

BYLAW 34-88

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF ADOPTING THE DAVIDSON CREEK AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING OF 61.25 HECTARES
(151.4 ACRES) IS LOCATED WITHIN THE NW 1-53-23-W4.

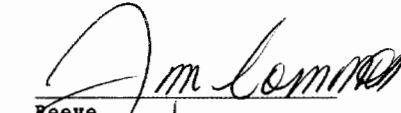
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant
to the authority conferred upon it by the Planning Act, 1980, R.S.A.,
enacts as follows:

1. This Bylaw be cited as the "Davidson Creek Area Structure Plan".
2. Appendix "A" attached hereto entitled "Davidson Creek Area Structure Plan" is hereby adopted as part of this Bylaw.

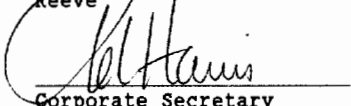
Read a first time this 24th day of May, 1988.

Read a second time this 28TH day of JUNE, 1988.

Read a third time and finally passed this 28TH day of
JUNE, 1988.



Reeve



Corporate Secretary

DAVIDSON CREEK PROPERTIES
AREA STRUCTURE PLAN
NW-1-53-23-W4
COUNTY OF STRATHCONA NO. 20

May 1988

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1.0 INTRODUCTION

1.1 GENERAL

This area structure plan has been prepared for the NW1-53-23-W4. The site is located to the north of the existing development of Chelsea Heights and Clarkdale Meadows.

This area structure plan has been prepared in the context of the Edmonton Metropolitan Regional Plan. It is in general conformance with relevant statutory plans and is in conformance with other municipal policies with respect to use and development.

The plan also meets the intent of Section 64 of the Planning Act, its purpose being to provide a framework for subsequent subdivision and development of the Davidson area. It is a practical guide to the provision of municipal facilities, servicing, and development of the area. The plan is aimed at the creation of residential development which fits within the context of Sherwood Park's broader urban structure. The proposed land use is responsive to current and anticipated long term demand and is sensitive to both the constraints and opportunities of the site and the surrounding area.

This report first describes the planning unit and how it is in conformance with other regional and municipal plans. Next, it describes the site features, the surrounding area, and their impacts on shaping the land use concept. The plan describes, in some detail, the proposed land use framework, the proposed density of development and mix of uses, and the transportation and servicing system required for orderly development.

1.2 EDMONTON METROPOLITAN REGIONAL PLAN

The Davidson Property falls within the jurisdiction of the Edmonton Metropolitan Regional Planning Commission (EMRPC) and as such is impacted by the policy directives of the EMRPC. The Regional Plan identifies the Davidson property as an area for Potential Urban Expansion and as such the EMRPC's policy of accommodating urban growth in Sherwood Park applies. In addition this ASP meets the Regional Plan objective to provide for the planned and contiguous expansion of urban use, while avoiding the premature conversion of agricultural land. This area structure plan protects the intermittent stream by utilizing it in the stormwater management system and the outdoor recreation system. As such, it is consistent with the natural environment objective of the Regional Plan.

The Regional Planning Commission reports that "in the context of the Davidson Creek Properties Area Structure Plan study area, there would appear to be no conflict between the policies of the Edmonton Metropolitan Regional Plan and the County of Strathcona General Municipal Plan. Therefore, since the Davidson Creek Properties ASP is consistent with the County's GMP, the ASP should also conform with the Regional Plan. It is not foreseen that the development of the N.W.1-53-23-W4th as proposed in the ASP will have either an adverse regional or intermunicipal impact."

1.3 COUNTY OF STRATHCONA GENERAL MUNICIPAL PLAN

The County adopted a new General Municipal Plan in 1987. It sets out guidelines for orderly growth and development over the next 20 years. The plan, as stated, provides a comprehensive long term land use policy framework within which present and projected growth and development may take place.

The Davidson lands fall within what the GMP defines as the Sherwood Park Urban Service Area. The overall objective of this area is for Sherwood Park to grow in an orderly, economical and beneficial manner, maintaining a high quality man-made environment.

The GMP includes a Long Term Land Use Concept which defines this area as residential. It is shown to be bisected by Lakeland Boulevard. In addition to this map, the GMP includes a series of policies which apply to these lands and are incorporated into the design. These include:

- a) a primary single family housing orientation,
- b) multiple family housing shall be provided in accordance with guidelines governing site sizes, density, and locational criteria,
- c) development should occur in a contiguous manner consistent with the efficient and economical provision of services,
- d) natural topography and natural features such as water courses should be preserved,
- e) residential neighbourhoods should include appropriate open space linkages and walkways within and between neighbourhoods,
- f) direct access to collectors and arterials should be discouraged and lanes shall be discouraged,
- g) neighbourhood commercial uses shall be encouraged at strategic locations and should not exceed one hectare,
- h) a "heritage parkway" system of parks and connecting trails may be developed, and
- i) the road system should provide for convenient access to public transit.

These concerns have been incorporated within this area structure plan.

2.0 SITE CHARACTERISTICS

2.1 GENERAL

This section includes a description of distinct features, land ownership, soils, vegetation, topography, and existing land use.

