

BYLAW 10-2004

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

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

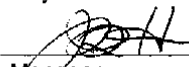
Read a first time this 23 day of March, 2004.

Read a second time this 23 day of March, 2004.

Read a third time and finally passed this 13 day of April, 2004.



Mayor



Manager,
Legislative and Legal Services

Date Signed: April 20, 2004

**ASPEN WOOD ESTATES
AREA STRUCTURE PLAN
STRATHCONA COUNTY**

**DECEMBER 2003
REVISED MARCH 25, 2004**

PREPARED FOR:

547749 Alberta Ltd.

Prepared by:

- **Altime Engineering Ltd.**
- **Sameng Engineering Ltd.**
- **LUP Consultants – Land Use Planning**

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INTRODUCTION

This "Area Structure Plan" Document applies to the parcel of land bearing the legal description N ½ - SW ¼ - 3 - 53 - 22 W4M. The plan provides the framework for development of a country residential subdivision involving some 32.5 ha (80 Acres) of land located within the municipal jurisdiction of Strathcona County.

The parcel is designated for development for country residential use and is identified as "upland forest with small wetlands" on the County's Upland Forest and Wetland Map. The parcel is well suited for country residential use because of its treed and hilly character. The proposed use is consistent with the approved or proposed development of adjacent lands to the east and to the south. A significant feature of the parcel is a low-lying area in the northeast corner of the site. That portion of the site is proposed for dedication as ER Environmental Reserve.

The proposed subdivision will create twenty-three residential parcels of two acres (plus) in area and two storm water retention parcels (if required) to serve the subdivision.

The chosen name for this proposed country residential subdivision is **"ASPEN WOOD ESTATES"**.

SITE LOCATION

The Aspen Wood Estates Subdivision is located 0.4 km (one-quarter mile) north of Baseline Road on the east side of Range Road 223. The site is approximately 4.8 km (three miles) east of Sherwood Park. Exhibit "A" (Page 4) entitled "Regional Context Plan" illustrates the Aspen Wood Estates location relative to the surrounding community and its relationship to Sherwood Park and the surrounding grid road network.

STRATHCONA COUNTY MUNICIPAL DEVELOPMENT PLAN BYLAW

This Area Structure Plan Document and the intended use of the land are in compliance with the designation of the property within the Country Residential Policy Area. The Country Residential Policy Area allows for the development of country residential parcels of 0.8 hectares (2.0 acres) or greater. Area structure plans are a requirement to provide a guide for subsequent subdivision and development.

The Strathcona County Municipal Development Plan Bylaw contains policies that relate specifically to country residential and subdivision and development. These include:

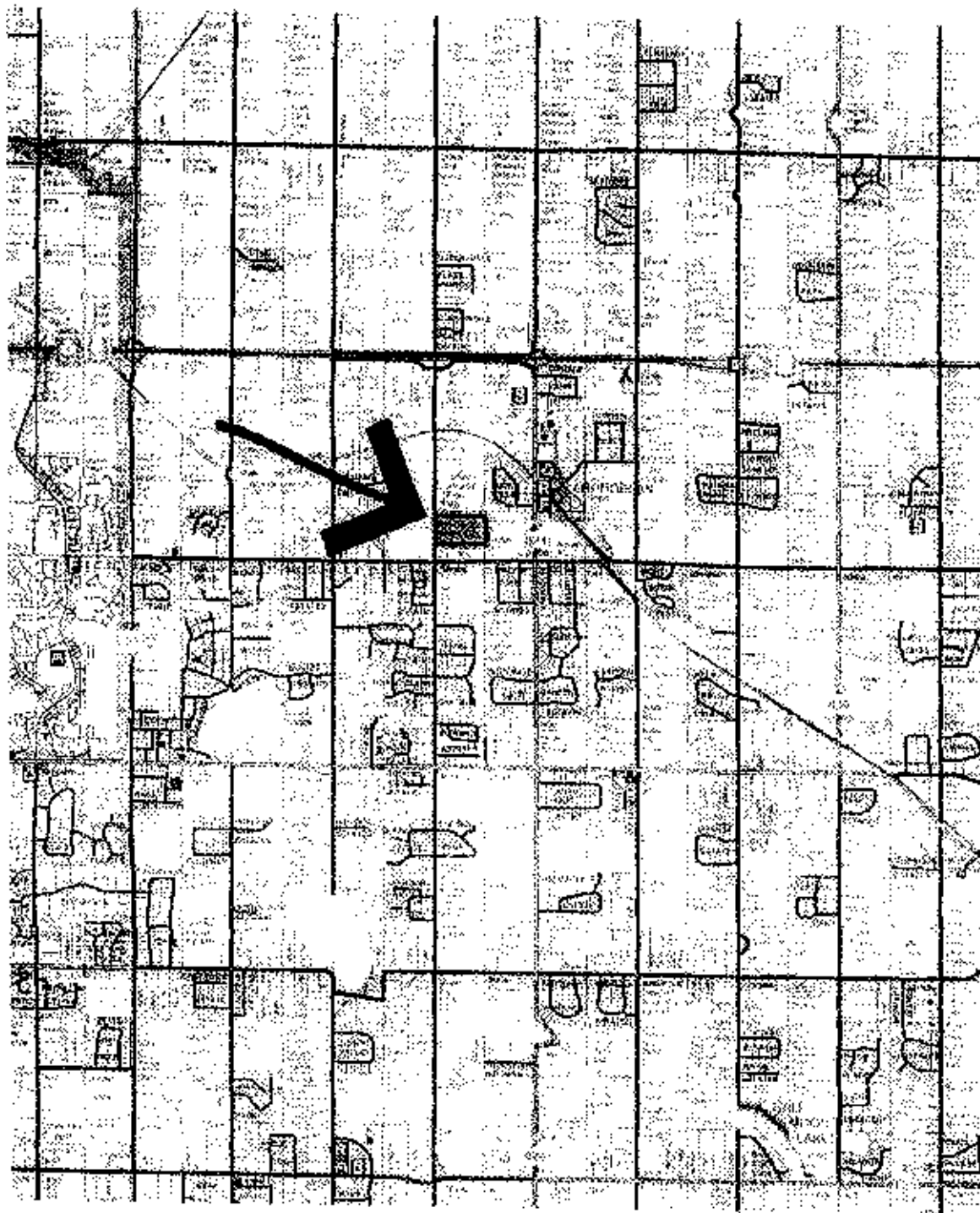
1. **Policy 10.28 (Protect Environment)** - Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and watercourses.
2. **Policy 10.30 (Design Guidelines)** - The following design guidelines shall apply to development of traditional country residential development and subdivisions:
 - a. The intent of the Traditional Country Residential option is to promote a rural residential lifestyle on parcels larger than 0.8 hectares;
 - b. The maximum base development density shall be 0.772 parcels per gross developable hectare (0.3125 parcels per gross developable acre). Lands designated for road widening and/or environmental reserve dedication pursuant to the Municipal Government Act, shall not be included in the calculation of gross developable area;
 - c. The minimum parcel size for traditional country residential development shall be 0.8 hectares (2.0 acres), while the maximum parcel size shall be 4.0 hectares (10 acres)..
3. **Policy 16.3 (Area Structure Plan)** - The subdivision of parcels involving the creation of more than three (3) rural residential parcels (i.e. country residential, small holdings or large rural residential parcels) shall require the adoption of a rural Area Structure Plan for the parcel unless Council, in its discretion, determines otherwise.
4. **Policy 16.5 (Minimum Developable Area of 0.4 Hectare)** - Except for Cluster Country Residential lots, all proposed parcels shall have an accessible minimum developable area of 0.4 hectares (1.0 acres) with a near surface ground water table of not less than 2.0 metres (6.6 feet) below the surface. Lands below the 1: 100 year flood elevation shall not be considered as part of the developable lands.
5. **Policy 16.6 (a) (Access and Roadway Frontage)** -Parcels that are 4.0 hectares (9.6 acres) or less in size shall have direct access onto an internal road with linkages to highways or County roads, which are acceptable to the County or Alberta Transportation.
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 - d) a corridor along the top of bank of a drainage course.

