

BYLAW 46-97

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE CLOVER BAR RANCH AREA STRUCTURE PLAN BY-LAW 33-90.

WHEREAS it is deemed advisable to amend the Clover Bar Ranch Area Structure Plan;

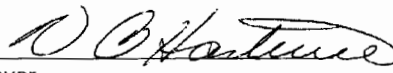
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994, and amendments thereto, enacts as follows:

1. That this Bylaw 46-97, is to be cited as the Clover Bar Ranch Area Structure Plan Amendment No. 2.
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 3 day of June, 1997.

Read a second time this 24 day of June, 1997.

Read a third time and finally passed this 24 day of June, 1997.



Mayor



Corporate Secretary


Date Signed: June 27 1997

CLOVER BAR RANCH

Area Structure Plan Amendment

Technical Report

May 1997

 **Lovatt
Planning Consultants**

LANDREX
DEVELOPERS INC.

**CLOVER BAR RANCH
Area Structure Plan Amendment**

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1.0 Introduction

This Technical Report has been prepared on behalf of LANDREX DEVELOPERS INC. in support of a proposed amendment to the Clover Bar Ranch Area Structure Plan By-law No. 33-90, and its subsequent amendment By-law No. 56-94. The report meets Strathcona County's ***Information Requirements for Area Structure Plan Amendment Approval***.

The amendment proposes to extend the northeast boundary of the existing Area Structure Plan (ASP) up to the north boundary of future Lakeland Drive, thereby encompassing a 5.62 hectare (13.89 acre) triangular parcel within the amended Clover Bar Ranch plan area. This parcel comprises the only lands still located outside Clover Bar Ranch, south of Lakeland Drive, and is legally described as part of Lot A, Plan 5883 KS and part of SW 11-53-23 W4M, Strathcona County. The location of the amendment area in the context of Sherwood Park, and the existing Clover Bar Ranch ASP area, is shown on Figures 1 and 2, respectively.

Approval of this amendment will allow for the logical extension, and completion, of an existing single family (small lot) residential subdivision which has been designed to accommodate the amendment area (see Figure 2). As such, this proposed amendment will result in the final phase of development in the north portion of Clover Bar Ranch.

