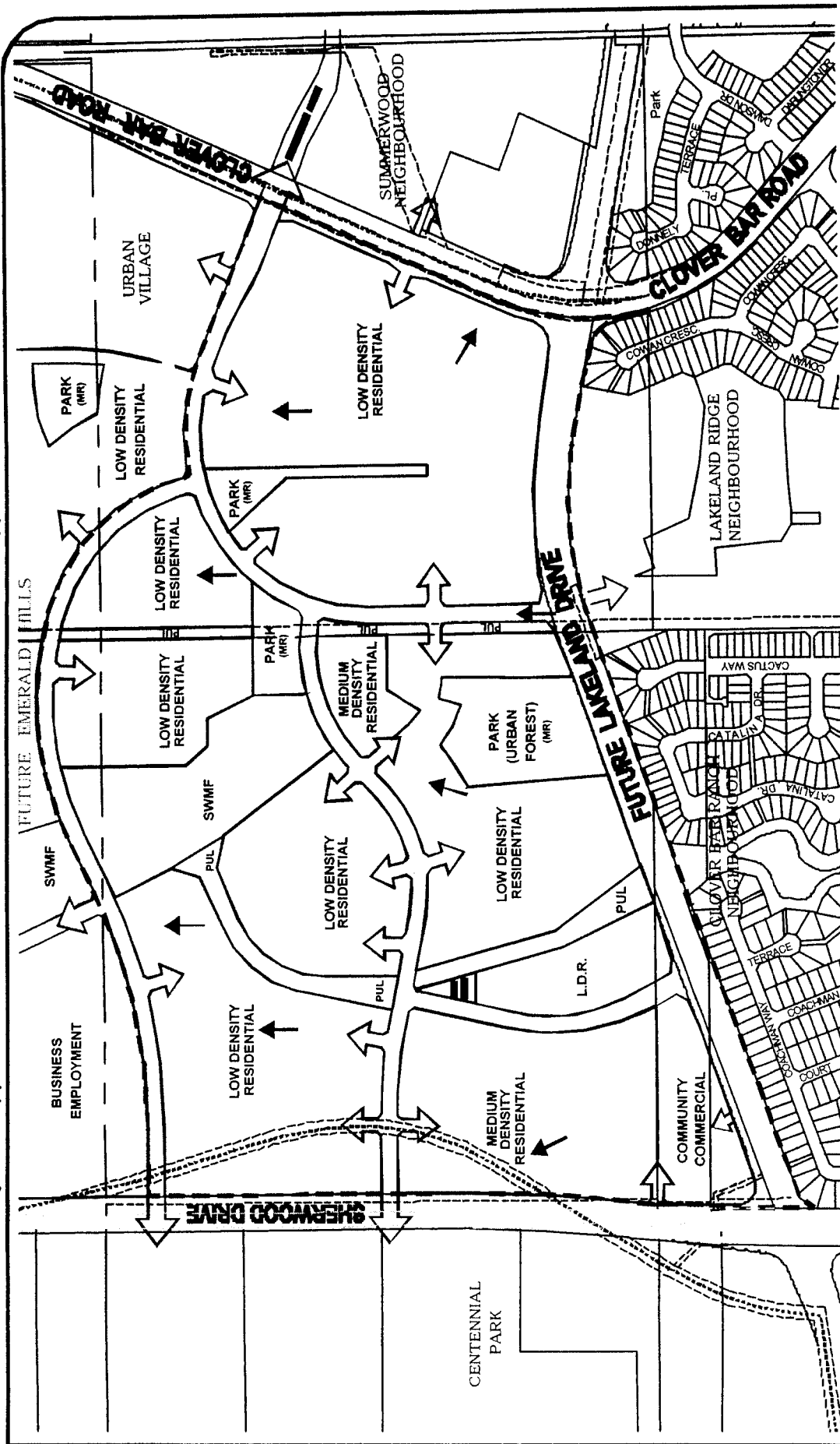
5.2 WATER

A 600 mm water transmission main is ultimately planned to be installed in both the future Lakeland Drive and the Clover Bar Road road allowances, connecting the existing 600 mm water main located south of the future Lakeland Drive to the existing main located adjacent to Lakeland Village Mobile Home Park. The Clover Bar Road 600 mm water transmission main is currently under design and is anticipated to be constructed in two stages, with completion in 2004. The 2003 portion will service the first stage of the ASP.

The water supply for the ASP site will be primarily from two connections to the proposed 600 mm water main in Clover Bar Road. A future transmission main is proposed along Lakeland Drive. Two connections are also proposed to this main.

Figure 8 indicates schematically the existing and proposed larger sized water main system.

A water network analysis will be undertaken and addressed in the Design Brief.