2.2 LOCATION

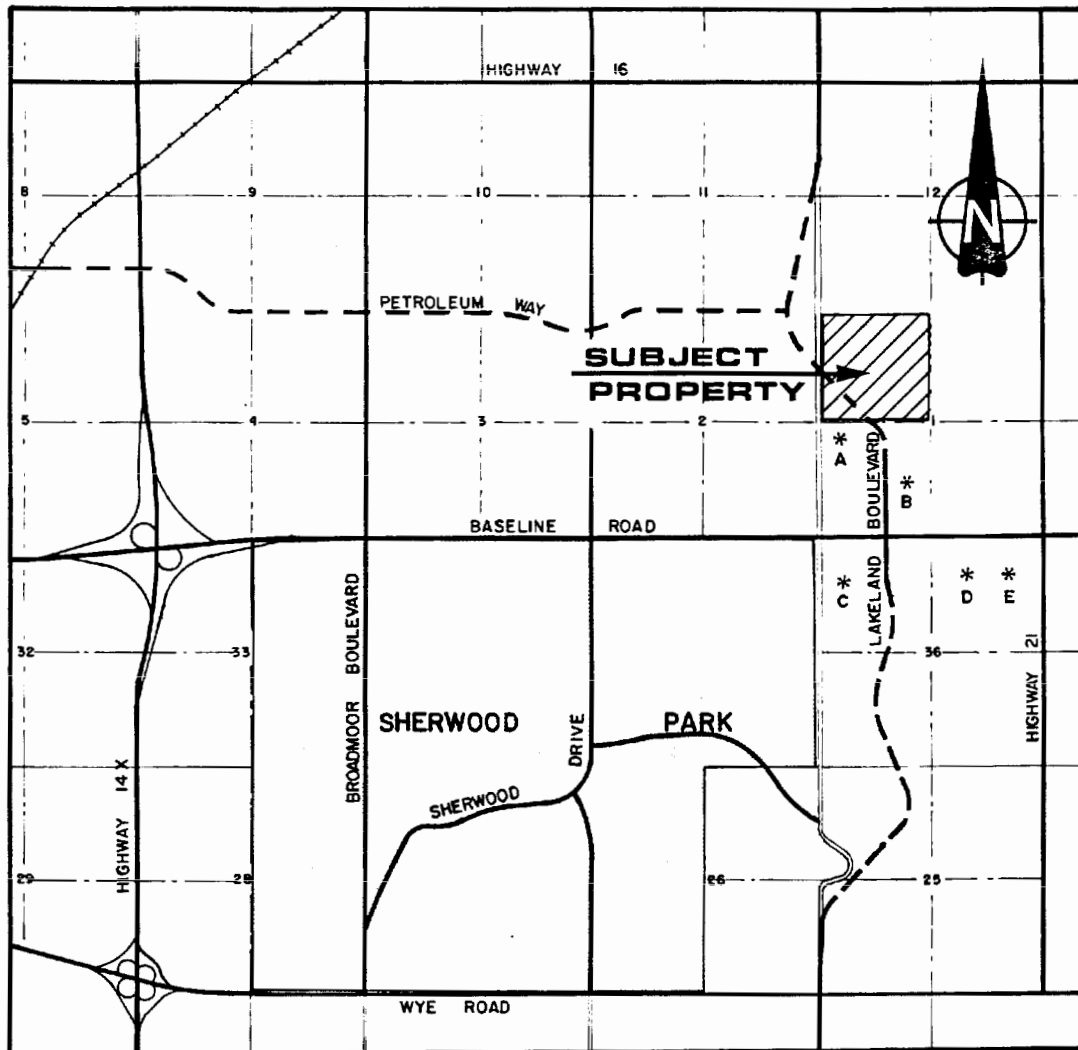
The Davidson Creek lands are located north of Sherwood Park off Base Line Road. The westerly boundary of the quarter is the east side of Glen Allen Boulevard, which is to be closed in the future, but retained for a Trans-Alta right-of-way. The northerly boundary is the SW quarter of Section 12, and the easterly boundary is the NE quarter of Section 1. To the south, Davidson Creek is bounded by Chelsea Heights and the future extension of Clarkdale Meadows. Figure 1 illustrates the location of the subject property.

2.3 LAND OWNERSHIP

Bradson Developments Ltd. is the beneficial owner of the property through an agreement for sale with the registered owners, the Canadian Imperial Bank of Commerce and the Royal Bank of Canada.

2.4 DISTINCT FEATURES

The area has been cleared of almost all vegetation to permit agricultural operations. A farmhouse site is situated in the northwest corner.



LEGEND

- * NEIGHBOURHOOD
- A CHELSEA HEIGHTS
- B CLARKDALE MEADOWS
- C CRAIGAVON
- D HERITAGE HILLS
- E HERITAGE POINT

DAVIDSON CREEK

**Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4**

**COUNTY of STRATHCONA
No. 20**

**BRADSON
DEVELOPMENTS
LIMITED**

LOCATION PLAN

SCALE: N.T.S.

DATE: MAY, 1988

IDE LD. PROFESSIONAL ENGINEERING COMPANY LIMITED
Professional Engineers

FIGURE

1

The topography is distinctly rolling with high elevations at three corners of the property and sloping towards the low lying northwest. A narrow intermittent watercourse runs from southeast to northwest where it discharges into a lower wet area. A spur runs from the southwest corner of the area in a northeasterly direction until it intersects with the main watercourse. To maximize the natural opportunity offered by the watercourse, it is proposed that the main traverse will be incorporated into the stormwater management system. Its future development is described in Section 3.5 in Parks.

A major arterial roadway to be known as Lakeland Boulevard has been approved to intersect approximately midway along the southern property line and midway along the western boundary. It is to be constructed in 1988. A sanitary trunk right-of-way lies within the boulevard of the proposed r.o.w.

A Government Road Allowance (R.R. 231) runs north-south along the western boundary of the quarter section. Parallel to this a Northwestern Utility easement runs 13.7 m in width within the property. The line in this easement provides service to the farmhouse and can easily be abandoned. A gas transmission pipeline right-of-way (Cigol) also runs 15.24 m north of the south property line (in an east to west direction). The nature of this line requires a 50 foot setback to the nearest dwelling.

2.5 SOILS

The surface soil type is primarily 'angus ridge loam'. The southern tip (10% of the parcel) is a combination of 70% 'falum loam' and 30% 'uncas loam'. None of these soil types represent any constraint to residential development.

This indicates some limitation as to the type of crops that can be grown or there may be moderate conservation practices required.

2.6 VEGETATION

The neighbourhood has been cleared of almost all vegetation to permit extensive agricultural operations. Remaining pockets of tree cover include the northwest corner of the quarter, where the farmstead is situated, a small cluster of trees and low shrubs in the low lying wet area towards the southwest corner and along part of the north, east and south property lines.