Clover Bar Ranch Area Structure Plan Amendment

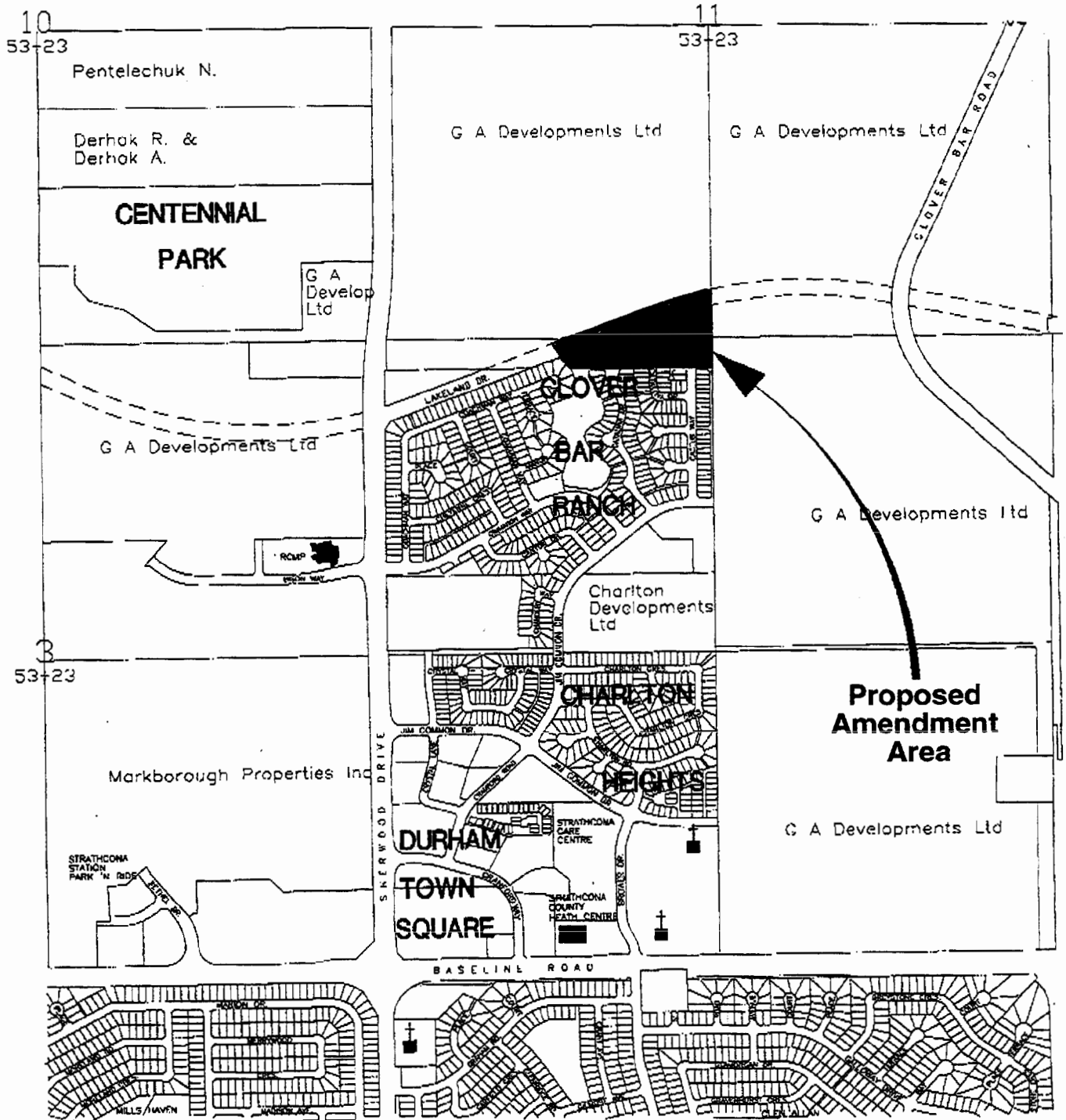



Figure 1

Location Map

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2.0 The Development Area

2.1 Amendment Area Boundaries

The proposed amendment area is bounded by the north boundary of the future Lakeland Drive to the north, existing development within the Clover Bar Ranch ASP area to the west and south, and the west quarter section lines of SE 11-52-23-W4M and NE 2-53-23 W4M to the east. Both these quarters are owned by Genstar Development Company. The quarter section to the north (SW 11-53-23 W4M), which contains future Lakeland Drive, also is owned by Genstar.

2.2 Existing Features and Land Use

Excepting an existing shed and cattle holding (pasture) area located in the west corner of the proposed amendment area, the area is currently cultivated and contains no other form of development. A *wind row* cuts through the north portion of the amendment area, along the south quarter section line of SW 11-53-23-W4M. A large tree stand, comprised predominantly of native poplar and bush, is located east of the area and extends just inside its east boundary. Heritage Trail is proposed to extend through this stand.

A natural ravine extends in a north/south alignment through the most westerly segment of the area. No water is contained in this ravine. Directly south of the boundary of the proposed amendment area, the ravine feature has been developed into a storm water retention facility to serve existing residential development in Clover Bar Ranch. A high point is evident in the centre of the amendment area. The land slopes to the north, west and east from this high point. The proposed amendment area is currently districted Rural District (AR) under the County's Land Use Bylaw.

2.3 Land Ownership

The south portion of the proposed amendment area comprises 3.33 hectares (8.23 acres) of Lot A, Plan 5883 KS, and is currently owned by Josef Molitor. LANDREX DEVELOPERS INC. has entered into a purchase agreement with Mr. Molitor and, under that agreement, has been given the consent to proceed with all necessary planning approvals required to develop the lands. The most northerly 2.29 hectares (5.67 acres) of the area forms part of the SW 11-53-23 W4M and is owned by Genstar Development Company. Genstar also has consented to allow LANDREX to act on its behalf in obtaining necessary approvals. Documentation to that effect has been filed with Strathcona County.

Of the total plan amendment area of 5.62 hectares, some 2.15 hectares (5.31 acres) will be dedicated for Future Lakeland Drive (Molitor - 0.86 hectares; Genstar - 1.29 hectares). The remaining 3.47 hectares (8.56 acres) will be developed for residential purposes.