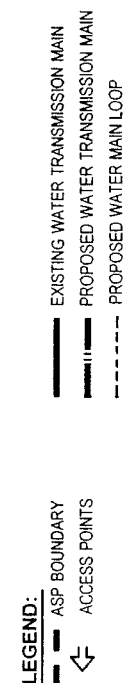
GENSTAR DEVELOPMENT COMPANY
Aspen Trails Area Structure Plan

SANITARY SERVICING

- LEGEND:**
- ASP BOUNDARY
 - SANITARY FLOW DIRECTION
 - ACCESS POINTS
 - EXISTING SANITARY TRUNK



SCALE 1:7500



WATER SERVICING

5.3 STORMWATER MANAGEMENT

Storm drainage in the area will basically be northwesterly, ultimately reaching the North Saskatchewan River. Storm flows will be directed to a stormwater management facility to control the discharge to the existing drainage course to a level agreed to in the Stormwater Management Plan. Cost sharing related to on-site stormwater storage from Clover Bar Ranch will have to be negotiated.

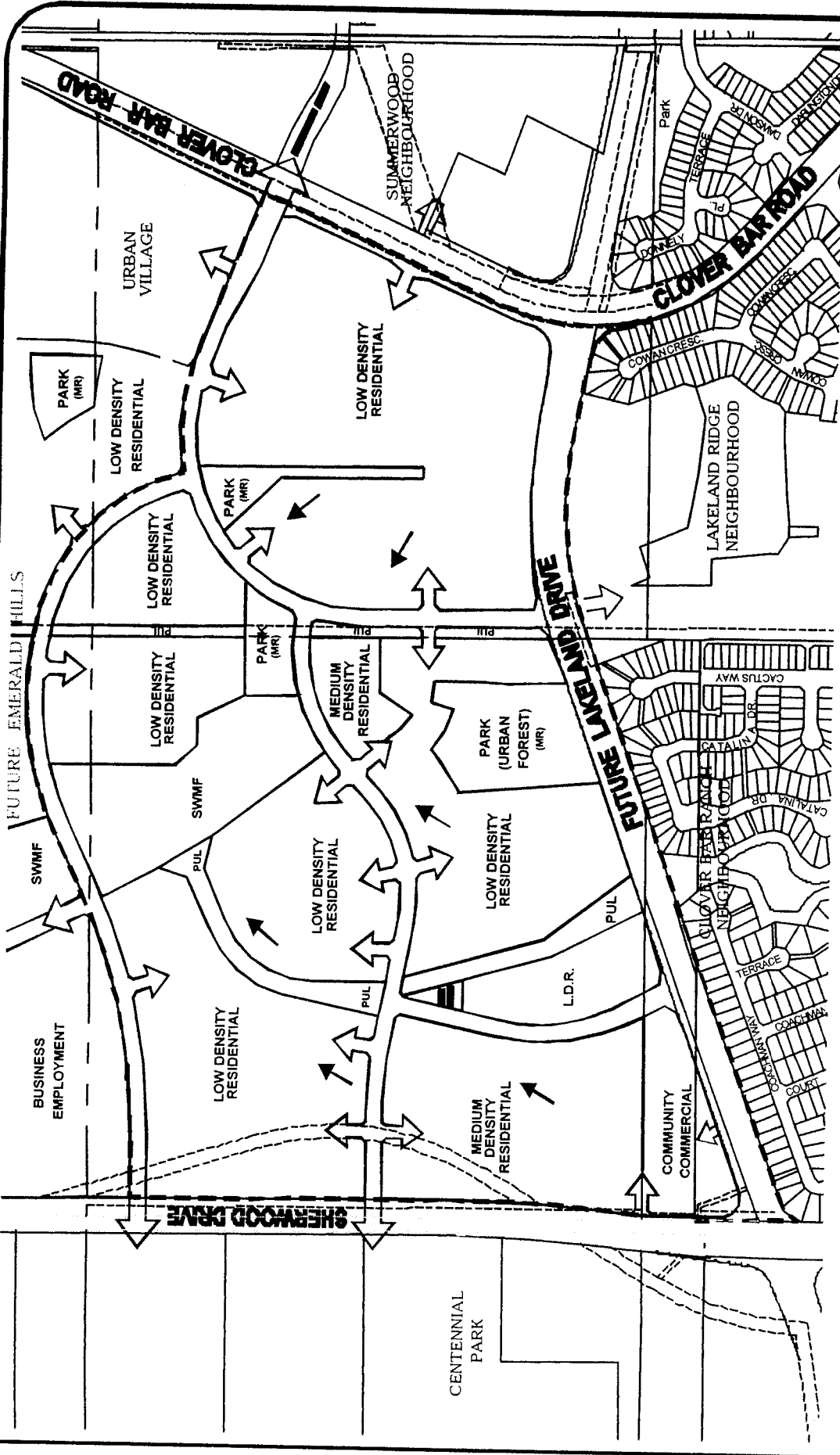
Control and storage of runoff waters will be provided in one facility located in the northwest area of the neighbourhood. They will meet Alberta Environment and Strathcona County standards required for their design and operation. Further information on the system operations will be provided in the Design Brief. Stormwater drainage patterns are shown schematically by Figure 9.