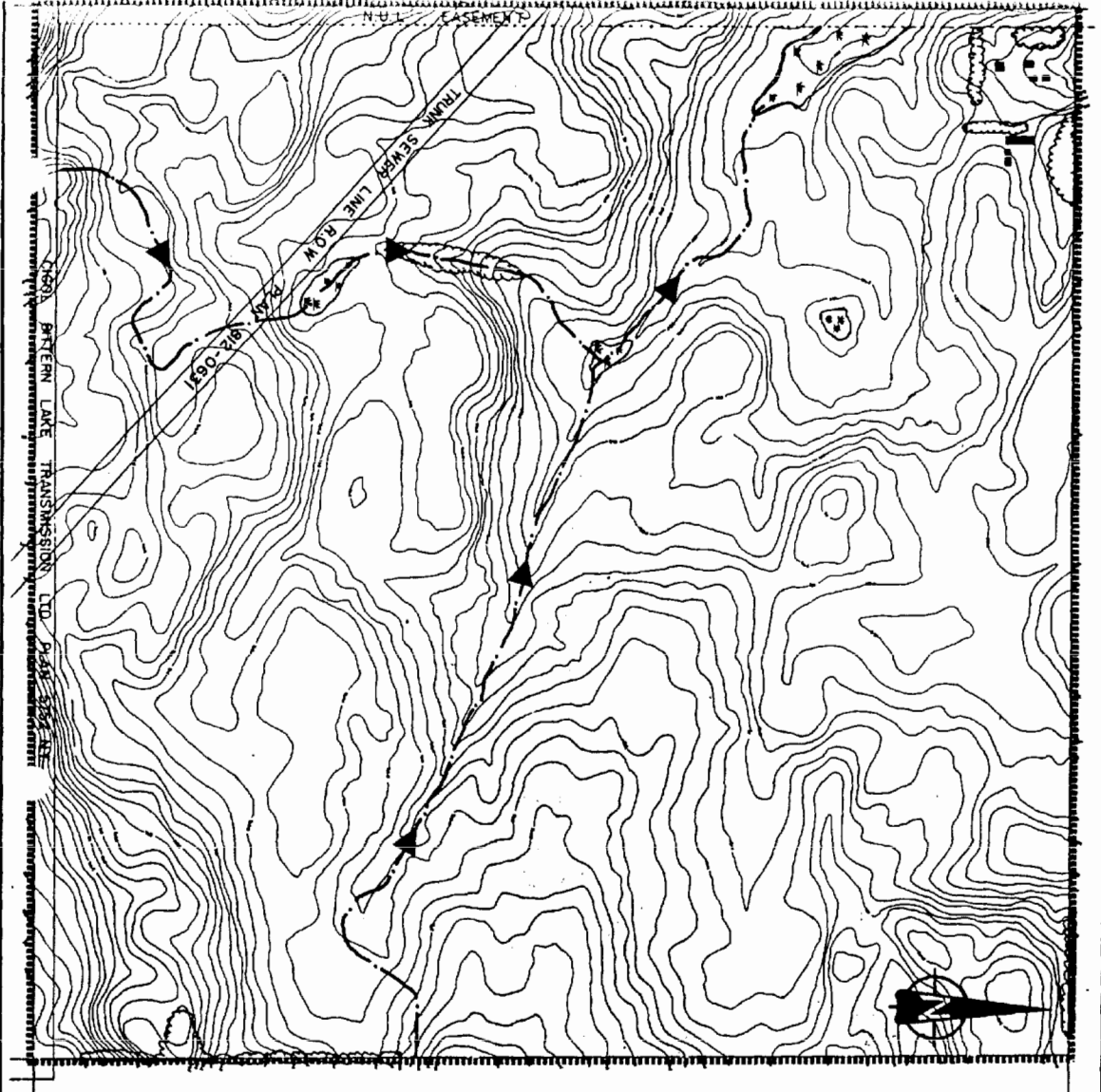
2.7 TOPOGRAPHY/RELIEF

The terrain can be described as gently rolling throughout. It is classified by the Canadian Land Inventory as type 2T. The land is either steep or the pattern of slope limits agricultural use.

The main slope is from the higher elevations in the southeast, southwest and northeast corners of the property to the lower northwest portion. The total difference in elevation is 16 metres throughout. The rolling relief demonstrates localized high spots. Lower elevations reveal the path of the intermittent watercourse and its spur.

2.8 EXISTING LAND USE

Davidson Properties is actively farmed at present. Figure 2 illustrates the existing site features.