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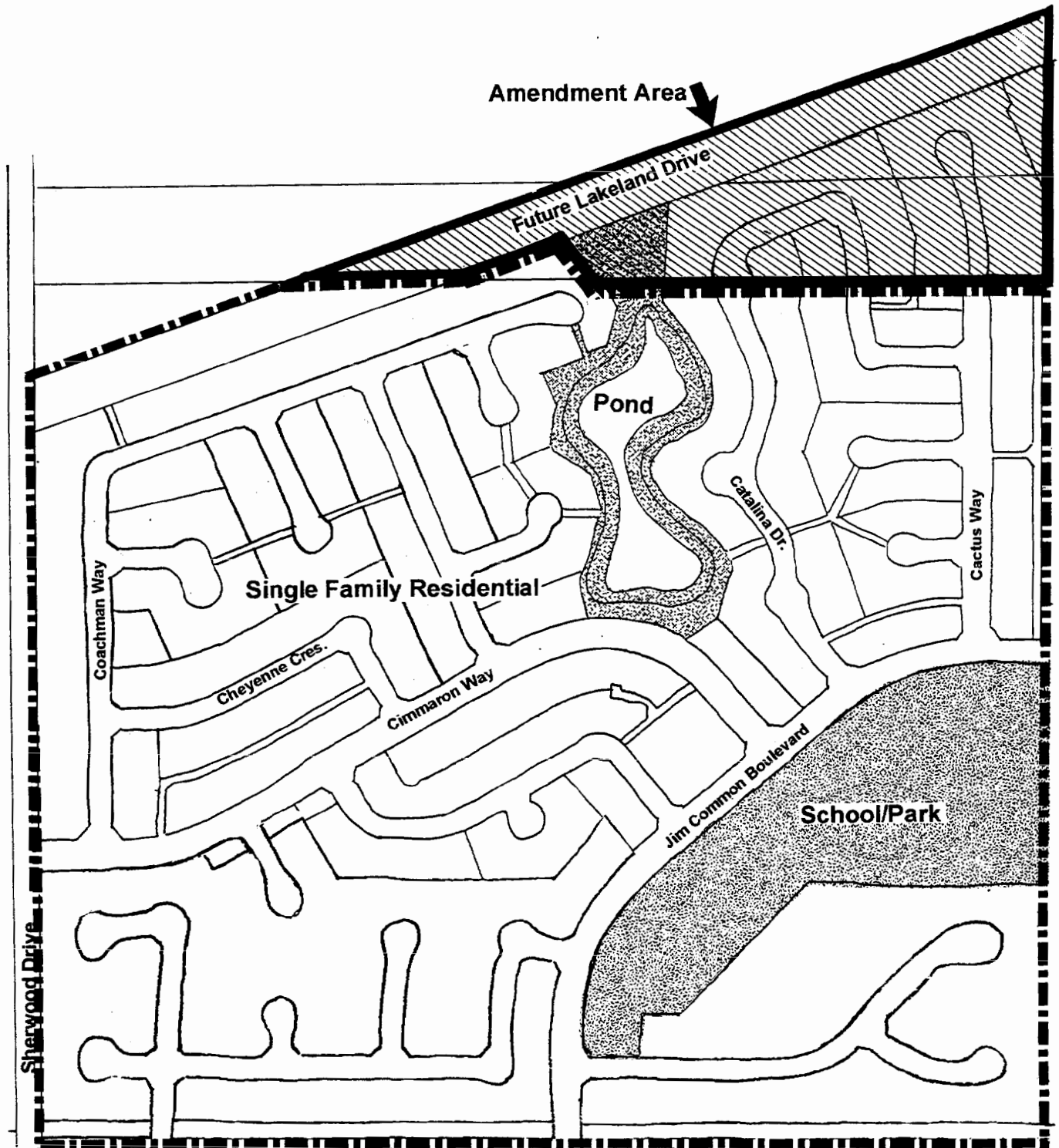


Figure 2

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Proposed Amendment Area

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3.0 The Development Plan

3.1 The Development Concept

The residential development concept proposed for the amendment area is shown on Figure 3. As was previously noted, the concept is based on the logical extension of the existing Clover Bar Ranch (small lot) single family subdivision which is built up to the south boundary of the proposed amendment area. As such, the development concept generally conforms with the concept approved under the existing ASP By-law. However, based on resident input, instead of intersecting with future Lakeland Drive as was contemplated by the existing ASP, Cactus Way is proposed to terminate in a cul de sac at the north end of the proposed amendment area. The status of Cactus Way within the amendment area has been changed accordingly from that of a collector road to a local road.

