BYLAW 71-2002

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

WHEREAS it is deemed advisable to adopt the Four Ridges Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, 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 "Four Ridges Area Structure Plan".

2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 25 day of June, 2002.

Read a second time this 25 day of June, 2002.

Read a third time and finally passed this 25 day of June, 2002.

Mayor

Manager,
Legislative & Legal Services

Date Signed: 5 July 2002

FOUR RIDGES

AREA STRUCTURE PLAN

SOUTH EAST 3-53-22-W4

STRATHCONA COUNTY

Prepared by:
Paterson Park Ltd.
June 2002

FOUR RIDGES AREA STRUCTURE PLAN

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1.0 INTRODUCTION

1.1 PURPOSE

This Area Structure Plan has been prepared for Paterson Park Ltd. and is generally in accordance with Strathcona County's guidelines for the preparation of such planning documents. The plan provides a framework for the proposed country residential subdivision and development of the SE1/4 of 3-53-22-W4, comprising some 59.5 ha (147.1 acres). The Area Structure Plan may be cited as the Four Ridges Area Structure Plan and should be considered in context of the accompanying Design Brief.

1.2 REGIONAL CONTEXT

The Four Ridges Area Structure Plan is located on the west side of Secondary Highway 824 (Range Road 222) and north of Baseline Road (Township Rd 530). The subject lands are located 5.6 km (3.5 miles) east of Sherwood Park and the Hamlet of Ardrossan is located Northeast and adjacent to the subject lands as shown on figure 1.