Bylaw 6-2001 amended the Municipal Development Plan to include a detailed tree retention policy to be applied when preparing an Area Structure Plan for any lands included in the County.

The Residential Policy Section of the Municipal Development Plan recognizes trees as an important biophysical resource and community amenity and, for the purposes of this plan, requires that:

- Extensive predevelopment clearing of high quality tree stands be regulated through an approved Area Structure Plan;
- Existing tree cover will be evaluated through a biophysical assessment and those areas to be protected will be preserved through the provisions of an Area Structure Plan;
- Tree cover approved for removal should be maintained for as long as possible and clearing should be minimized during critical wildlife nesting and rearing periods; and,
- Strathcona County may require the protection of treed areas through conservation easements.

Although designated as country residential by the Municipal Development Plan, the plan area is districted as AD Agriculture, Future Development District by the County's Land Use Bylaw No. 8-2001.



TWP. Rd. 532

TWP. Rd. 530

TWP. Rd. 528

TWP. Rd. 522

Rge. Rd. 231

Rge. Rd. 230

Rge. Rd. 225

Rge. Rd. 224

Rge. Rd. 223

Rge. Rd. 222

Rge. Rd. 221

N1/2 - sw 3-53-22-w4
Proposed Aspen Wood Estates
 Regional Context Plan

Prepared on :
 January 6, 2003

Exhibit A

SITE CONDITIONS

Much of the subject property is in a treed or grassland state. The northwest corner of the parcel contains an existing dwelling with associated outbuildings. Due to proposed road widening of Range Road 223, the dwelling, access driveway and accessory buildings will become non-containing with respect to the County's setback and access requirements. The dwelling, access driveway and accessory buildings will therefore be demolished and/or be removed from the site and access will be re-oriented to the proposed internal subdivision roadway as part of the subdivision and development process.

Available aerial photographs of the site are dated (Exhibit "B" – Page 7). They show stock pens or sheds relating to a former hog operation. These structures have been demolished or removed from the property.

Existing tree cover over much of the property include a mix of black poplar, aspen, spruce, willows, and other mature scrub vegetation. Except for road rights-of-way and storm-water retention pond areas, it is intended that much of the area to be subdivided will be left in as natural a state as possible. Tree cover and topography are key features of the land, making the development site well suited for country residential development. Additional tree planting and individual landscaping by homeowners will supplement existing vegetation.

Exhibit "C" entitled "Existing Conditions Plan" (Page 8) illustrates the context of the land to adjoining lands and shows topographic details and ground elevations over the surface of the site.

TOPOGRAPHY

The topography of the site is generally rolling and includes knolls and hollows that have deterred the use of the land for traditional agricultural pursuits. Spot clearing has occurred in the vicinity of the former hog pens. Current access within the site is largely limited to footpaths.

There are no defined watercourses or drainage swales on the property. General drainage is to the east toward the low-lying area in the northeast portion of the parcel. This general drainage direction and pattern will be maintained as part of a comprehensive engineered drainage plan for the subdivision. (see Schedule "A" of the Engineering Design Report).

EXISTING LAND USE

The site is generally treed and does not appear to have been used for agricultural purposes other than the known hog operation by a previous owner. A dwelling and associated outbuildings exist in the northwest corner of the parcel. The access driveway to the existing dwelling is from the abutting county section road (Range Road 223) and is intended to remain functional until the internal subdivision road is developed.

ADJACENT LAND USES

To the immediate east of the subject lands is the recently approved Four Ridges Area Structure Plan. Four Ridges is an acreage subdivision very similar to the proposed Aspen Wood Estates Subdivision. To the immediate south is the Habitat Acres Subdivision which is a smaller-parcel estate lot subdivision. To the northeast is the substantially developed country residential subdivision of Renoville. To the immediate north and west are large agricultural parcels of land. The Aspen Wood Estates subdivision is consistent and compatible with adjacent land uses.

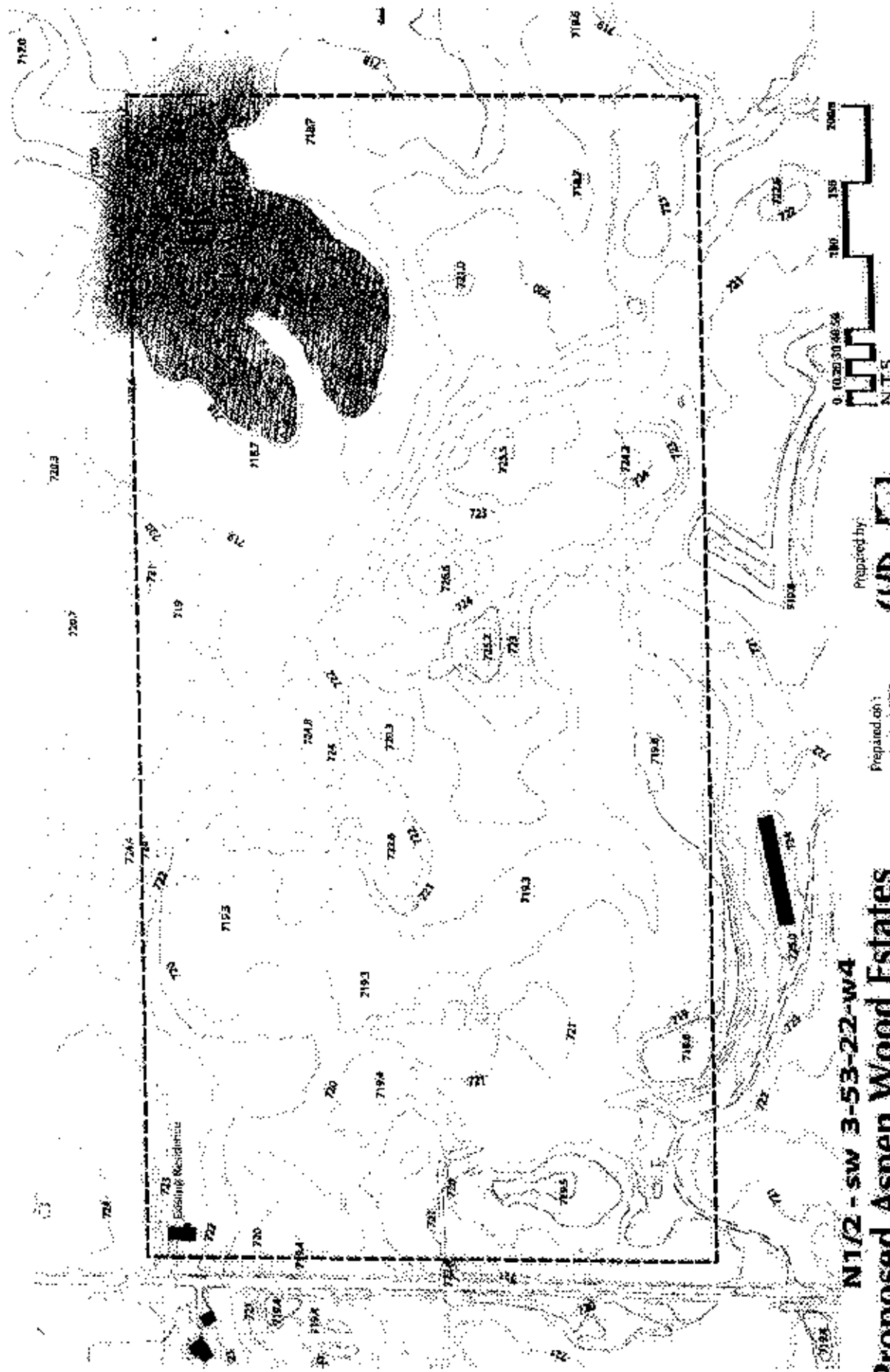


N1/2 - sw 3-53-22-w4
Proposed Aspen Wood Estates

Air Photo N.T.S.