DAVIDSON CREEK

**Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4**

**COUNTY of STRATHCONA
No. 20**

**BRADSON
DEVELOPMENTS
LIMITED**

**EXISTING
SITE FEATURES**

- LEGEND**
- WATERCOURSE
 - ~ VEGETATION
 - SEASONAL WETLANDS
 - NEIGHBORHOOD BOUNDARY
 - STRUCTURES

SCALE: N.T.S. DATE: MAY, 1988

FIGURE: 2

3.0 LAND USE

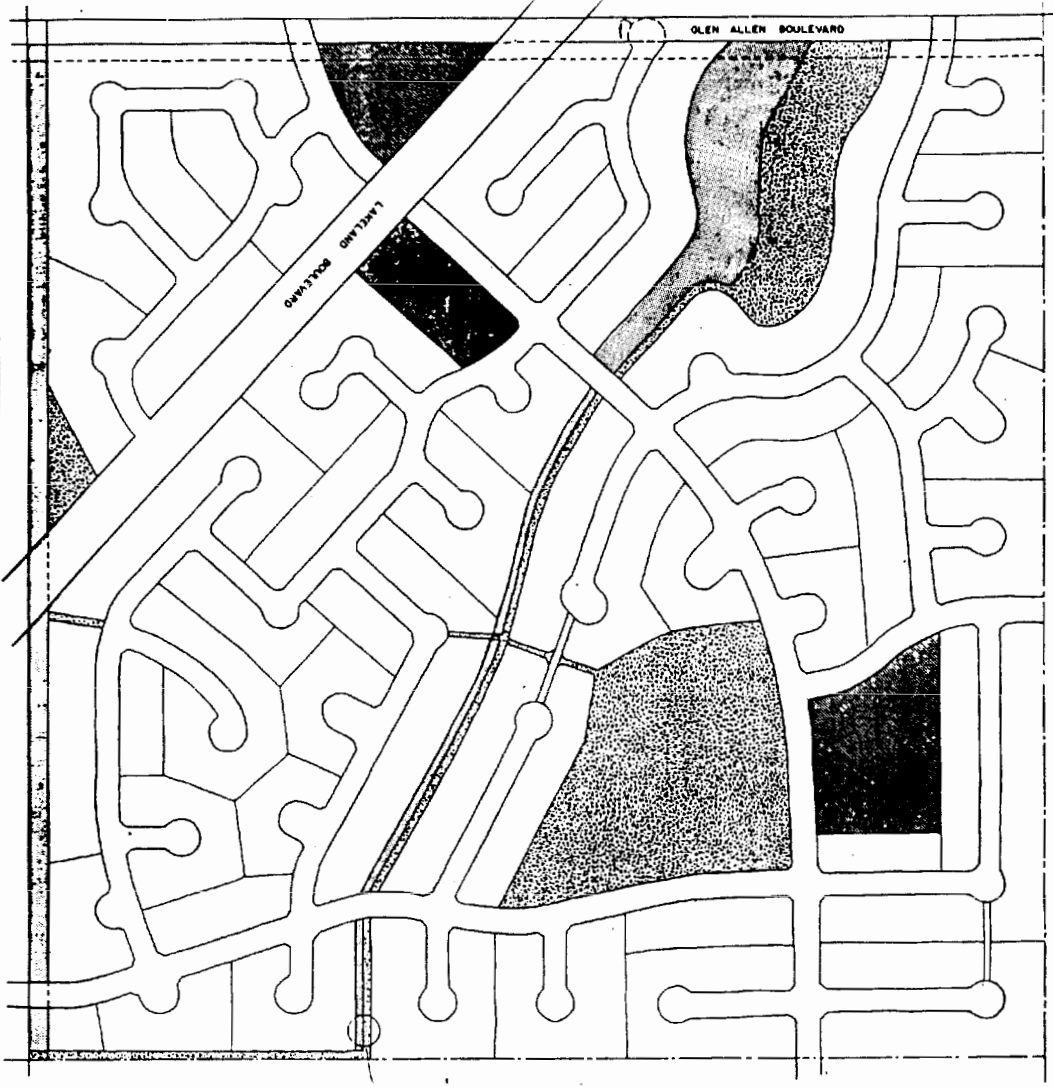
3.1 LAND USE CONCEPT

The quarter section is to be developed primarily for single family development, complemented by a site for an elementary school, a local commercial site, two multiple family housing sites, and walkway system which is integrated with the stormwater management system. The southwest corner is crossed by the Lakeland Boulevard arterial right-of-way which connects to the major collector roadway. The area has been designed to connect to existing and future adjacent development. The land use concept is shown in Figure 3.

3.2 TRANSPORTATION

The area is to be served by the Lakeland Boulevard arterial which connects to the north and south. It cuts diagonally across the south-western portion of the plan. It is to be a four-lane divided arterial, with limited access. As it is not a truck route, no special noise attention, other than the normal screen fencing, is to be provided by the developer. A major collector, on an approximate northeast to southwest alignment, connects to Lakeland at an all-direction intersection. In the eastern portion of the plan, this collector is connected south to Clarkdale Meadows by a north-south minor collector. All collectors, as well as Lakeland, are suitable for use as public transit routes.

Local roads are designed to serve the residential areas off these two collector roadways. A fronting-on format has been avoided on the major collector to reduce conflicts. The local road system has been designed to provide both ease of access and privacy, but also in such a manner to avoid any direct, and undesirable, shortcutting routes. Where cul-de-sacs are longer, emergency access routes are provided.



DAVIDSON CREEK







**Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4**

**COUNTY of STRATHCONA
No. 20**

**BRAODSON
DEVELOPMENTS
LIMITED**

LAND USES

LEGEND

-  SINGLE FAMILY
-  MULTI - FAMILY
-  COMMERCIAL
-  SCHOOL /PARK
-  ENVIRONMENTAL RESERVE (ER)
-  P.U.L.

SCALE : N.T.S. DATE : MAY, 1988

3

As Lakeland Boulevard isolates a triangular development cell in the southwest area with relatively limited access potential, a second connection to Lakeland, albeit a "right in - right out" only, is provided.

All roadways are designed to effectively interconnect to both future and existing roadways in adjacent areas and to future development.

3.3 RESIDENTIAL

The plan area provides for primarily single family detached housing lots.

There are approximately 38 ha. of net residential single family land. At 18 units/ha., this would provide 684 single detached units. The plan envisages that the lots would be developed at varying widths and depths, but in conformance with Land Use Bylaw requirements and market demand. The intent is to ensure the lots provided are "affordable".

Two potential multiple family housing sites are provided. The first is at the intersection of the collector with Lakeland. The site is approximately 0.75 ha., and if developed at row housing densities of 42 units/ha., would provide for a maximum of 32 units. However, it is anticipated this may be developed for a special market segment at lower densities, probably with only a low student generation.

The second multiple site of 1.35 ha., is located near the intersection of the two collectors in the northeast corner. At this location it would be serviced eventually by public transit and would be located across from the school.

Population and land use statistics are included in the Appendix.

3.4 SCHOOLS

A public elementary school site has been provided at the southwest corner of the intersection of the two collector roadways. As such, it is relatively central to the overall catchment area. It is also easily accessible by using the local pedestrian walkway and sidewalk system.

Although this location is slightly east of the site shown in the previous concept developed by the County, this shift is required because of the topographical requirement to locate the stormwater retention area in this lower land in the northwest corner of the quarter section. Because of the desire to locate the public elementary school on a site separate from the junior high schools, a slight shift in the joint public junior and separate elementary/junior to the east is required. Given the scale of the area and the current stage of planning, this is easily accommodated in the future.

The site is approximately 3.45 ha. (8.5 acres) and is in a configuration which can easily accommodate the building site and playing fields. The site will be dedicated through the provision of municipal and school reserve.

3.5 PARKS

The detailed calculation of reserve requirements and provision is included in the Appendix.

The majority of reserve dedication is required for the school site. The remainder of reserve requirements are provided by a partial reserve credit for playing fields provided at the stormwater dry pond and the walkway/bikeway system.

The bikeway/walkway system provides an important link in the overall "heritage trail" system interconnecting Sherwood Park and extending as far as the Strathcona Science Park. It extends north along the quarter section line from the walkway provided through the pipeline corridor through Clarkdale Meadows. It then joins the drainage channel and then crosses the plan diagonally northwest to the stormwater/park area, where it can be extended further toward Clover Bar Ranch and the Strathcona Science Park.

For the first section along the quarter section, it is proposed to run in a wide walkway, of which 7.5 m will be provided as municipal reserve by this subdivision. Lands to the east may provide an additional width when development occurs there.

It is proposed that the drainage channel will be approximately 6 m wide, and be dedicated as a P.U.L. without reserve credit. The channel itself will be about 3 m wide with a depth of 0.5 m. With side slopes of 3:1, the total width will be 6.0 m. Lots on the south side of the channel will directly abut this channel, with no public access. A 7.5 m wide strip for extending the walkway/bikeway system will be located along the north side of the walkway between the channel and the backs of the private lots. This width will be provided as part of the municipal reserve requirement.

This walkway will then connect by a wider P.U.L. to the dry pond area. From here, it can be easily extended north or west.

The walkway/bikeway system will also be connected to the school site by a local walkway.

3.6 COMMERCIAL

One neighbourhood convenience site has been located on the "going-home" side of the intersection of the collector with Lakeland Boulevard. It is approximately 0.7 ha. (1.7 acres). In general, residential development is either backing on, or in a flanking format, so there will be minimal impact on any adjacent residential properties. This area might be revised at the subdivision design stage.