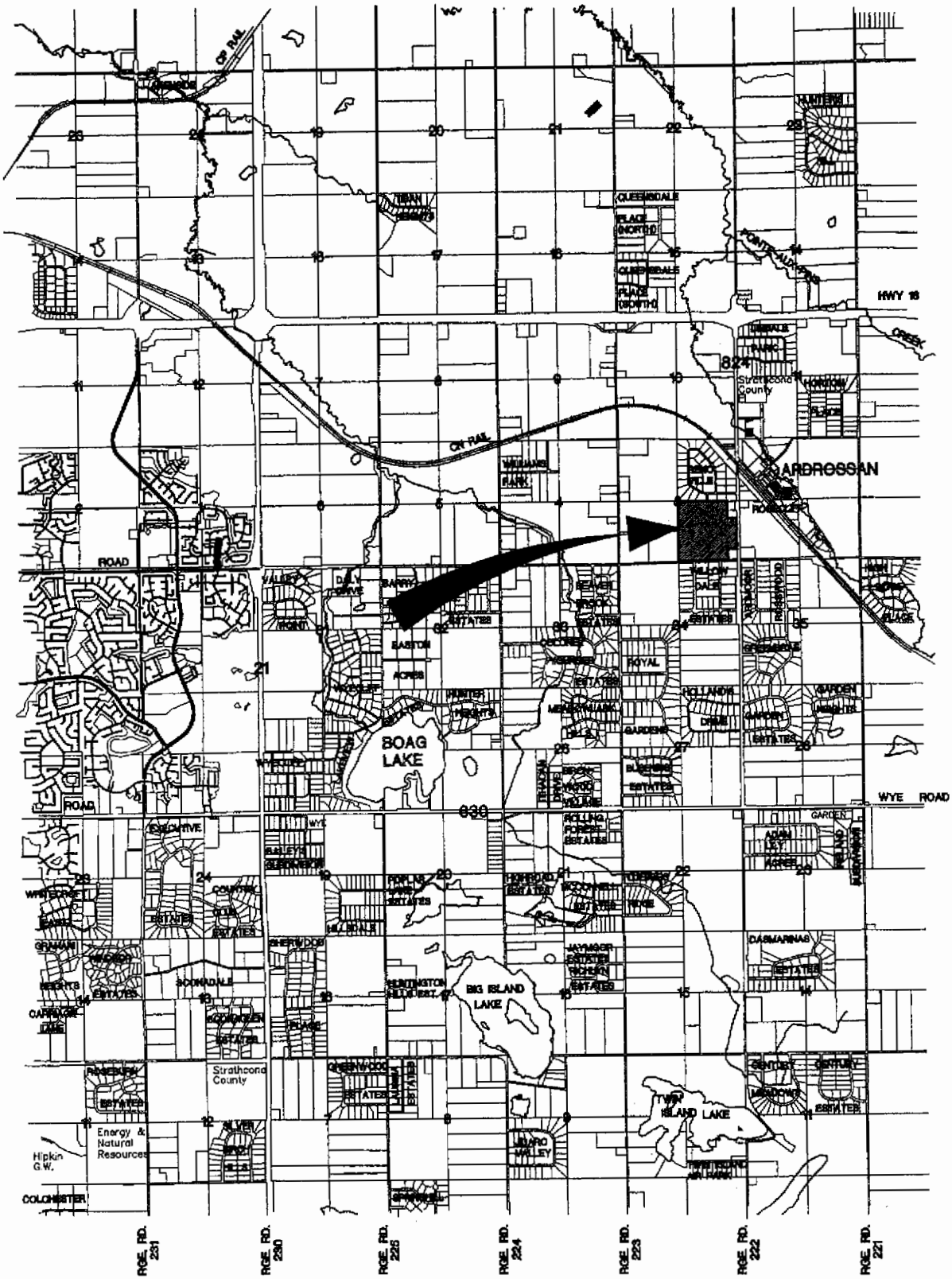
1.3 STATUTORY PLAN COMPLIANCE

This Area Structure Plan has been prepared in accordance with Section 633 of the Municipal Government Act. As such, it describes the land uses proposed, the sequence of development, general future population levels, and infrastructure requirements.

This plan also conforms with the Strathcona County Municipal Development Plan Bylaw 38-98 (MDP) which designates the property as Country Residential Policy Area. The Country Residential Policy Area allows for the development of traditional country residential parcels as small as 0.8 hectares (2.0 acres) pursuant to Policy 10.21 of the MDP. Policy 10.22 states that Area Structure Plans shall be prepared for development in the Country Residential Policy Area to provide a guide for subsequent subdivision and development. This plan, therefore, meets the statutory requirements of the County's Municipal Development Plan.

A number of specific Municipal Development Plan polices are particularly significant in identifying an optimal approach to developing the plan area for residential purposes, while still protecting the integrity of the existing natural features of the plan area. These policies are:

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.



REGIONAL CONTEXT

SE 3-53-22-W4

FOUR RIDGES AREA STRUCTURE PLAN

FIGURE 1

P32F0001

June 2002

2. **Policy 10.30** (Design Guidelines) - The following design guidelines shall apply to development of traditional country residential development and subdivisions:

   a. The minimum parcel size for traditional country residential development shall be 0.8 hectares (2.0 acres);

   b. The use of a range of environmental protection mechanisms (i.e. conservation easement, environmental reserve easements) shall be encouraged;