Prepared on:
 January 8, 2003

Prepared by:
LUP
 Consulting
 Land Use Planning
 1000
 1000



N1/2 - sw 3-53-22-w4 **Proposed Aspen Wood Estates** **Existing Conditions Plan**

Prepared on:
 January 6, 2003

Prepared by:
LUP
 CONSULTANTS
 1001 10th Avenue
 Suite 100
 Fort Collins, CO 80526
 970.221.1111

0. 10. 20. 30. 40. 50.
 N.T.S.

PROPOSED LAND USE

The Aspen Wood Estates subdivision will create twenty-three aesthetically appealing country residential lots of two acres or greater for sale and subsequent development by owner. Approximately 1.7 ha (4.19 acres) (proposed Lot 3 U and 24 U) have been reserved for storm pond retention and drainage purposes. Environmental reserve dedication involves some 3.21 ha \pm (7.94 Ac. \pm) of low land (below the one-in-one-hundred-year flood line) at the northeast corner of the project site, the internal subdivision road utilizes some 3.85 ha (9.51 ac.) and an additional 0.26 ha (0.64 ac.) is required for future widening (5 m) and flaring at intersections with Range Road 223.

The aggregate of these areas plus the combined area of the Country Residential lots comprises the total area of the development parcel. Municipal Reserve dedication (10% of gross developable land) is provided in compliance with the requirements of the Municipal Government Act. Municipal Reserve Lands have been provided at locations adjacent to MR Lands to provide a consolidated open space and passive recreation and reserve area.

SUBDIVISION ROAD

Aspen Wood Estate country residential sites will be served by a looped internal road system as required by County Transportation policy. The looped road system, together with an extended bulbed right-of-way at the eastern end of the looped internal access road, will provide legal access and parcel frontage to all acreage parcels.

The width of road rights-of-way is thirty metres, in accordance with the requirement depicted on figure 6.2 of the County's cul-de-sac Roadways Road widths and bulb layout drawing number B-9 Rural. The bulbed portion of the internal access road provides a 30-m radius, also in accordance with drawing number B-9.

The lot width of all crescent shaped lots, at a point 9 metres back from the intersection of property lines with the bulbed road right-of-way, is greater than forty-five metres as per the County's policy respecting crescent shaped lots.

Deceleration/acceleration flares adjacent to the intersections of Range Road 223 with proposed internal circulation roads will be provided in accordance with County Transportation requirements.

LAND USE DISTRIBUTION

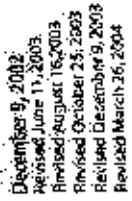
The following table identifies the area of land dedicated to each land use category or function within the development plan area. Final survey at the subdivision stage will confirm these initial area calculations:

Gross Area	32.37 ha ±	80.0 Acres ±
Road Widening (0.49Ac) plus Access Flares (0.15 Ac)	0.26 ha	0.64 Ac
Public Utility Lots (includes Storm Retention Pond)	1.7 ha	4.19 Ac
Environmental Reserve Dedication	3.21 ha	7.94 Ac
Gross Developable Area (Parcel area minus ER and minus RR 223 widening.)	28.9 ha	71.42 Ac
Municipal Reserve Dedication	2.89 ha	7.14 Ac
Internal Road Rights-of-Way	3.85 ha	9.51 Ac
Residential Sites	19.75 ha	48.8 Ac

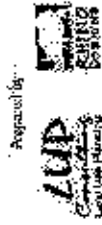
* Municipal Reserve Dedication - The County has requested that 10% of the gross developable land area be dedicated as Municipal Reserve. Exhibit "D" shows 10% dedication (7.14 Acres) located adjacent to the east boundary of the site in the vicinity of the Environmental Reserve Area. This enlarged open space area will provide for potential trail or path circulation between the Four Ridges and Habitat Acres Subdivision and Aspen Wood Estates without encroaching into the ER low lands.

DEVELOPMENT CONCEPT

Exhibit "D" entitled "Proposed Aspen Wood Estates" Area Structure Plan and Tentative Subdivision (Page 11) shows the form and layout of the proposed Aspen Wood Estates Country Residential Subdivision. The plan complies, in all respects, with Strathecona County guidelines and policies respecting traditional country residential development.



N1/2 - SW 3-53-22-W4
Aspen Wood Estates
Area Structure Plan & Tentative Subdivision

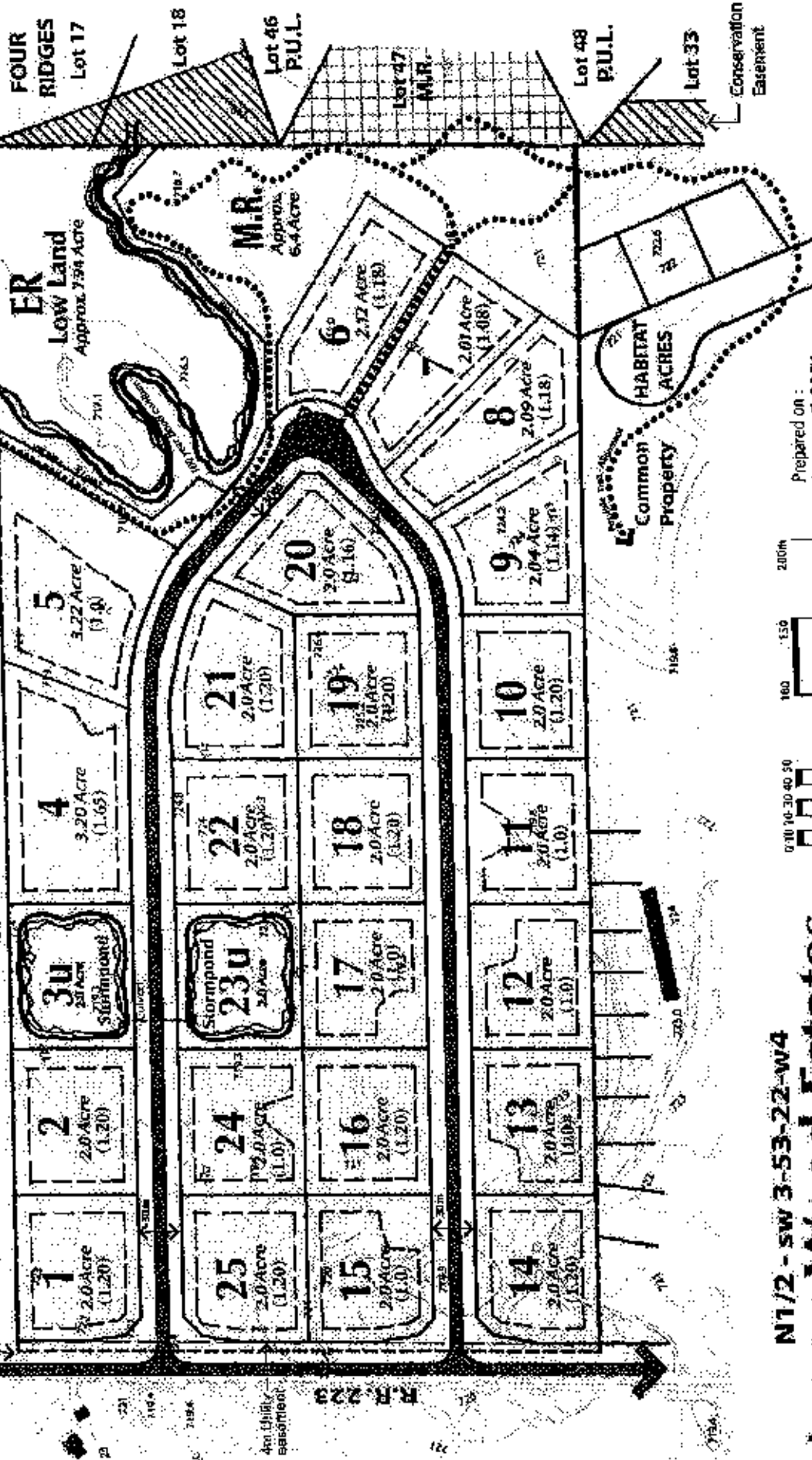


Legend



2.0 Acre - 1 Lot Area
- (1.20) - Building Pocket Area

M.R.
Approx
0.74 Acre



RENOVILLE

FOUR
RIDGES
Lot 17

Lot 18

Lot 46
P.U.L.