5.4 OTHER SERVICES

Other essential services, such as natural gas, electrical power, telephone and cable TV, are available for extension into the future developments as may be required.

5.5 STAGING

Development would proceed westerly from Clover Bar Road and easterly from Sherwood Drive. Individual stages will be of a size that meets market conditions.



GENSTAR DEVELOPMENT COMPANY
Aspen Trails Area Structure Plan

STORM SERVICING

LEGEND:
 ASP BOUNDARY
 ACCESS POINTS
 MAJOR DRAINAGE DIRECTION

25 0 25 75 125m
SCALE 1:7500



6.0 Summary

This Aspen Trails Area Structure Plan defines the major land use, transportation and servicing systems for a new residential area.

The ASP has been designed to accommodate changing market conditions, and community preferences for the new millennium. The neighbourhood will be developed to provide a variety of single and multiple family housing opportunities responsive to Sherwood Park's changing community needs now and in the future.

The ASP designates areas for three types of land use:

- low density residential the predominant residential use,
- medium density multi-family residential on two sites,
- community commercial.

The ASP sets the stage for master planned residential opportunities.

Despite an underdedication of actual municipal reserve in Aspen Trails due to the transference of municipal reserve for the major active Emerald Hills recreation area, Aspen Trails will have a spacious feel. With the combination of municipal reserve, trails system, central creek channel, Atco Gas corridor, urban forest, stormwater management facilities, and internal linkage, Aspen Trails will have over 10.0% open space.

A cost sharing agreement will be required to establish obligations with regard to provision of services benefiting other land owners.

Aspen Trails will be well served by three perimeter major arterial roadways. The internal transportation system will be composed of a combination major collector, minor collector and local roadways.

The planning process included an extensive public participation process that included three initial public open houses/meeting sessions, as well as newspaper advertisements and mailouts.

Appendix 1 - Land Use Statistics

Genstar Development Company
Aspen Trails Area Structure Plan

Category	Hectares	Acres	%	Units	%	Population
Gross Area	100.92	249.36				
Clover Bar Road	0.19	0.47				
Lakeland Drive	6.80	16.80				
Gas Line	0.91	2.25				
Gross Developable Area	93.02	229.84	100.0%			
Municipal Reserve*	5.03	12.42	5.4%			
SWMF	5.22	12.90	5.6%			
PUL	2.38	5.88	2.6%			
Circulation (20% of GDA)	18.61	45.99	20.0%			
Subtotal	31.24	77.19	33.6%			
Commercial	2.83	6.99	3.0%			
Subtotal	2.83	6.99	3.0%			
Medium Density	10.68	26.39	11.5%	395	27.6	703
Low Density	48.27	119.27	51.9%	1,038	72.4%	2,491
Subtotal	58.95	145.66	63.4%	1,433	100.0%	3,194

Population generation is based on the North of Lakeland Drive Area Concept Plan.

- Medium density residential based on 37 upha (15.00 upac).

Persons per unit = 1.78

- Low density residential based on 21.5 upha (8.70 upac).

Persons per unit = 2.40

* Overall Municipal Reserve Dedication	MR Dedication	GDA
GDA in Section 11 (Aspen Trails & Emerald Hills)	20.96 ha	209.59 ha
GDA previously dedicated and subtracted from Section 11 (Lot A 5883 KS and NW ¼ Sec 2-53-23-4)	0.31 ha	3.10 ha
Adjusted MR Dedication in Section 11	20.65 ha	206.49 ha
Deferred Reserve Caveat (DRC) from Clarkdale Meadows	2.14 ha	21.38 ha
Total MR Dedication in Section 11 plus DRC	22.79 ha	227.87 ha
MR Dedication in Aspen Trails	5.03 ha	
MR Dedication in Emerald Hills	17.76 ha	
Overall Aspen Trails / Emerald Hills Dedication	22.79 ha	10%

50% of the area above the 1:5 year storm line may be credited as municipal reserve (See Section 4.5).