   c. The maximum base density shall not exceed 50 parcels per developable quarter section (65 hectares or 160 acres). This density is equivalent to one parcel per 1.2 hectares (3.0 acres) of gross developable land. Lands suitable for storm water management facilities, perimeter road widening or for environmental reserve dedication shall not be included in the calculation of gross developable land area;

   d. The maximum density base may be exceeded only in cases where bonusing is used. One additional parcel may be granted for each 1.2 hectares (3.0 acres) of land designated under a conservation easement or other reserve designation for the purpose of environmental conservation.

3. **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.

4. **Policy 16.6** (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.

5. **Policy 16.7** (Parcel Width/Length Ratio) - Each parcel shall have a width to length ratio no greater than 1:4, unless otherwise approved in an adopted Area Structure Plan.

6. **Policy 16.25** (Dedication of Municipal Reserve) - Dedication of Municipal Reserve land or cash-in lieu shall adhere to *Strathcona County Municipal Policy Handbook SER-008-015-Dedication of Municipal Reserve and Environmental Reserve Lands.*

7. **Policy 16.26** (Mechanisms for Protecting Habitats) - Notwithstanding Section 16.26, where other mechanisms such as conservation easements are not available, municipal reserve may be taken as a means of protecting habitats where such areas:

   a. Are identified in Prioritized Landscape Ecology Assessment of Strathcona County, 1997 and other related studies;

   b. A site assessment by the proponent, a professional designate and to the county has determined the area to be sensitive or significant.