Lot 47
M.R.

Lot 48
P.U.L.

Lot 33

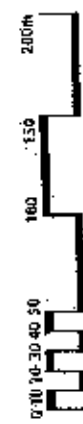
Conservation
Easement

ER
Low Land
Approx. 7.34 Acre

M.R.
Approx
6.4 Acre

Common
Property

HABITAT
ACRES



Prepared on :
January 7, 2004
March 26, 2004

N1/2 - SW 3-53-22-W4 Aspen Wood Estates Development Areas

Exhibit E

POPULATION PROJECTION

The Aspen Wood Estates Subdivision contains twenty-three acreage parcels. Assuming one dwelling unit per parcel and an average household of 3.1 persons per country residential household, the projected population of a fully developed subdivision is 71 persons.

SCHOOL STUDENT GENERATION

School student generation is determined by using the following accepted criteria for determining public and separate school student generation:

	Public (per unit)	Separate (per unit)
Elementary School	0.2640	0.0753
Junior High School	0.1116	0.0400
High School	0.1298	0.0185

Assuming approval of 23 country residential lots and full development of all parcels, the student component of a total population of seventy-one persons would be as follows:

	Public Students	Separate Students	Totals
Elementary School	19	6	25
Junior High School	9	3	12
High School	10	2	<u>12</u>
			49

* The above numbers are rounded upwards to reflect whole number projections.

** It is assumed that students will be accommodated within the established school systems that include bussing as required.

DESIGN MANAGEMENT

Traditional acreage development invites individual design and expression. The proximity of one dwelling to its neighbours is usually buffered by open space and, in the case of Aspen Wood Estates, by trees and topography. It is anticipated that prospective purchasers will respect and protect crucial treed areas to serve as buffers between building sites and to retain wild life habitat.

Architectural controls, as applied in more urban situations, can be more of an impediment to the character of the subdivision than a benefit. The diversity that occurs on larger-parcel acreage building sites i.e. individual design expression, housing choice, site variation and landscaping preference can result in a more pleasing character than look-alike restriction. A marketing plan has yet to be developed for Aspen Wood Estates but at this Area Structure Plan stage it is intended that design extremes and non-permanent forms of housing will be avoided through sales agreements or through caveat placements. The intent is to create an attractive, upscale project that respects the natural features of the land and the foliage that exist, while allowing adequate development opportunity and a full range of design expression to the homeowner.

SERVICING CONCEPT

A servicing brief was prepared in January 2003 to summarize the servicing concept for Aspen Wood Estates by Altime Engineering and Sameng Engineering. The servicing brief forms a part of this Area Structure Plan and is included as Schedule "A" of this document. The servicing brief addresses all key services to lots as well as storm water drainage, water table evaluation, percolation testing and roads. (see Schedule "A" of the Engineering Design Report)

ENVIRONMENTAL

The development site has been the subject of both Level I and Level II Environmental site assessments completed in November 2002 and May of 2003 respectively.

These environmental site assessments, by Sabatini Earth Technologists Inc. (Schedule B-1 and B-2 – under separate cover) conclude “there is no need for further delineation work at the site”.

A concern expressed by the County respecting the possibility of endangered species of owls nesting on the land prompted the owner to commission an independent survey of the property by Westworth Associates Environmental Ltd. The survey was conducted in April 2003 (Schedule C – under separate cover). No endangered species of owls, or other endangered wild life was detected. One great horned owl nest was encountered, however, the nesting location is not within an area affected by clearing or construction activities.

In response to a question from the County relating to noise impacts, a letter report was prepared by Altime Engineering Ltd. In April 2003 (Schedule D – under separate cover). The conclusion was that “no noise attenuation barriers other than the existing trees and vegetation will be required for this project”.

Having regard to the above, there are no known outstanding environmental issues to be resolved.

STAGING

The Aspen Wood Estates Subdivision is of a size and complexity that does not require a staging process. The project will be implemented as a single comprehensive development from construction start to completion.

Prepared by:

LUP Consultants

W. T. Candler, m.c.i.p. ACP

December, 2003

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DECEMBER 2003

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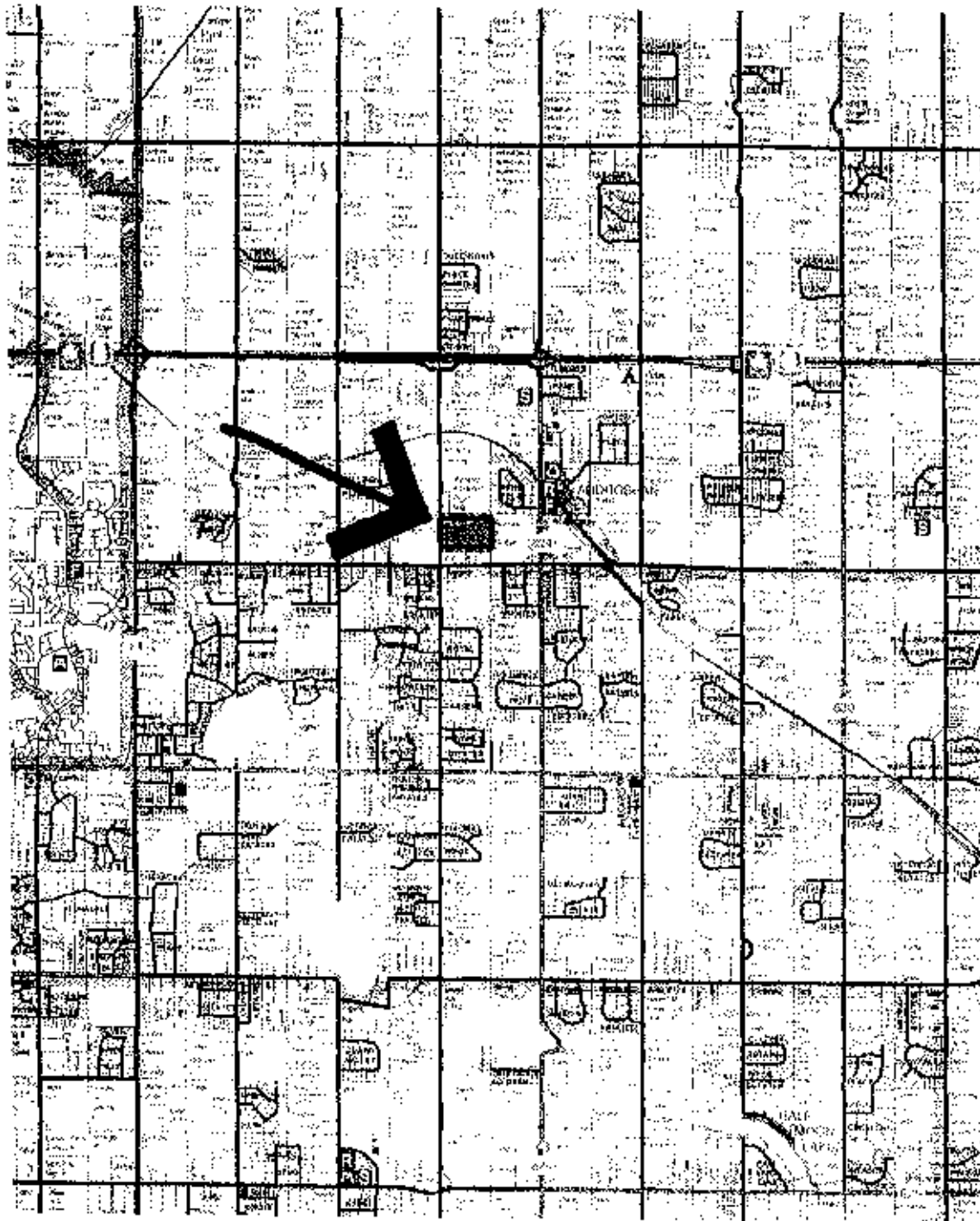
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Prepared by:



North



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Prepared on :
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Much of the subject property is in a treed or grassland state. The northwest corner of the parcel contains an existing dwelling with associated outbuildings. Due to proposed road widening of Range Road 223, the dwelling, access driveway and accessory buildings will become non-containing with respect to the County's setback and access requirements. The dwelling, access driveway and accessory buildings will therefore be demolished and/or be removed from the site and access will be re-oriented to the proposed internal subdivision roadway as part of the subdivision and development process.

Available aerial photographs of the site are dated (Exhibit "B" - Page 7). They show stock pens or sheds relating to a former hog operation. These structures have been demolished or removed from the property.

Existing tree cover over much of the property include a mix of black poplar, aspen, spruce, willows, and other mature scrub vegetation. Except for road rights-of-way and storm-water retention pond areas, it is intended that much of the area to be subdivided will be left in as natural a state as possible. Tree cover and topography are key features of the land, making the development site well suited for country residential development. Additional tree planting and individual landscaping by homeowners will supplement existing vegetation.

Exhibit "C" entitled "Existing Conditions Plan" (Page 8) illustrates the context of the land to adjoining lands and shows topographic details and ground elevations over the surface of the site.

TOPOGRAPHY

The topography of the site is generally rolling and includes knolls and hollows that have deterred the use of the land for traditional agricultural pursuits. Spot clearing has occurred in the vicinity of the former hog pens. Current access within the site is largely limited to footpaths.

There are no defined watercourses or drainage swales on the property. General drainage is to the east toward the low-lying area in the northeast portion of the parcel. This general drainage direction and pattern will be maintained as part of a comprehensive engineered drainage plan for the subdivision. (see Schedule "A" of the Engineering Design Report)

EXISTING LAND USE

The site is generally treed and does not appear to have been used for agricultural purposes other than the known hog operation by a previous owner. A dwelling and associated outbuildings exist in the northwest corner of the parcel. The access driveway to the existing dwelling is from the abutting county section road (Range Road 223) and is intended to remain functional until the internal subdivision road is developed.

ADJACENT LAND USES

To the immediate east of the subject lands is the recently approved Four Ridges Area Structure Plan. Four Ridges is an acreage subdivision very similar to the proposed Aspen Wood Estates Subdivision. To the immediate south is the Habitat Acres Subdivision which is a smaller-parcel estate lot subdivision. To the northeast is the substantially developed country residential subdivision of Renoville. To the immediate north and west are large agricultural parcels of land. The Aspen Wood Estates subdivision is consistent and compatible with adjacent land uses.

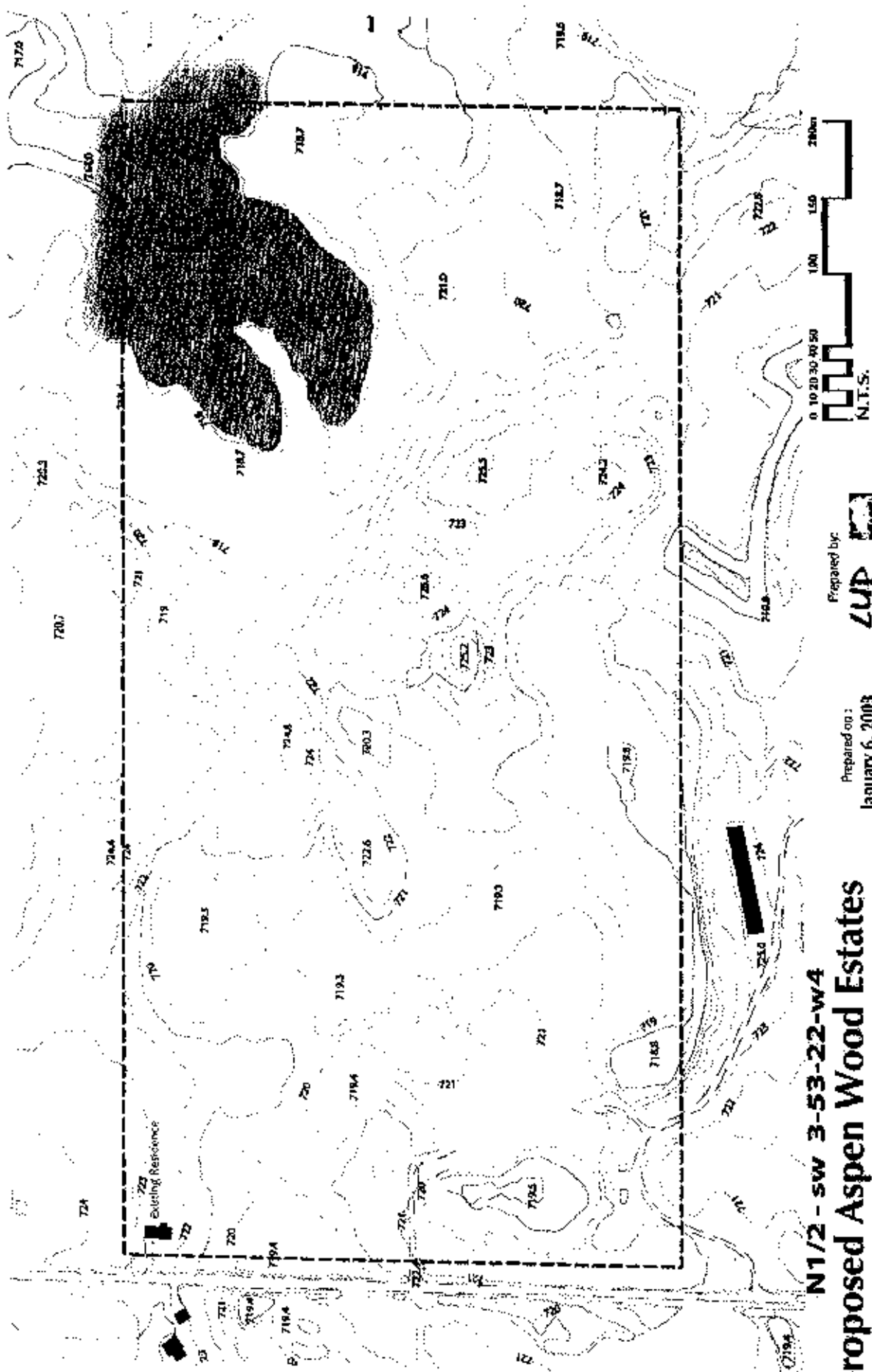


N1/2 - sw 3-53-22-w4
Proposed Aspen Wood Estates

Air Photo N.T.S.