The development concept proposed for the 3.47 hectare residential component results in the following land use distribution (see Table 1 for greater detail):

Single Family Residential	2.43 ha (6.00 ac)
Circulation (roads/lanes)	0.58 ha (1.43 ac)
Municipal Reserve	0.46 ha (1.13 ac)
Total	3.47 ha (8.56 ac)

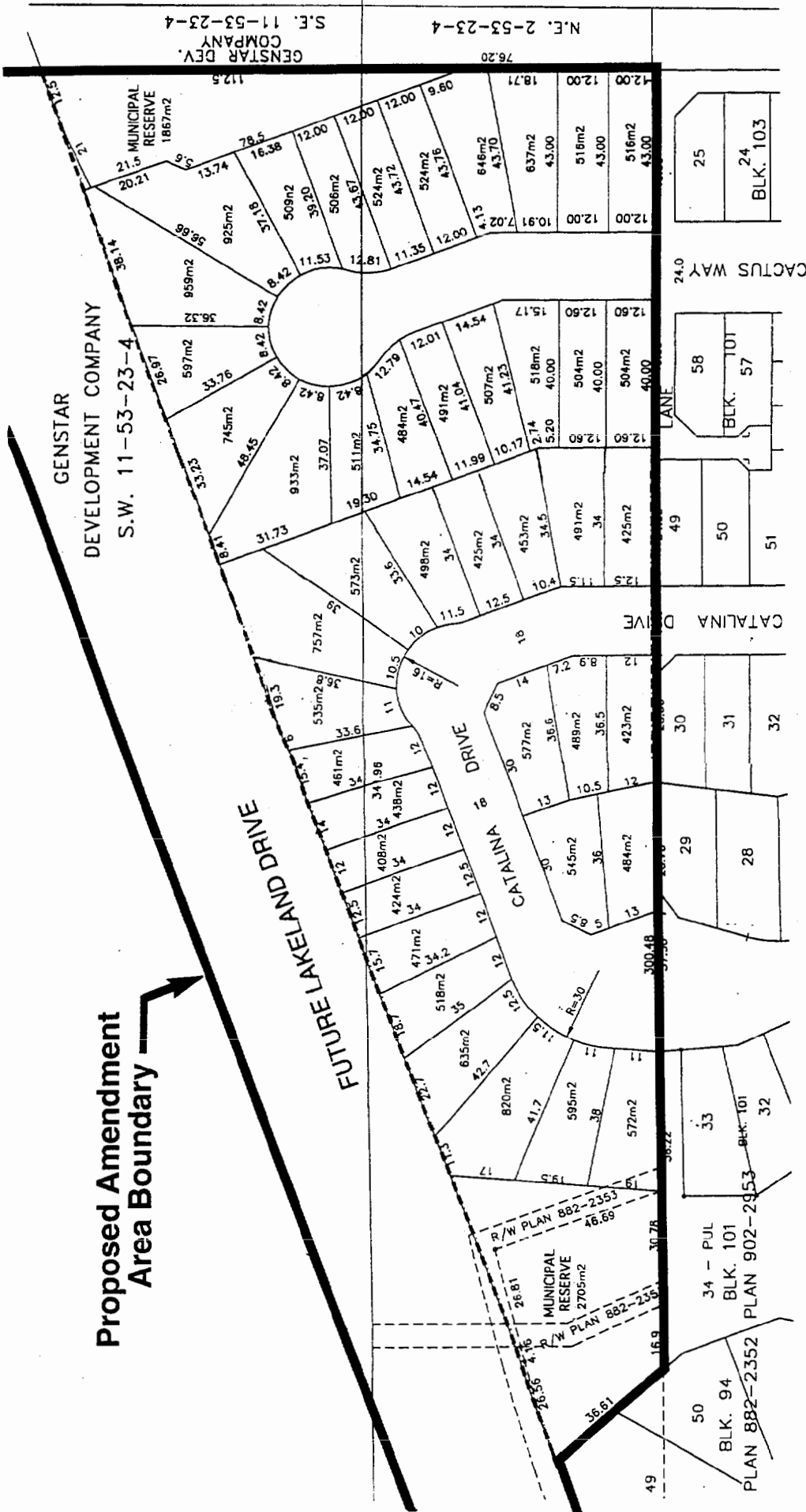
Table 1 - Land Use Breakdown

	Single Family Residential	Circulation	Municipal Reserve	Other	Total
Proposed Amendment					
Hectares	2.43	0.58	0.46	N/A	3.47
Acres	6.00	1.43	1.13	N/A	8.56
% Total	70.09	16.73	13.18		100
Existing ASP					
Hectares	31.57	15.20	5.89	7.76	60.42
Acres	78.01	37.56	14.55	19.17	149.30
% Total	52.25	25.16	9.75	12.84	100
Existing & Proposed					
Hectares	34.00	15.78	6.35	6.81	63.89
Acres	84.01	38.99	15.68	16.83	157.86
% Total	53.22	24.70	9.93	10.66	100

This distribution results in 42 single family lots and a Municipal Reserve dedication of 13.5 percent. Municipal reserve is split between two lots:

- a 0.19 hectare lot along the east portion of the amendment area which contains that portion of the large tree stand concentrated to the east of the area; and

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Proposed Amendment
Area Boundary

Figure 3 Proposed Development Concept

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- a 0.28 hectare lot containing the ravine lands which will allow for a trail linkage from the storm pond to future Lakeland Drive.

Municipal reserve dedication may require adjustment at the time of subdivision.

Implementation of the concept requires a redistricting from the current Rural District (AR) to Small Lot Residential District (RP). The Clover Bar Ranch lands to the south of the proposed amendment area also are districted RP.

3.2 Population and School Generation

Based on a density of 3.1 persons per dwelling unit, the 42 single family lots proposed for the amendment area will result in a population of some 130 persons. The number of students generated is shown below (see Table 2 for greater detail):

Elementary (Public/Separate)	16/6 (0.38 per unit/0.14 per unit)
Junior High (Public/Separate)	7/3 (0.16 per unit/0.06 per unit)
Senior High (Public/Separate)	6/1 (0.15 per unit/0.03 per unit)

The total 39 students generated will result in only a slight impact on the local school systems.

Table 2 - Population and School Generation

	School Generation	
	Public	Separate
Proposed Amendment (130 Persons)		