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 Country Residential Policy Area of the Municipal Plan. The policy 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 removals 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 by the County's Land Use Bylaw No. 8-2001. An amendment to the Land Use Bylaw to redistrict the area will be required prior to subdivision.

2.0 EXISTING CONDITIONS

2.1 VEGETATION

Approximately 7.7 ha of the subject property is tree covered (Figure 2 – Air photo). The largest treed area is in the east-central area extending inward from Rge. Rd. 222. The second largest one is in the southwest corner. Smaller additional treed areas exist along the west border (contiguous with a substantial forest on the adjoining lands to the west). There is also a small grove in the north-central and some along the north border. Much of the adjacent border area has wild or cultivated tree growth. The most prominent tree stand is black poplar. Additionally there are: pincherry, willows, choke cherry, saskatoon. dogwood, white poplar, etc. Some border areas contain spruce, pine, maple and other "tame" species. The developer is proposing to plant approximately 3000 new trees of various variety within the plan area and retain as many of the trees as possible pursuant to the tree retention Bylaw.

Non-treed areas are formerly cultivated areas, subsequently used for pasture, with some wild grasses interspersed with introduced species such as brome, timothy, medic, and white clover. Six permanent sloughs, or ponds, exist on the land, totalling approximately 2.2 ha. The property provides for drainage to run from the south and west. This drainage pathway is generally near the western border of the land and will be protected through Conservation Easement areas and Environmental Reserve areas.