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Land Use Planning
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Prepared on
January 8, 2003



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 January 6, 2008

N1/2 - sw 3-53-22-w4 Proposed Aspen Wood Estates

Existing Conditions Plan

PROPOSED LAND USE

The Aspen Wood Estates subdivision will create twenty-four aesthetically appealing country residential lots of two acres or greater for sale and subsequent development by owner. Approximately 1.7 ha (4.19 Acres) (proposed Lot 3 U and 24 U) have been reserved for storm pond retention and drainage purposes. Environmental reserve dedication involves some 3.21 ha \pm (7.94 Ac. \pm) of low land (below the one-in-one-hundred-year flood line) at the northeast corner of the project site, the internal subdivision road utilizes some 3.85 ha (9.51 Ac.) and an additional 0.26 ha (0.64 Ac.) is required for future widening (5 m) and flaring at intersections with Range Road 223.

The aggregate of these areas plus the combined area of the Country Residential lots comprises the total area of the development parcel. Municipal Reserve dedication (10% of gross developable land) is provided in compliance with the requirements of the Municipal Government Act. Municipal Reserve Lands have been provided at locations adjacent to MR Lands to provide a consolidated open space and passive recreation and reserve area.

SUBDIVISION ROAD

Aspen Wood Estate country residential sites will be served by a looped internal road system as required by County Transportation policy. The looped road system, together with an extended bulbed right-of-way at the eastern end of the looped internal access road, will provide legal access and parcel frontage to all acreage parcels.

The width of road rights-of-way is thirty metres, in accordance with the requirement depicted on figure 6.2 of the County's cul-de-sac Roadways Road widths and bulb layout drawing number B-9 Rural. The bulbed portion of the internal access road provides a 30-m radius, also in accordance with drawing number B-9.

The lot width of all crescent shaped lots, at a point 9 metres back from the intersection of property lines with the bulbed road right-of-way, is greater than forty-five metres as per the County's policy respecting crescent shaped lots.

Deceleration/acceleration flares adjacent to the intersections of Range Road 223 with proposed internal circulation roads will be provided in accordance with County Transportation requirements.

LAND USE DISTRIBUTION

The following table identifies the area of land dedicated to each land use category or function within the development plan area. Final survey at the subdivision stage will confirm these initial area calculations:

Gross Area	32.37 ha ±	80.0 Acres ±
Road Widening (0.49Ac) plus Access Flares (0.15 Ac)	0.26 ha	0.64 Ac
Public Utility Lots (includes Storm Retention Pond)	1.7 ha	4.19 Ac
Environmental Reserve Dedication	3.21 ha	7.94 Ac
Gross Developable Area (Parcel area minus ER and minus RR 223 widening.)	28.9 ha	71.42 Ac
Municipal Reserve Dedication	2.89 ha	7.14 Ac
Internal Road Rights-of-Way	3.85 ha	9.51 Ac
Residential Sites	19.75 ha	48.8 Ac

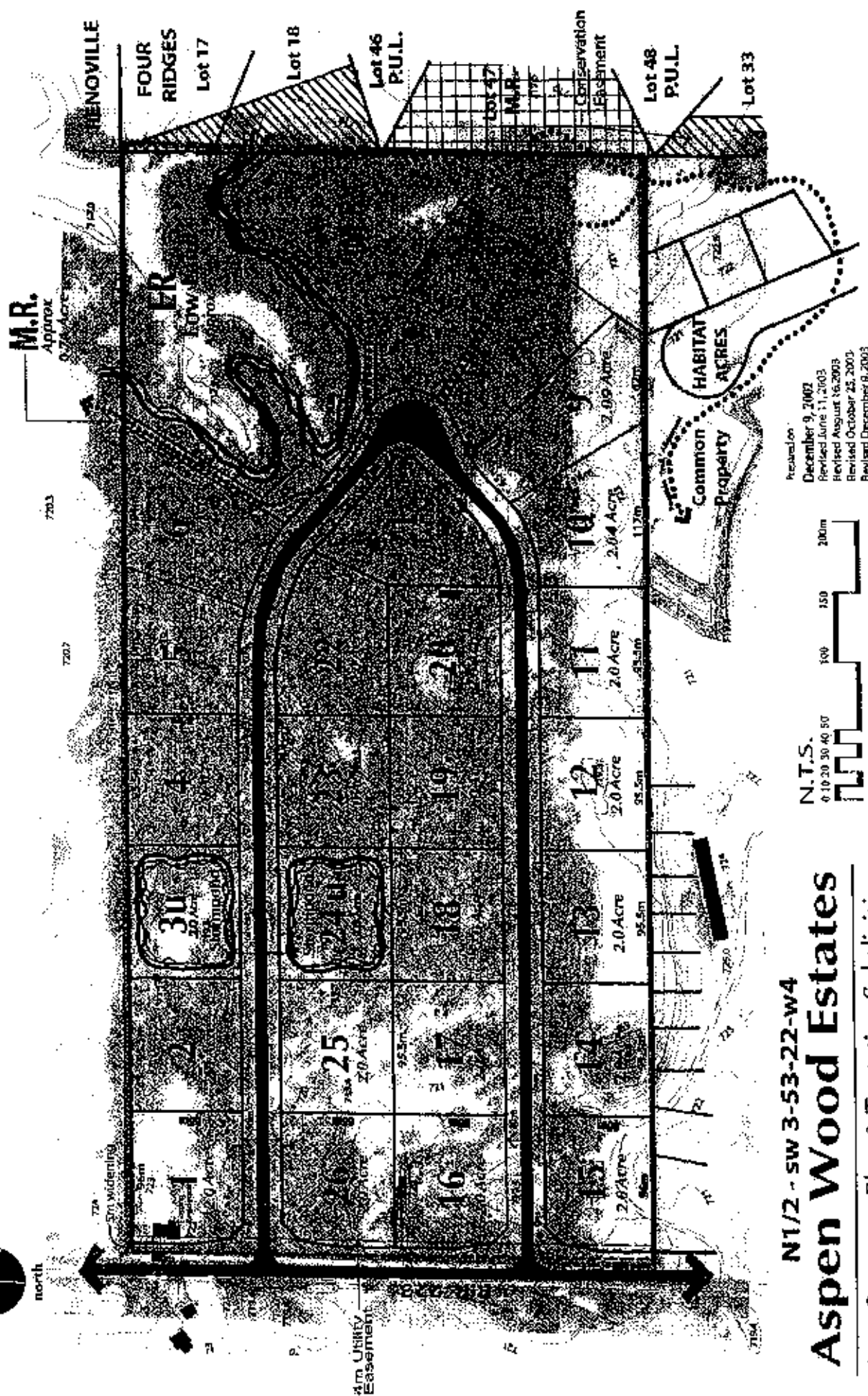
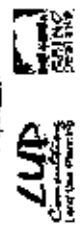
* Municipal Reserve Dedication - The County has requested that 10% of the gross developable land area be dedicated as Municipal Reserve. Exhibit "D" shows 10% dedication (7.14 Acres) located adjacent to the east boundary of the site in the vicinity of the Environmental Reserve Area. This enlarged open space area will provide for potential trail or path circulation between the Four Ridges and Habitat Acres Subdivision and Aspen Wood Estates without encroaching into the ER low lands.

DEVELOPMENT CONCEPT

Exhibit "D" entitled "Proposed Aspen Wood Estates" Area Structure Plan and Tentative Subdivision (Page 11) shows the form and layout of the proposed Aspen Wood Estates Country Residential Subdivision. The plan complies, in all respects, with Stratheona County guidelines and policies respecting traditional country residential development.