Appendix 2 - Student Generation Statistics

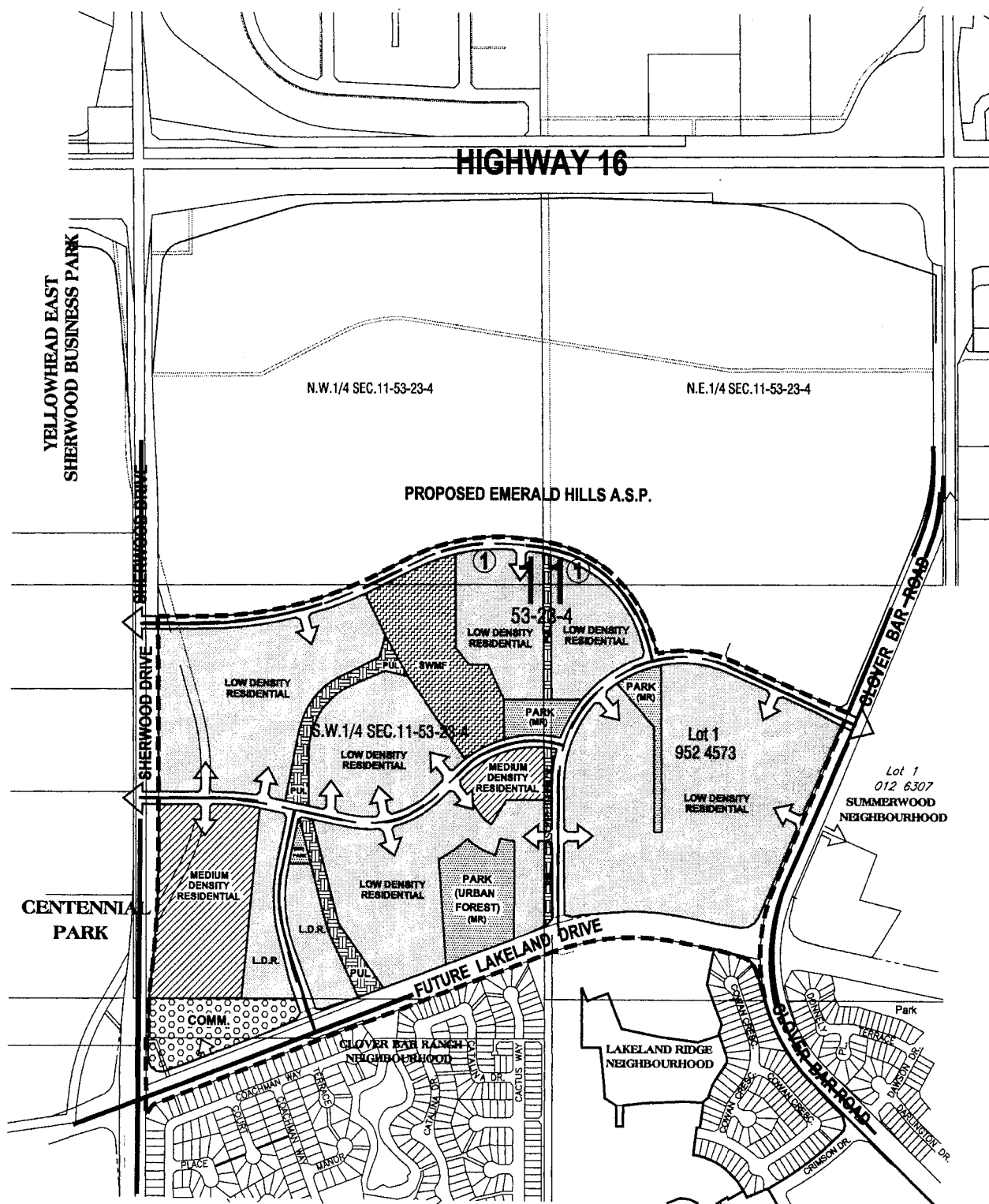
Dwelling Units	Elementary	Junior High	Senior High	TOTAL
Public Students	378	160	186	724
Separate Students	108	57	27	192
TOTAL STUDENTS	486	217	213	916

* Based on factors from Strathcona County, July 2003.

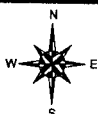
Elementary Public: 0.2640 per unit
 Separate: 0.0753 per unit

Junior High Public: 0.1116 per unit
 Separate: 0.0400 per unit

Senior High Public: 0.1298 per unit
 Separate: 0.0185 per unit

**LEGEND:**

- ASP BOUNDARY
- ACCESS POINTS
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY
- COMMERCIAL
- PUBLIC UTILITY
- PARK
- STORM WATER MANAGEMENT FACILITY



PROPOSED AREA STRUCTURE PLAN "ASPEN TRAILS"

Pt. N 1/2 11-53-23-W4
 Pt. SW 11-53-23-W4
 Pt. SE 11-53-23-W4, Lot 1, Plan 952 4573
 Pt. NW 2-53-23-W4, Lot A, Plan 5883KS

Drawn by: Chantelle Smearer C.P.T.