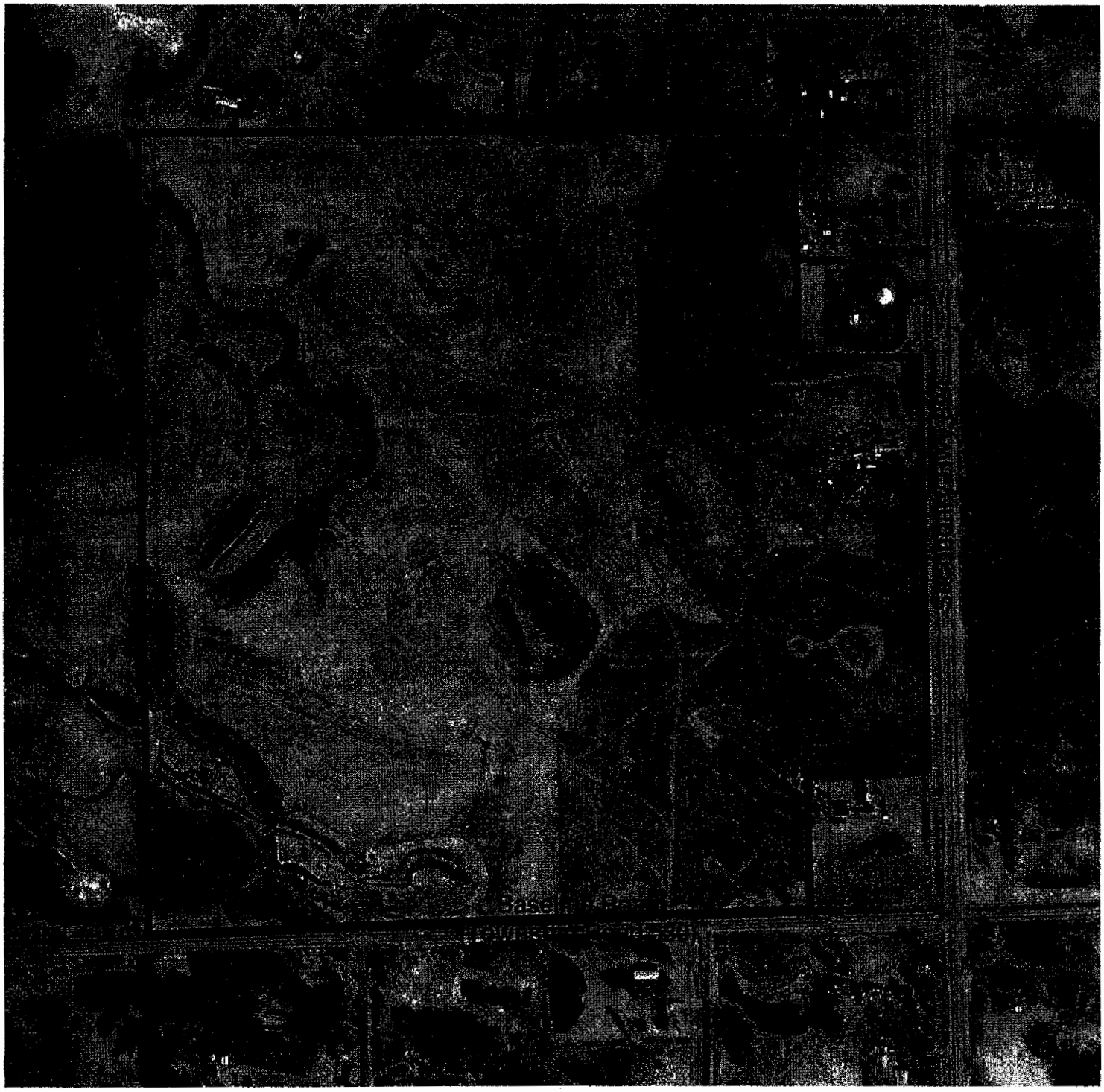
2.2 TOPOGRAPHY

Part of the area can be described as level to rolling, with a portion also being quite hilly, consisting of four ridges which traverse the property making for very attractive building sites (hilltop or hillside). The highest site is 727.8 metres geodetic (centrally), and lowest is 715.3 metres geodetic (near the North border) for a total of 12.5 metres elevation range a shown on the contour plan or figure 3.

2.3 SURFICIAL GEOLOGY

The surficial geology consists of a black silty loam topsoil (Angus Ridge) to a very shallow depth of 0. 1 metre or less on the hilltops, to increasing depths on the lower slopes, and up to one meter in the bottom areas. The underlying material is clay loam to silty clay loam subsoil.