4.0 SERVICING

The quarter section can be readily serviced with water, sanitary sewerage, storm drainage and shallow utilities, including gas, power telephone and cable TV.

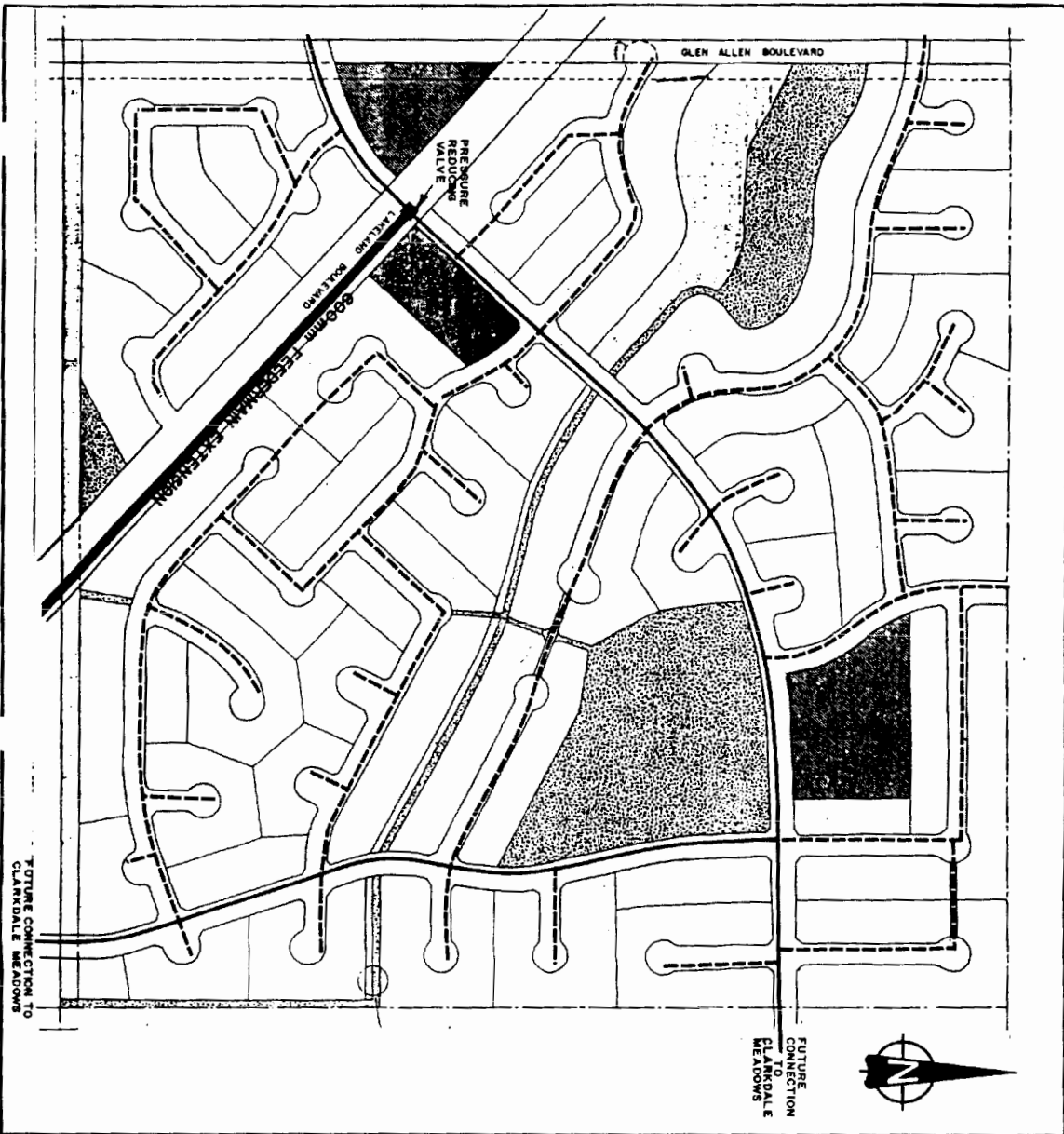
4.1 WATER SUPPLY AND DISTRIBUTION

An excellent water supply for the area is available by extending the 600 mm supply main on Lakeland Boulevard north from Primrose Boulevard to a suitable connection point in the development. A pressure-reducing device is required to decrease pressure to a convenient and safe level, due to the elevation difference between the development area and the serviced area to the south. The certainty of the supply can be strengthened by "looping" back into the Clarkdale Meadows system as development in the two areas progresses with due cognizance of elevations and pressures in the design of the link.

Ultimately the Lakeland Boulevard supply main will be extended north to connect to an existing supply main adjacent to Highway 16, providing a second independent water source for the northeast portion of the urban service area.

All watermains in the development will be sized to provide domestic supply and fire-fighting flows as required to meet the criteria contained in the Strathcona County Engineering Servicing Standards, with adequate provision for the requirements of other development, as such may be dependent on mains in this development.

Figure 4 illustrates the water distribution system. Smaller loops and laterals will be fed from a central, 250 mm primary distribution main installed along the east-west collector and the link to the SW-12, in accordance with the County's most recent network plan (UMA 1987 fig. 3).



DAVIDSON CREEK

Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4

COUNTY of STRATHCONA
No. 20

BRADSON DEVELOPMENTS LIMITED

WATER SUPPLY AND DISTRIBUTION

- LEGEND**
- FEEDERMAIN (600mm Ø)
 - PRIMARY DISTRIBUTION MAIN
 - LATERAL DISTRIBUTION MAIN (150mm & 200mm Ø)

SCALE: N.T.S. DATE: MAY, 1988

A 200 mm "looping" main will be installed to the quarter line to connect with an extension of the 200 mm main on Meadowview Drive in Clarkdale Meadows, as part of construction in subsequent stages. This will provide looping back to Lakeland Boulevard just north of Baseline Road. A further future 200 mm main will be installed for future looping to the NE-1.

4.2 SANITARY SEWAGE

The east Sherwood Park sanitary sewer outfall traverses the development area, in the Lakeland Boulevard right-of-way, providing trunk disposal from the area.

The land lying southwest of this trunk can be serviced directly to the outfall sewer within the boundaries of the development area, by gravity.

The area between Lakeland Boulevard and the stormwater creek which bisects the land can also be serviced by gravity, to manhole 122 on the outfall trunk. This manhole is located in the NE-2, approximately 70 metres northwest from Glen Allen Boulevard. The gravity sewer required to reach this manhole can be installed within the proposed Lakeland Boulevard right-of-way, avoiding future planning conflicts when the NE-2 is developed.