File No.: 4410-2002P10

Date Drawn: 19/09/02

Scale: not to scale

File No.: X

Revision Date: 21/08/03

Revision No. x

Dwg No.: PUDF0011

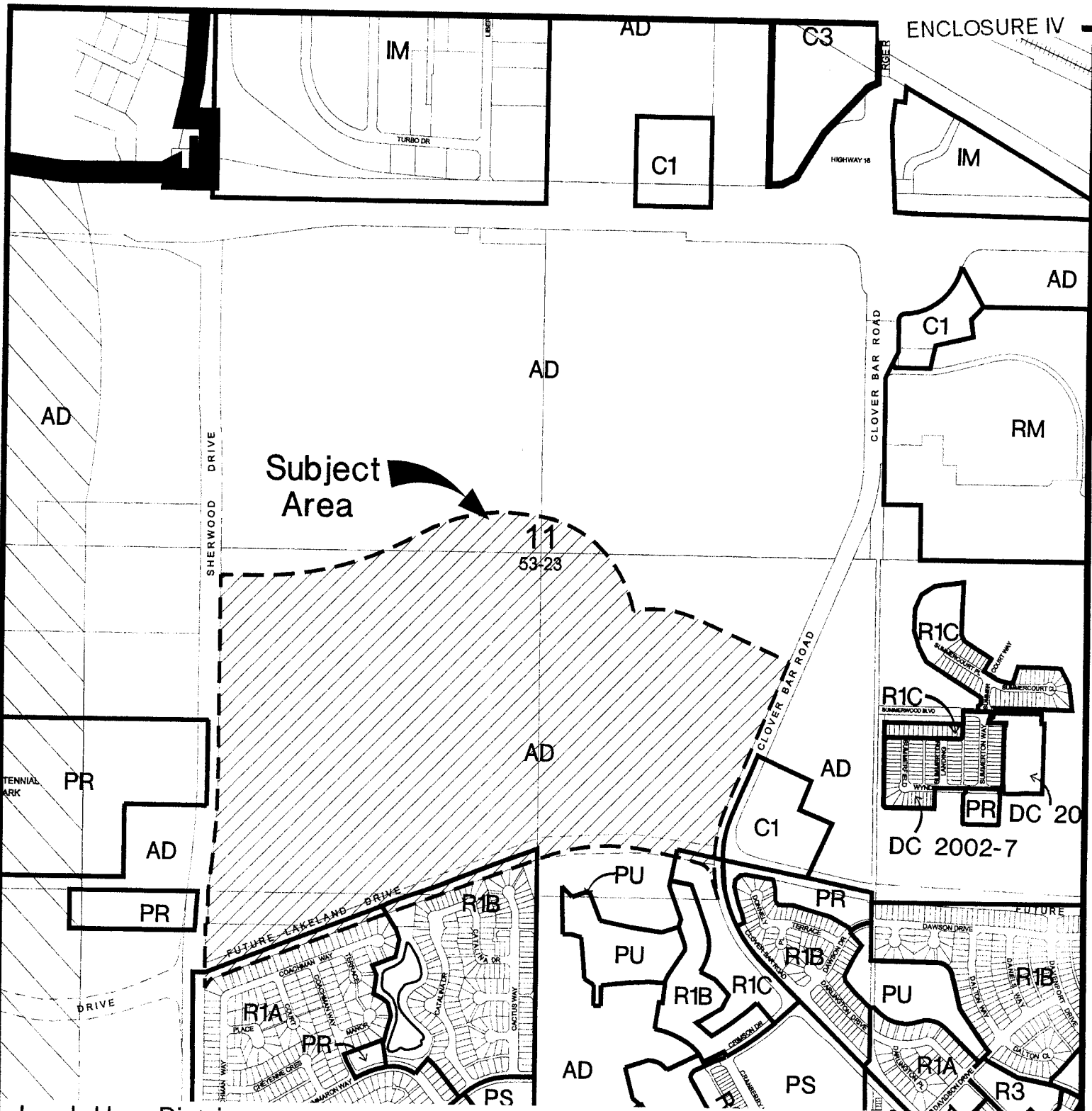
PLANNING & DEVELOPMENT SERVICES

Strathcona
County

A.S.P. AREA: 100.92 ha (249.36 ac)

MDP DESIGNATION: Urban Service Area Residential Policy Area
 Regional Arterial Commercial Policy Area
 Highway 16 Corridor Study Area
 Large Format Commercial Policy Area