North

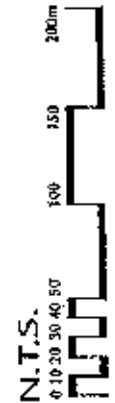


N1/2 - SW 3-53-22-W4

Aspen Wood Estates

Area Structure Plan & Tentative Subdivision

Prepared on
December 9, 2002
Revised June 11, 2003
Revised August 16, 2003
Revised October 22, 2003
Revised December 8, 2003





POPULATION PROJECTION

The Aspen Wood Estates Subdivision contains twenty-four acreage parcels. Assuming one dwelling unit per parcel and an average household of 3.1 persons per country residential household, the projected population of a fully developed subdivision is 75 persons.

SCHOOL STUDENT GENERATION

School student generation is determined by using the following accepted criteria for determining public and separate school student generation:

	Public (per unit)	Separate (per unit)
Elementary School	0.2640	0.0753
Junior High School	0.1116	0.0400
High School	0.1298	0.0185

Assuming approval of 26 country residential lots and full development of all parcels, the student component of a total population of seventy-one persons would be as follows:

	Public Students	Separate Students	Totals
Elementary School	20	6	26
Junior High School	9	3	12
High School	10	2	12
			50

* The above numbers are rounded upwards to reflect whole number projections.

** It is assumed that students will be accommodated within the established school systems that include bussing as required.

DESIGN MANAGEMENT

Traditional acreage development invites individual design and expression. The proximity of one dwelling to its neighbours is usually buffered by open space and, in the case of Aspen Wood Estates, by trees and topography. It is anticipated that prospective purchasers will respect and protect crucial treed areas to serve as buffers between building sites and to retain wild life habitat.

Architectural controls, as applied in more urban situations, can be more of an impediment to the character of the subdivision than a benefit. The diversity that occurs on larger-parcel acreage building sites i.e. individual design expression, housing choice, site variation and landscaping preference can result in a more pleasing character than look-alike restriction. A marketing plan has yet to be developed for Aspen Wood Estates but at this Area Structure Plan stage it is intended that design extremes and non-permanent forms of housing will be avoided through sales agreements or through caveat placements. The intent is to create an attractive, upscale project that respects the natural features of the land and the foliage that exist, while allowing adequate development opportunity and a full range of design expression to the homeowner.

SERVICING CONCEPT

A servicing brief was prepared in January 2003 to summarize the servicing concept for Aspen Wood Estates by Altime Engineering and Sameng Engineering. The servicing brief forms a part of this Area Structure Plan and is included as Schedule "A" of this document. The servicing brief addresses all key services to lots as well as storm water drainage, water table evaluation, percolation testing and roads. (Schedule "A" included)

ENVIRONMENTAL

The development site has been the subject of both Level I and Level II Environmental site assessments completed in November 2002 and May of 2003 respectively.

These environmental site assessments, by Sabatini Earth Technologists Inc. (Schedule B-1 and B-2 -- under separate cover) conclude "there is no need for further delineation work at the site".

A concern expressed by the County respecting the possibility of endangered species of owls nesting on the land prompted the owner to commission an independent survey of the property by Westworth Associates Environmental Ltd. The survey was conducted in April 2003 (Schedule C -- under separate cover). No endangered species of owls, or other endangered wild life was detected. One great horned owl nest was encountered, however, the nesting location is not within an area affected by clearing or construction activities.

In response to a question from the County relating to noise impacts, a letter report was prepared by Altime Engineering Ltd. In April 2003 (Schedule D – under separate cover). The conclusion was that “no noise attenuation barriers other than the existing trees and vegetation will be required for this project”.

Having regard to the above, there are no known outstanding environmental issues to be resolved.

STAGING

The Aspen Wood Estates Subdivision is of a size and complexity that does not require a staging process. The project will be implemented as a single comprehensive development from construction start to completion.

Prepared by:

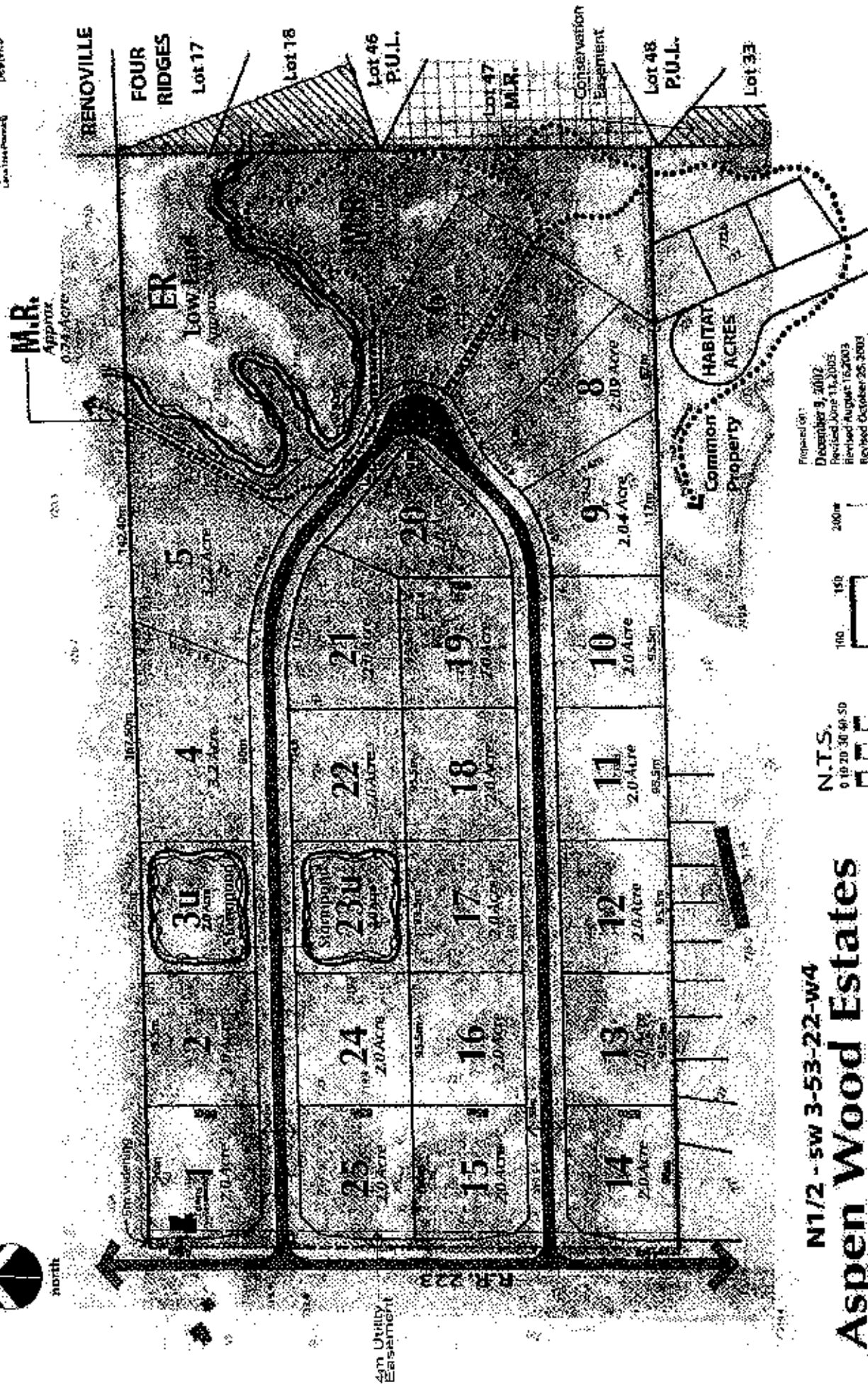
LUP Consultants

W. T. Candler, m.c.i.p. ACP

December, 2003

Prepared by:
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 Denver, CO 80202

FIELD



Prepared by:
 December 9, 2002
 Revised June 11, 2003
 Revised August 15, 2003
 Revised October 25, 2003
 Revised December 9, 2003
 Revised March 26, 2004