The area northeast of the creek, approximately half of the development, cannot be connected directly by gravity, within the boundaries of the subject land. This area could eventually be connected by gravity to a point some 600 metres downstream on the outfall trunk, (m.h. 116) through future development in the NE-2 and the SE-11. In the interim, a temporary sewage lift station near the west boundary will provide service for the area, pumping into the gravity system to be installed in the initial stages.

A portion of the Clarkdale Meadows subdivision which cannot be serviced by gravity to the trunk outfall within its boundaries is planned to connect within this development. Provision will be made to permit connection of this load to the gravity sewerage system.

The sanitary sewerage is illustrated in Figure 5.

4.3 STORMWATER MANAGEMENT

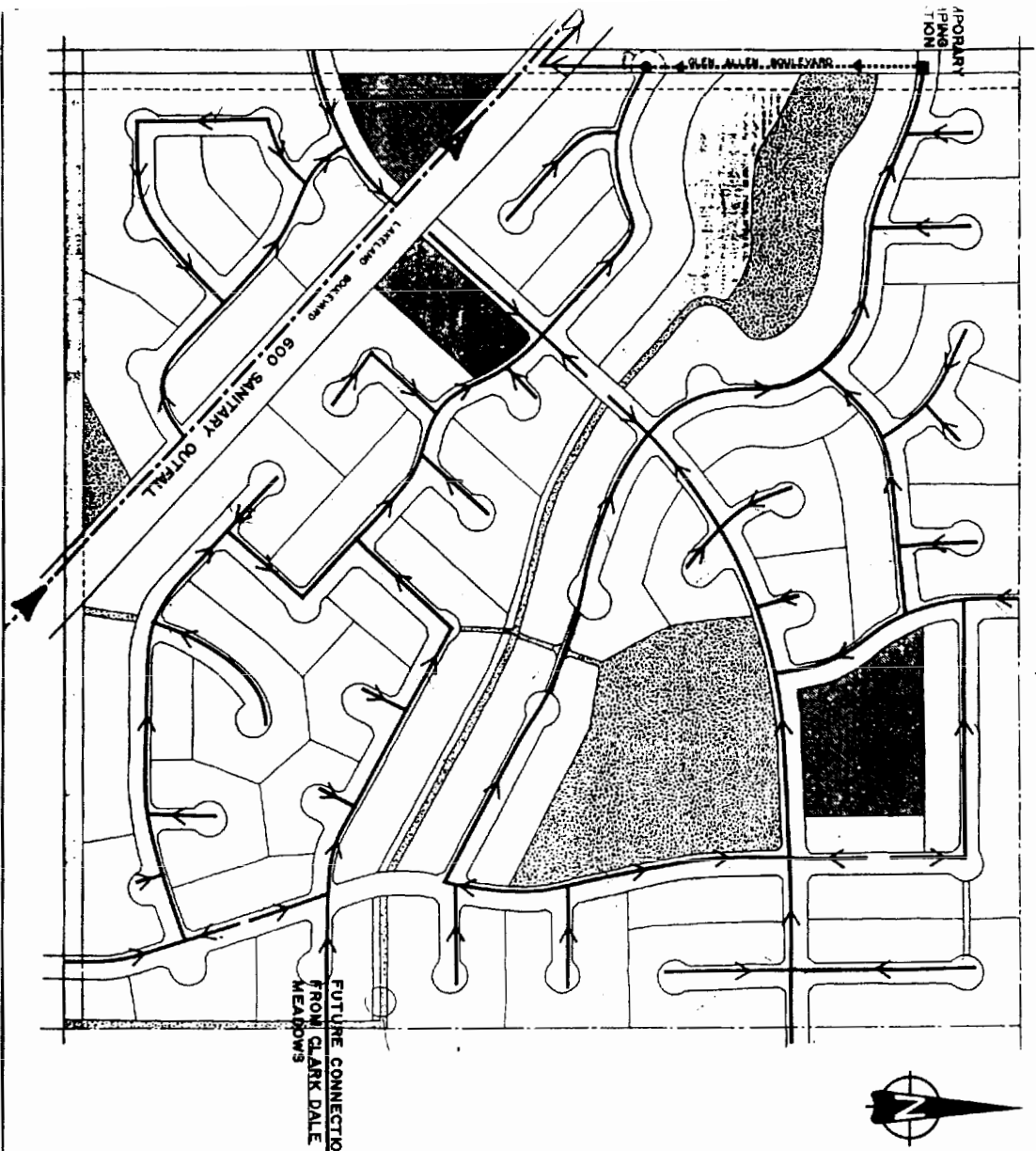
The development area presently drains to the upper reaches of an intermittent watercourse, tributary to the Oldman Creek and thereby to the North Saskatchewan River.

Prior and planned development south of the development area will rely on stormwater management in this development to control discharge to the watercourse from the following areas:

1. Chelsea Heights subdivision, 8.8 ha.
2. Heritage Hills, north portion, 13.0 ha.
3. McCaughey lands, north portion, 7.3 ha. (agric. only)
4. Lakeland Boulevard and Baseline Road, 7.9 ha.
5. Genstar Land, south of Chelsea Hts., 26.1 ha.
6. Clarkdale Meadows, approx. 5 ha. (overland flow only)

In addition, the watercourse will provide an outlet for the planned Genstar stormwater lake in the NE-1. A controlled discharge of 0.21 m³/second from the planned Genstar lake will pass through this development in the watercourse.

The stormwater management scheme is based on temporary impoundment of drainage in a stormwater "dry pond", formed by shaping the lowlands in the creek channel near the west boundary, together with low dyking. An outlet control will limit discharge to pre-development flows from the areas served, in accordance with County and Alberta Environment policies for protection of the watercourse and its downstream basin. The "dry-pond" will be



DAVIDSON CREEK

**Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4**

**COUNTY of STRATHCONA
No. 20**

**BRADSON
DEVELOPMENTS
LIMITED**

SANITARY SEWERAGE

LEGEND

- SANITARY TRUNK OUTFALL SEWER
- SANITARY SEWER LATERALS
- - - SEWAGE FORCEMAIN
- TEMPORARY FORCEMAIN

SCALE: N.T.S. DATE: MAY, 1988

graded and grassed to permit recreational use of the pond bottom areas adjacent to the stream bed in dry weather. As such it also forms a significant part of the recreation and open space system.