LUB DESIGNATION: AD Agriculture: Future Development District



Land Use Districts

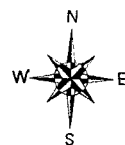
AD	Future Development	IH	Heavy Industrial	RC	Country Residential	R2B	Low Density Site Residential
C1	Community Commercial	IM	Medium Industrial	RE	Estate Residential	R3	Low Density Multiple Residential
C2	Arterial Commercial	PC	Conservation	RM	Manufactured Home	R4	Medium Density Multiple Residential
C3	Highway Commercial	PR	Recreation	R1A	Single Detached Residential A	R5	High Density Multiple Residential
C4	Major Commercial	PS	Services	R1B	Single Detached Residential B	—	Land Use District Boundary
C5	Service Commercial	PU	Utilities	R1C	Single Detached Residential C		
DC	Direct Control	RA	Rural Residential/Agriculture	R2A	Semi-Detached Residential		

Land Use Bylaw 8-2001 - Land Use District Maps Urban Service Area

Planning & Development Services

U21

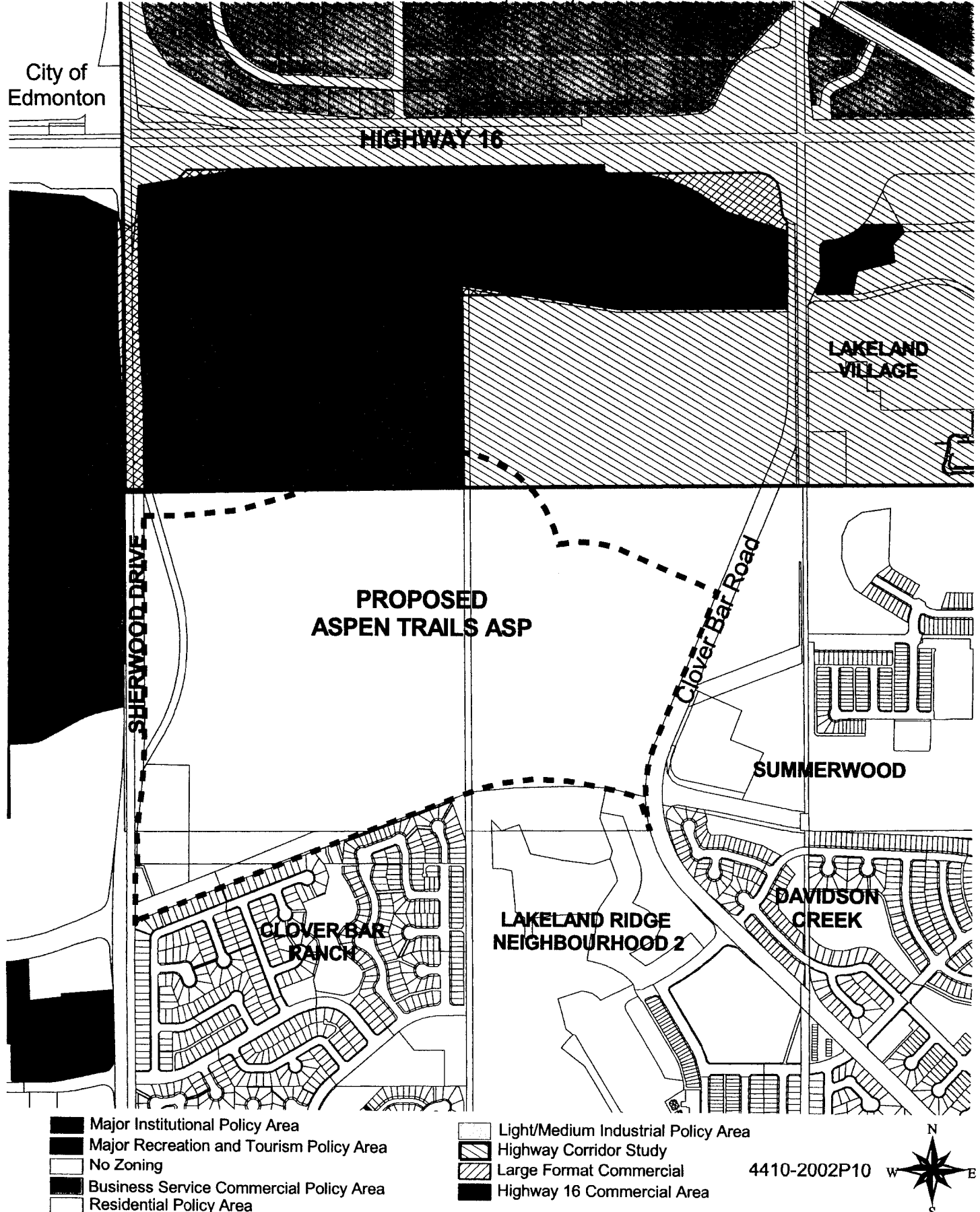
Strathcona County does not guarantee the currency, completeness or accuracy of this map and it is provided without warranty or condition of any kind. Please contact Planning and Development Services for original plans at (780) 464-8212