N.T.S.
 0 10 20 30 40 50

N1/2 - SW 3-53-22-W4
Aspen Wood Estates
 Area Structure Plan & Tentative Subdivision

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LAND USE BYLAW 8-2001 - LAND USE DISTRICT MAPS
RURAL SERVICE AREA

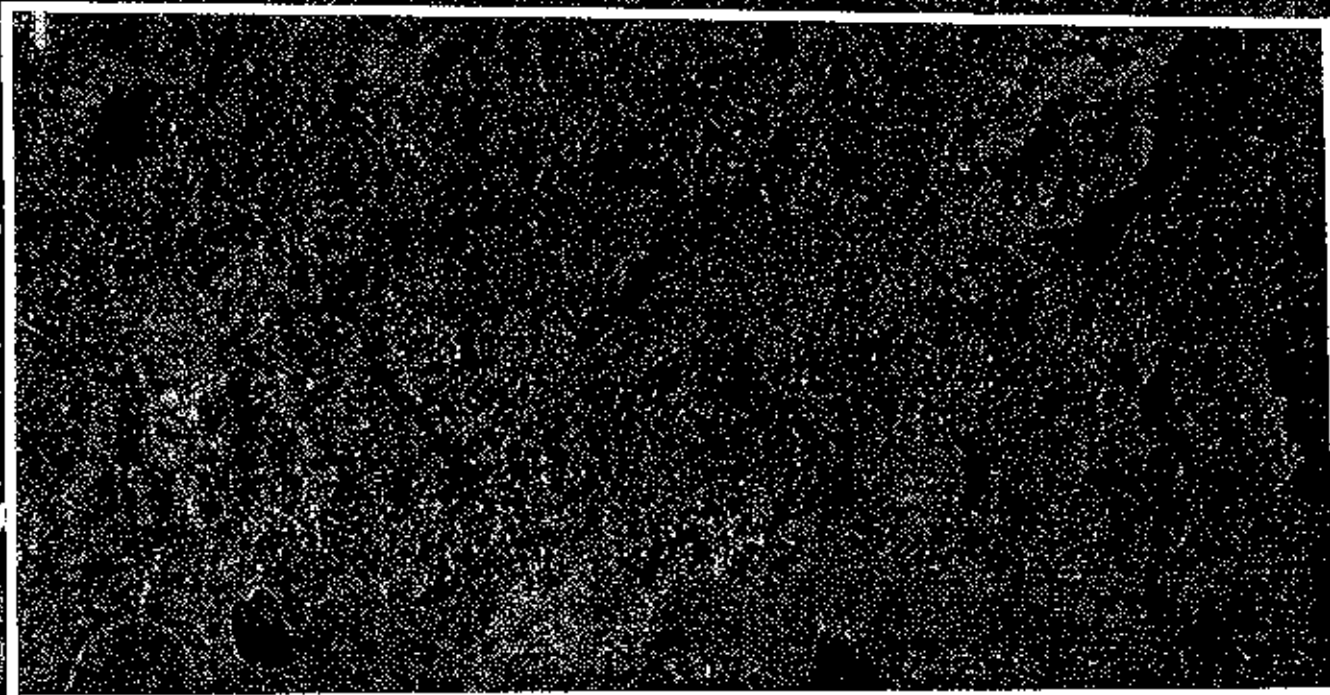
Planning & Development Services

Shelbourn County does not guarantee the warranty, 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 1800-434-8272.

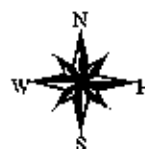


Proposed Aspen Wood Estates
Area Structure Plan
AIRPHOTO
SW 3-53-22-W4

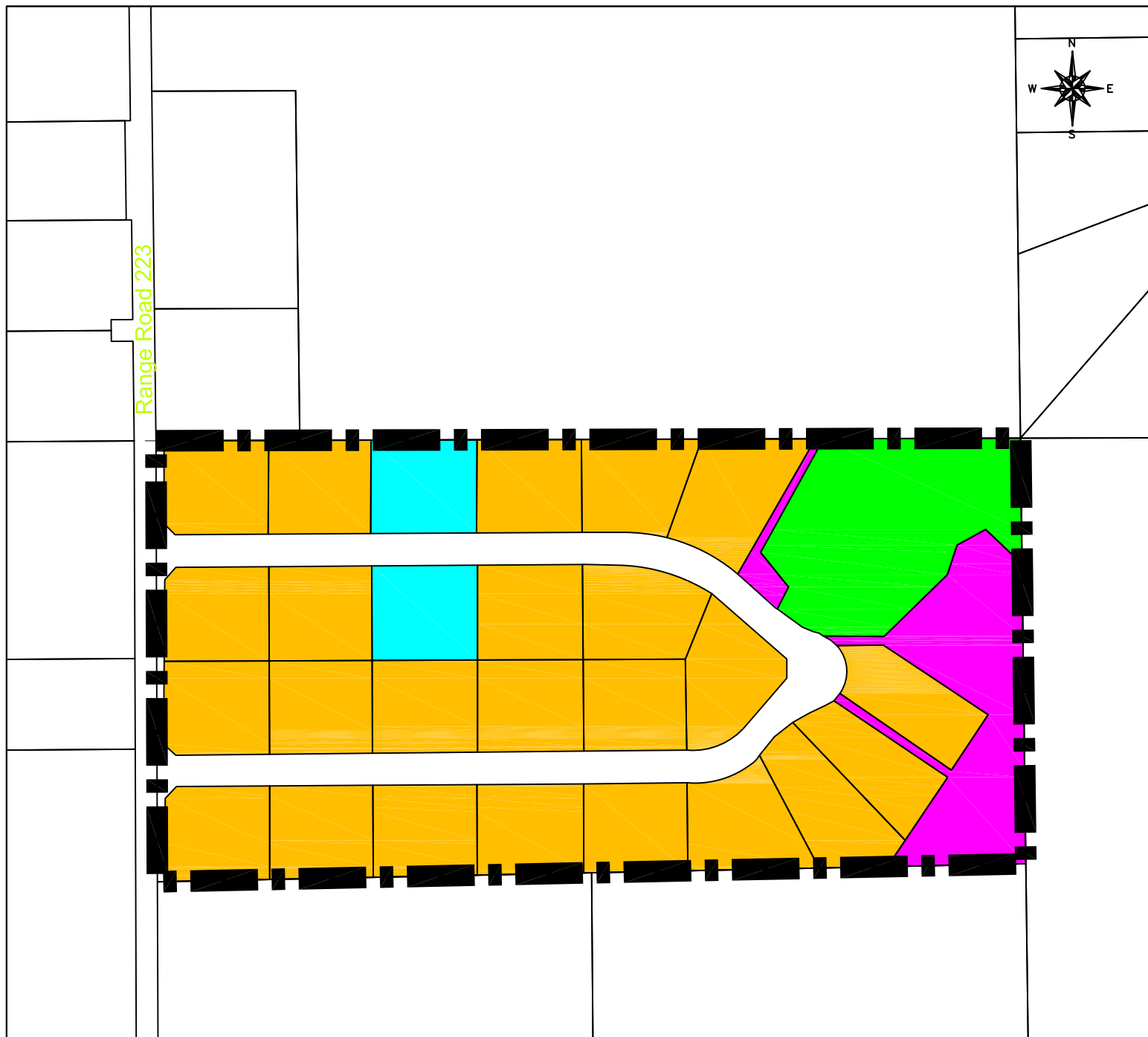
Range Road 223



80 0 80 Meters



4410-2003P002



Aspen Woods Estates Area Structure Plan Bylaw 10-2004

Date of Adoption April 13, 2004

EXISTING LAND USE

Residential



Stormwater Management



Environmental Reserve



Municipal Reserve



Road Plan