Four Ridges Area Structure Plan
AIRPHOTO
SE 3-53-22-W4



100 0 100 200 Meters

N
W E
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99P07

Figure 2

FOUR RIDGES AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY

RESIDENTIAL SUBDIVISION

S.E. 1/4 SEC. 3-53-22-4

STRATHCONA COUNTY

EXISTING CONDITIONS

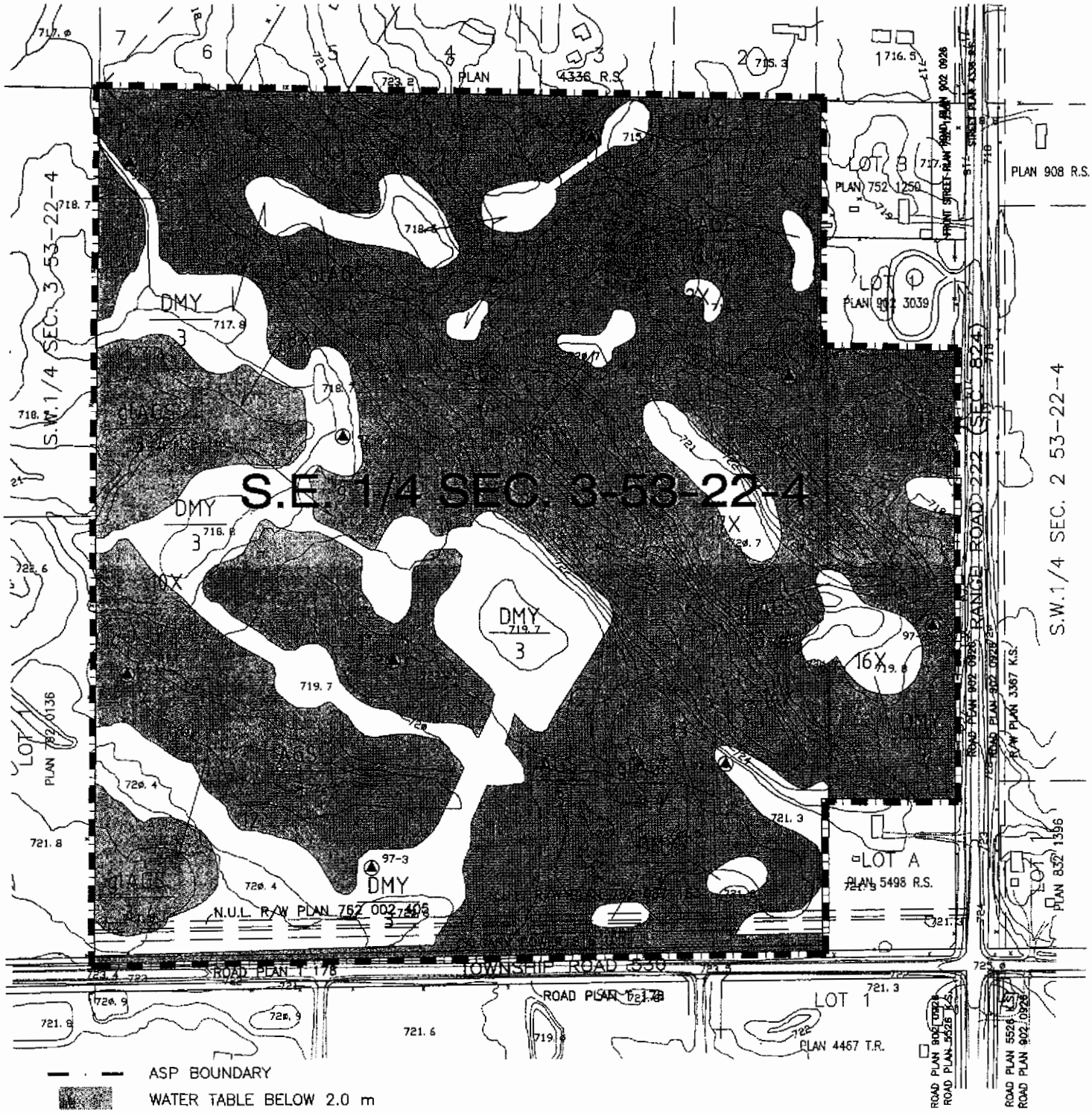

FIGURE 3

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2.4 SOILS

The predominant upland soils are Angus Ridge soils (Eluviated Black Chemozem). Loam and silty loam topsoils dominate, underlain by clay loam to silty clay loam subsoils. On the lower slopes there are Gleyed Angus Ridge soils. Minor portions are Demay soils (Orthic Humic Gleysol and Humic Luvic Gleysol) in the lower areas are subjected to periodic flooding (Information obtained from a report by Can-Ag Enterprises Ltd.). The CLI (Canada Land Inventory) rating is #1 and #2, though hilliness, shallowness of topsoil and the presence of rocks might suggest a lower rating.

2.5 SURFACE DRAINAGE

Generally the surface runoff drains to the western edge of the property, where waters mingle with spring run-off from land to the south. The "freshette" waters enter into several developed ponds - (developed under License from the Dept. of Environment). Substantial spring runoff from the South drains through the waterway, and continues off to the north. Ongoing from the Subject Lands, the water briefly drains into a slough in SW 3-53-22-W4, then into a slough in NW 3-53-22-W4, and then into a drainage easement through NE 3-53-22-W4. From there, the surplus water runs into the road ditch of SH 824 for a quarter mile before reaching Pointe aux Pins Creek.