Elementary	16	6
Junior High	7	3
Senior High	6	1
Total	29	10
Existing ASP (1,956 Persons)		
Elementary	178	62
Junior High	79	28
Senior High	67	23
Total	324	113
Existing & Proposed (2,086 Persons)		
Elementary	194	68
Junior High	86	31
Senior High	73	24
Total	353	123

4.0 Circulation and Municipal Services

This section provides a brief summary of the proposed servicing of the development concept as shown in the proposed Area Structure Plan Amendment. The tentative servicing layout is as shown on Figures 4 and 5. All servicing will be conducted in accordance with the most recent edition of the Strathcona County Engineering Servicing Standards. The amendment area will be developed in one stage.

4.1 Circulation

Streets within the amendment will be constructed to *match* the existing carriageways within Clover Bar Ranch wherever possible. However, as was previously noted, Cactus Way is proposed to function as a local, rather than a collector road, and the carriageway will be adjusted accordingly. Traffic impact from the increased single family residential area is anticipated to be negligible.

4.2 Municipal Services

4.2.1 Water Distribution

Water servicing is available for the subdivision area by connection to the existing 200 mm water mains located on Cactus Way and Catalina Drive, with no appreciable impact on the existing distribution system (see Figure 4).

4.2.2 Sanitary Sewer

Sanitary sewer servicing is available by gravity flow for the subject area by connection through the existing Clover Bar Ranch sanitary sewers, to the existing sanitary trunk main located along the north boundary of Clover Bar Ranch (see Figure 4). The existing trunk main has the required capacity to service the subject area.

4.2.3 Storm Water Management

Grading of the subject lands will necessitate a split of the storm water flows, with approximately 2.5 hectares being discharged into the existing Clover Bar Ranch retention pond, and the balance discharging to the north into the future Lakeland Drive drainage system (see Figure 5). The existing Clover Bar storm water system was designed to accommodate the increased flow from this area. Until such time as Lakeland Drive is built, along with a permanent storm water management system, the storm water flowing to this roadway can be managed within natural drainage patterns and detained in an existing slough located immediately east of the amendment area.