The dry-pond detention system will be sized to accommodate flows from a 100 year return event, including overland flows from major storms. The dry pond at final development will extend west into the NE-2, to accommodate drainage from full development of all of the properties serviced. Runoff from storms exceeding a 100 year return design storm would overflow the dry-pond and follow the stream channel northward toward Oldman Creek.

A storm sewer system will collect drainage flows from minor storms and carry these flows to the dry-pond retention basin. Major storm runoffs will utilize the storm sewer system and overland drainage routes to reach the dry-pond, as illustrated in Figure 6. Drainage from the development area will not be directed along Lakeland Boulevard carriage-ways in overland flow, in keeping with County policy of protecting arterial roads from flooding in major storms.

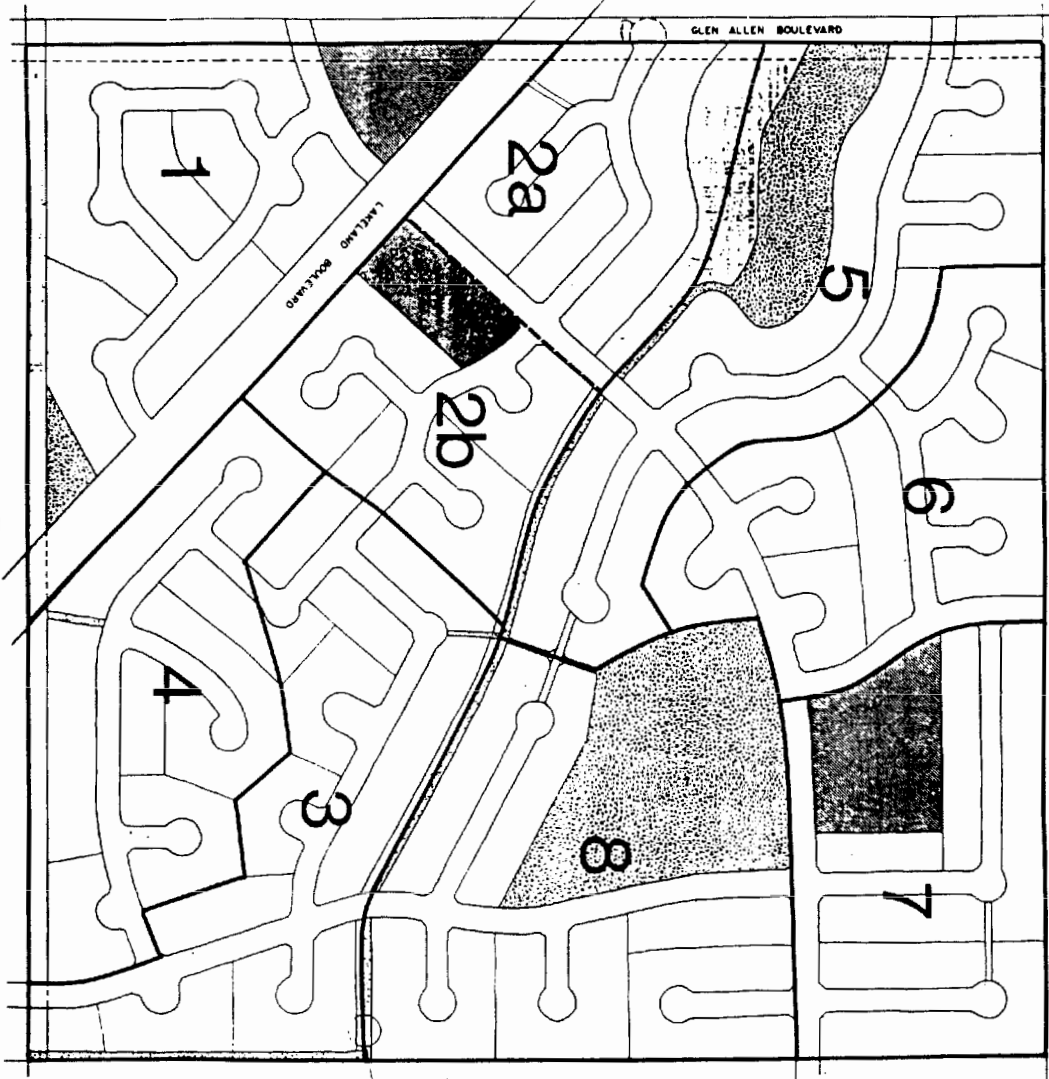
It will be necessary to alter the current storm sewer design for Lakeland Boulevard to provide for drainage from the properties included in this stormwater management scheme. In addition, provision must be made to accommodate major overland flows off the paved carriageways. This could be provided for by a swale within the Lakeland Boulevard right-of-way, with an off-take to the stormwater dry-pond.

4.4 SHALLOW UTILITIES

Servicing of the area with gas, power, telephone and cable TV can be achieved by routine extensions of services in place for the Chelsea Heights subdivision, and new connections to power and gas presently existing along RR 231. The utilities involved have confirmed this servicability.

4.5 STAGING

The staging of the Davidson Properties is dependent primarily upon absorption and servicing. As existing services are in or adjacent to the southerly one-third of the parcel, this will be the first area to develop. Development will proceed from south to north with Stage 1 in the south-west corner. Current market research indicates an anticipated absorption of 80 units per year. Based on that figure this Davidson Properties would be built out in 8 years time. A realistic range would see it built out in as little as five years and no more than 10 years. Figure 7 illustrates the staging sequence.



DAVIDSON CREEK

**Area Structure Plan
N.W. 1/4 Sec. 1-53-23-4**

**COUNTY of STRATHCONA
No. 20**

**BRADSON
DEVELOPMENTS
LIMITED**

STAGING

SCALE:

N.T.S.