There are three subcatchment areas. While some lots overlap two catchment areas, generally Subcatchment Area A comprises lots 3 to 7, and lots 48, 49. Subcatchment Area B comprises Lots 8 to 16. Subcatchment Area C comprises lots 17 to 47. Subcatchment Area C is the largest of the catchment areas and it also accumulates the runoff from lands off to the south and west, as shown on figure 4. Five sloughs near the western border and one central one, all of which have been deepened by excavation, will function as stormwater retention ponds, to compensate for extra run-off as a result of future acreage developments. This is part of the storm water report which is prepared as part of the Design Brief

2.6 WATER TABLE

Can.-Ag Enterprises Ltd. studied the water tables: "Fourteen test holes were augered to a depth of 3.0 m. (10 ft.) throughout the property and water table depths measured.", They described three soils types: Angus Ridge, Gleyed Angus Ridge and Demay. No water table above the critical level of 2.0 m. (6.5 ft.) was found 'm the Angus Ridge soils. One (of 14 holes drilled) (# 1 9), in a depressional area of Demay type soil showed a water table at 1.62 metres(5.31 ft.), "A contour line map was then developed which established a total area that is suitable and unsuitable for housing developoment." From this (Can-Ag) report the developable and lot areas can be observed on figure 5.

FOUR RIDGES AREA STRUCTURE PLAN

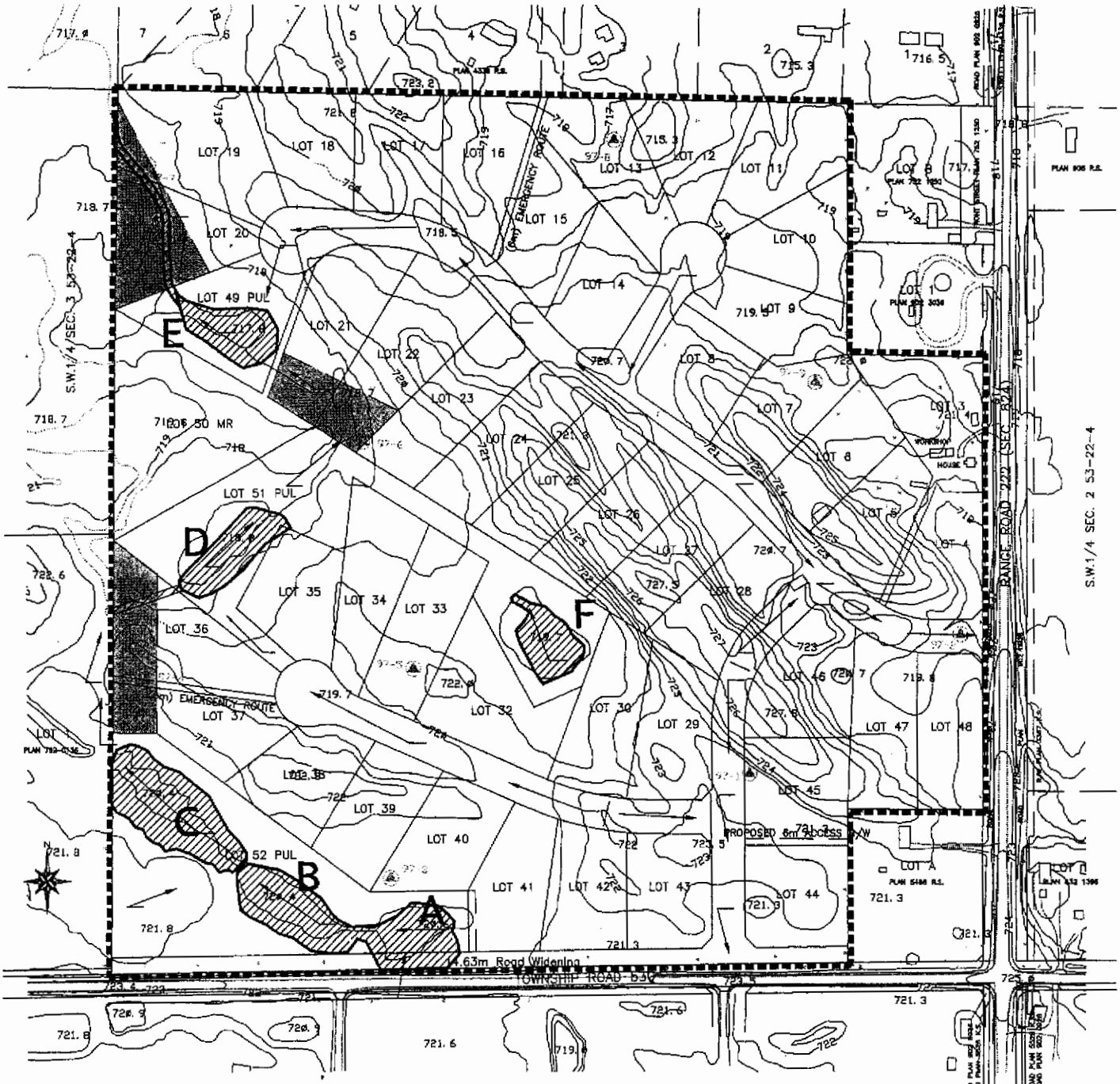
SHOWING PROPOSED COUNTRY

RESIDENTIAL SUBDIVISION

S.E. 1/4 SEC. 3-53-22-4

STRATHCONA COUNTY

EXCAVATION FOR STORM WATER STORAGE



This map displays the excavated areas in the various ponds: A,B,C,D,E and F. Excavation was done near the slough edges, marked by a dark line at the outer edge and by a denoted line at the inner edge of excavation. The earth work serves three purposes: a) to provide for additional water storage to counter increased flow from road and housing development; b) to make some of the land area more useful for the residents; and c) to provide permanent water bodies for waterfowl and other wildlife.