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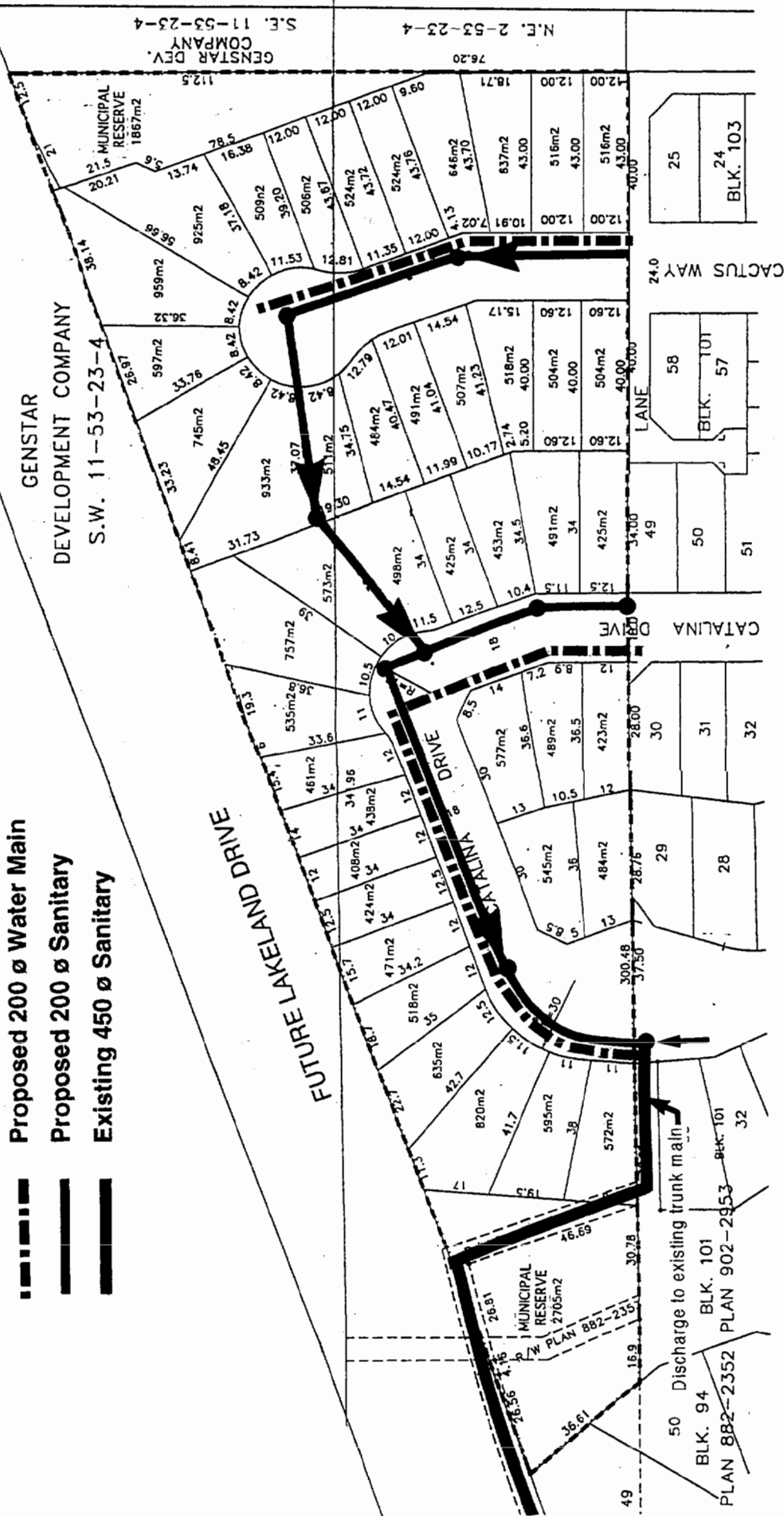