DATE:

MAY, 1988

FIGURE:

7



APPENDIX 1: LAND USE DISTRIBUTION

	<u>HECTARES</u>	<u>PERCENT</u>	<u>ACRES</u>
GROSS AREA	64.75		160.0
less Lakeland Blvd.			
Arterial	2.36		5.8
less Cigol Transmission Ltd. (future P.U.L.)	<u>1.14</u>		<u>2.8</u>
GROSS DEVELOPABLE AREA	61.25	100%	151.4
LAND USE CIRCULATION			
Collector	3.38		8.4
Local	9.26		22.9
PUL (other than Cigol but including 50% dry pond)	1.58		3.9
TOTAL CIRCULATION	<u>14.22</u>	23%	<u>35.2</u>
RESERVE			
Required	6.13		15.1
Dedicated	6.13		15.1
BALANCE	0		0
TOTAL RESERVE DEDICATED	<u>6.13</u>	10%	<u>15.1</u>
COMMERCIAL			
Neighbourhood			
Convenience	<u>0.72</u>	1%	<u>1.8</u>
RESIDENTIAL			
Single Family	38.08	63%	94.1
Multi-Family	2.10	3%	5.2
TOTAL RESIDENTIAL	<u>40.18</u>	<u>66%</u>	<u>99.3</u>
TOTAL	61.25	100%	151.4

APPENDIX 2: UNIT AND POPULATION GENERATION

LAND USE	NO. OF HA.	UNITS/ HA.	TOTAL UNITS	%	POP'L/ UNIT	TOTAL POP'L	%
Single Family	38.08	18	685	88.3	3.1	2125	90.4
Multi-Family	2.10	42	90	12.9	2.5	225	9.6
TOTAL	40.18	-	775	100%	-	2350	100%

APPENDIX 3: DENSITY

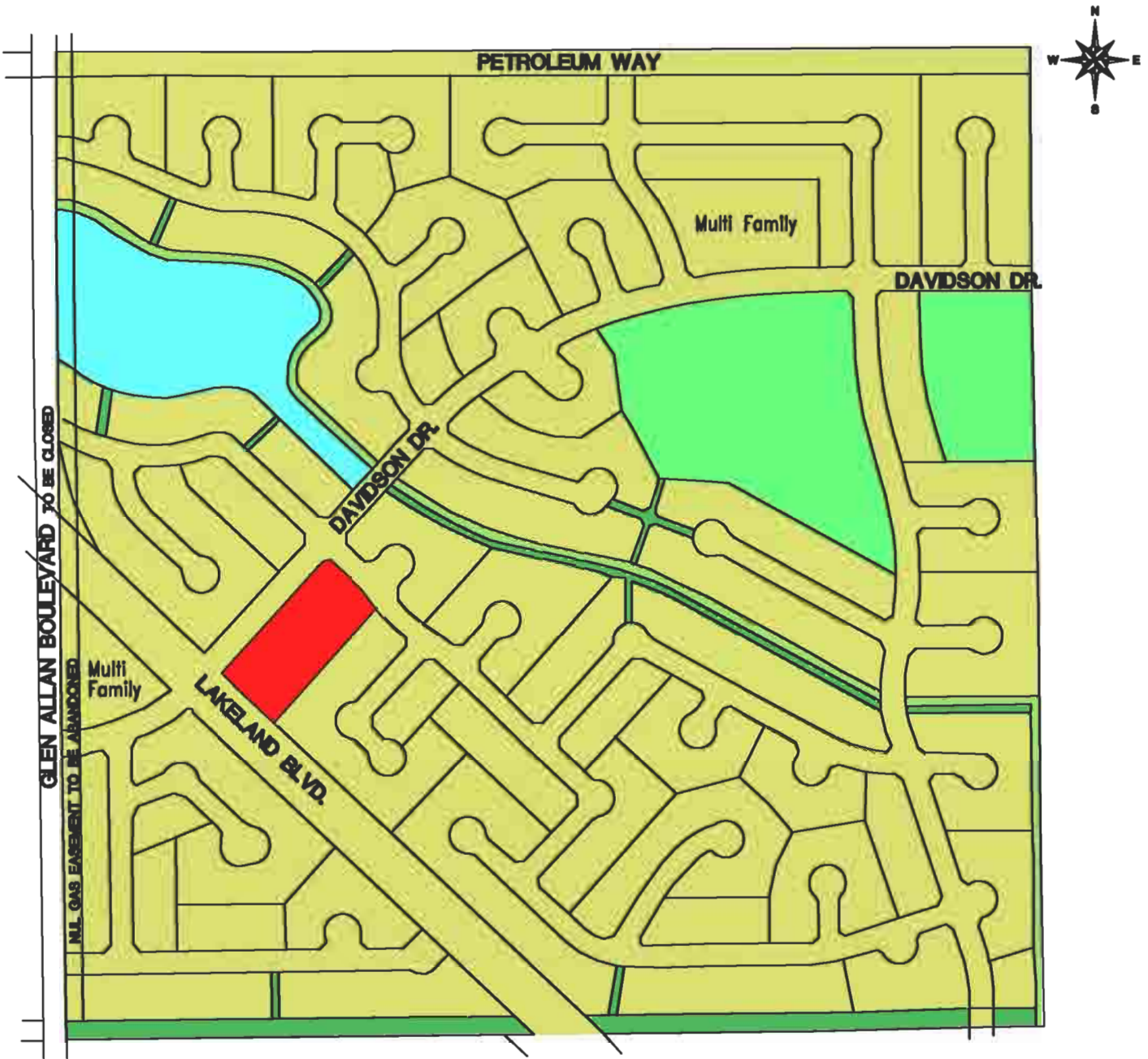
a) TOTAL POPULATION	G.D.A. =	persons/G.D.Ha.
2350	61.25 =	38.4/G.D.Ha.
b) TOTAL POPULATION	G.D.A. =	persons/G.D.Ac.
2350	151.4 =	15.5/G.D.Ac.

APPENDIX 4: STUDENT GENERATION

UNITS/FAMILIES	ELEMENTARY FACTOR/TOT.	JUNIOR HIGH FACTOR/TOT.	SENIOR HIGH FACTOR/TOT.	TOTALS
775	.43/333	.20/155	.16/124	612
PUBLIC DISTRIBUTION	<u>x .75</u>	<u>x .75</u>	<u>x .75</u>	
TOTAL PUBLIC STUDENTS	250	116	93	459
SEPARATE DISTRIBUTION	<u>x .25</u>	<u>x .25</u>	<u>x .25</u>	
TOTAL SEPARATE STUDENTS	83	39	31	153









APPENDIX 5: RESERVE CALCULATIONS

GROSS DEVELOPABLE =	<u>ha.</u>	<u>acre</u>
RESERVE DUE (10%)	61.25	151.4
	6.1	15.1
DEDICATION:		
School Site	3.4	8.4
50% Dry Pond	1.4	3.5
South Parkette	0.2	0.5
Heritage Trail and Walkways	1.1	2.7
	<u>6.1</u>	<u>15.1</u>



Davidson Creek Area Structure Plan Bylaw 34-88

Date of Adoption 28-June-1988

Commercial		School/Park		Road Plan	
Multi Family		Single Family		ASP Boundary	
Municipal Reserve		Stormwater/Dry Pond			
PUL	