June 2001 Revised Date: July 02, 2003

DUDL0002

Existing Municipal Development Plan Map
 Proposed Area Structure Plan "Aspen Trails"
 Pt. N 1/2 11-53-23-W4, Pt. SW 11-53-23-W4
 Pt. SE 11-53-23-W4, Lot 1, Plan 952 4573
 Pt. NW 2-53-23-W4, Lot A, Plan 5883KS



PROPOSED AREA STRUCTURE PLAN

"ASPEN TRAILS"

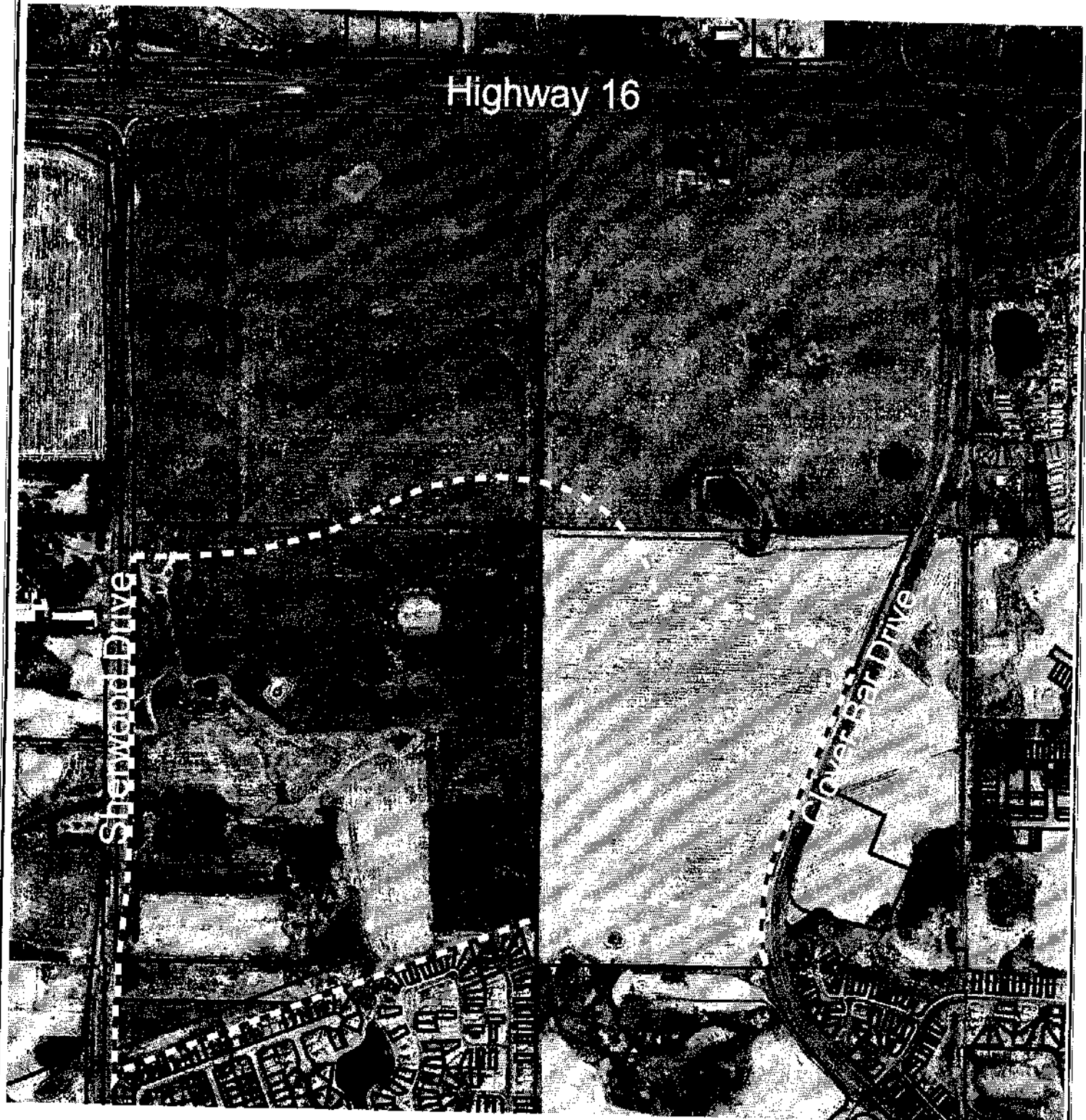
AIRPHOTO

Pt. N 1/2 11-53-23-W4;