Figure 4
Sanitary Sewer and Water Distribution

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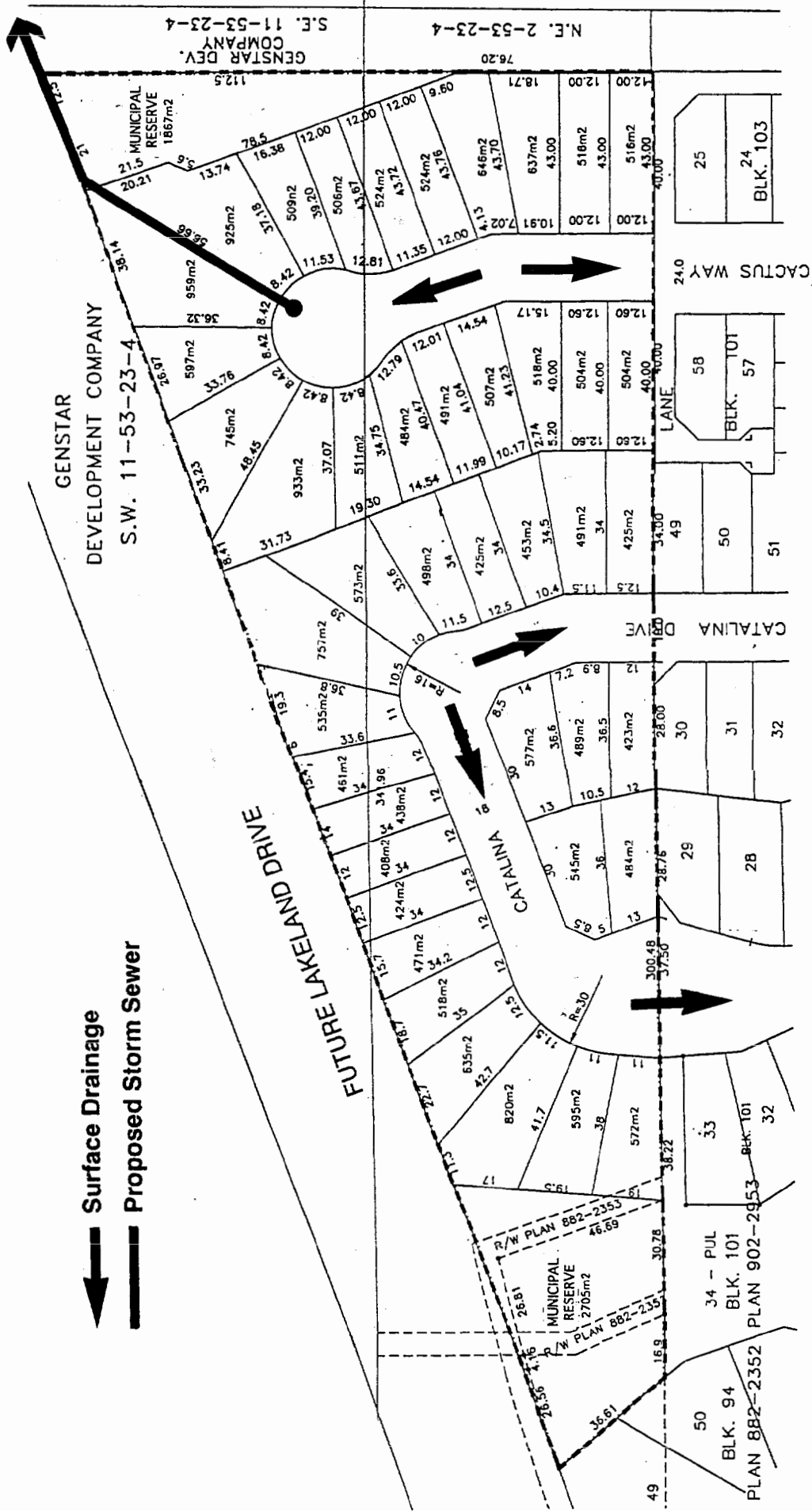


Figure 5
Storm Water Management

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4.3 Shallow Utilities

The proposed subdivision area can be serviced with natural gas, telephone, power and cable television by extending the existing facilities located in Clover Bar Ranch, at the south boundary of the amendment area.



Clover Bar Ranch Area Structure Plan Bylaw 46-97 (Amendment 2)

Residential		Road Plan	
Municipal Reserve		Original ASP Boundary	
Water		Amendment Area	
		Pipeline (R/W)	