Pt. SW 11-53-23-W4;

Pt. SE 11-53-23-W4, Lot 1, Plan 952 4573,

Pt. NW 2-53-23-W4, Lot A, Plan 5883KS

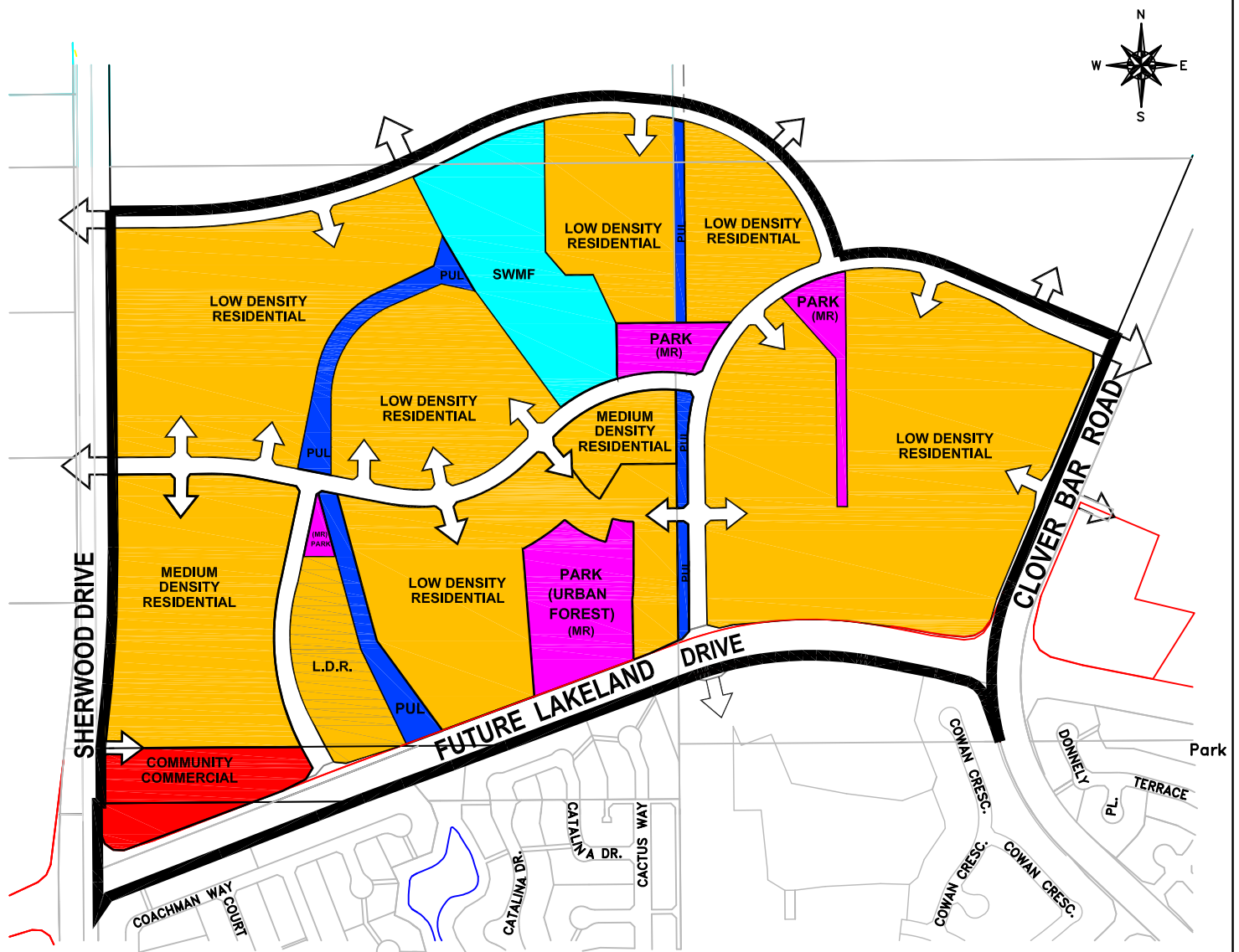


100 0 100 200 300 Meters



4410-2002P10










Aspen Trails Area Structure Plan Bylaw 20-2004

Date of Adoption May 11, 2004

EXISTING LAND USE

Residential		Storm Water Management Facility	
Municipal Reserve		Road Plan	
PUL		ASP Boundary	
Commercial	