730 CONTOUR LINES

A.S.P. Boundary

CONSERVATION EASEMENT
AREA= 1.9 ha

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FIGURE 4

FOUR RIDGES AREA STRUCTURE PLAN

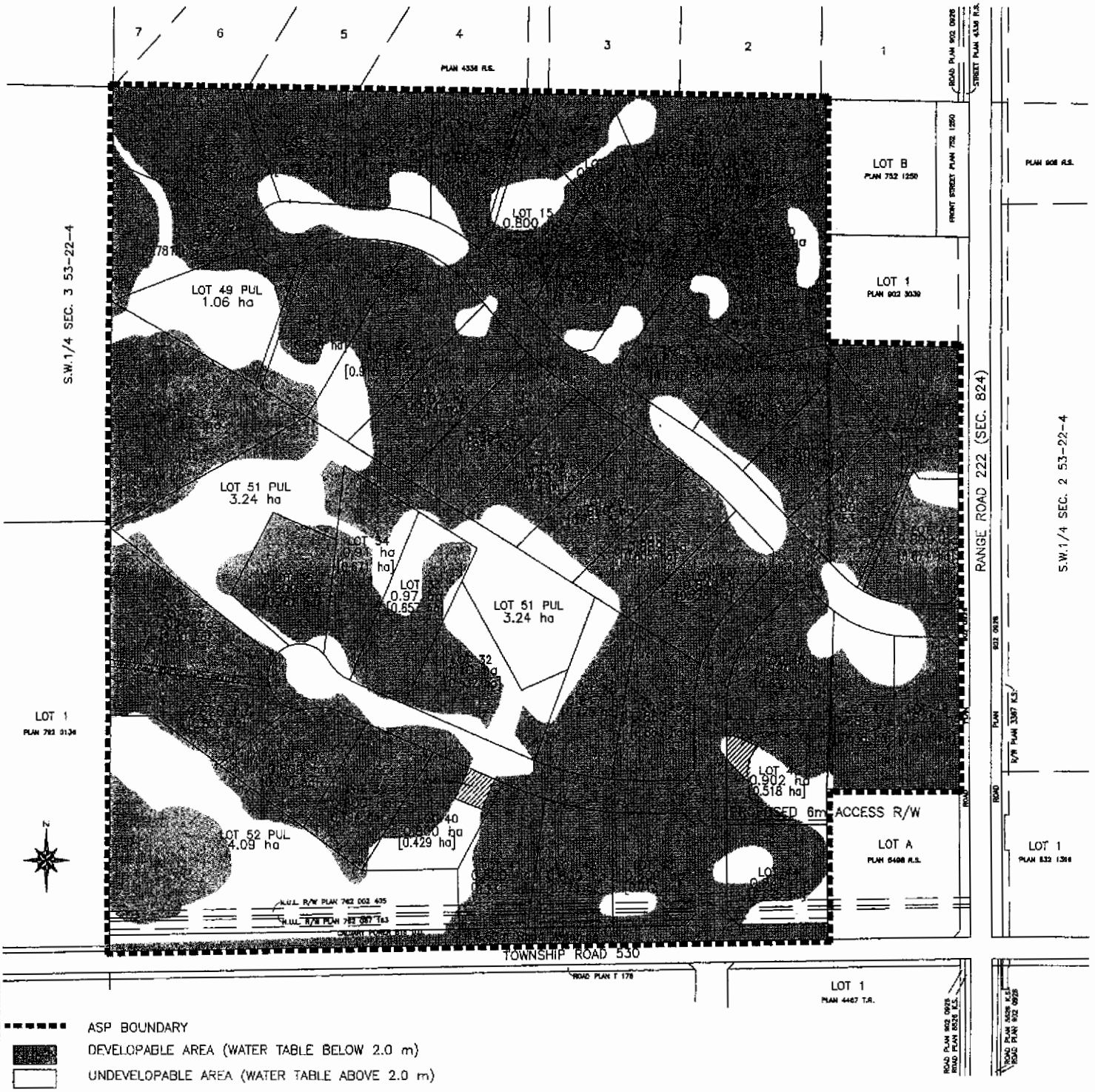
SHOWING PROPOSED COUNTRY

RESIDENTIAL SUBDIVISION

S.E. 1/4 SEC. 3-53-22-4

STRATHCONA COUNTY

DEVELOPABLE AREAS



ASP BOUNDARY

DEVELOPABLE AREA (WATER TABLE BELOW 2.0 m)

UNDEVELOPABLE AREA (WATER TABLE ABOVE 2.0 m)

FILL AREA

1.45 ha TOTAL LOT AREA

[0.623 ha] DEVELOPABLE LOT AREA

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FIGURE 5

2.7 PERCOLATION

Omni-McCann Consultants Ltd., June 1997, drilled percolation test holes on the property. Since the percolation rate was slow due to the fine soil texture, the consultants advised that a standard field system of sewage disposal was not desirable. It is recommended to have "Minnesota mounds" for sewage disposal. The mounds are to be constructed a minimum of 1. 5 m. above the water table. A map and table display the test hole locations and results. The detailed report is included in the Design Brief.

2.8 EXISTING LAND USE

There is an existing farmstead on this quarter section, including house and shop. It is proposed to leave the house and to have it incorporated as Lot 3.

An existing gas pipeline runs parallel to the South boundary of the subject site, approx. 33.5 metres within. In addition there is a Utilicorp Networks Canada (Alberta) Ltd. overhead power line right at the south boundary. These utilities are not a constraint to development given the proposed design for development.

The existing land use is agricultural, along with one home and shop. The bulk of the site is used for hay production and part of the area being planted to alfalfa. The hilltops are not very productive, unless planted to alfalfa and the lower areas are productive of grasses and alfalfa which would also be a good producer there.

2.9 ADJACENT LAND USES

The surrounding land uses are country residential and agricultural. The subject site is adjoined on the north by the fully developed Renoville Country Residential subdivision, which consists of 35 country residencial parcels in excess of 1.21 ha in area. To the south is Willowdale Estates Country Residential subdivision with 32 parcels ranging in size from 1.0 hectare to 2.5 hectares. To the west is a quarter section consisting of farmland and east of SH 824, and beyond is land subdivided into three large parcels, which are used for agricultural pursuits. Adjacent to the northeast is a quarter section, which comprises much of the Hamlet of Ardrossan. A country residential parcel of 1.81 ha is located in the S.E. corner of the quarter, and one 1.62 ha parcel is located at the N.E. corner. South of this parcel is the CU water tower on 1.23 ha. This ASP proposal is compatible with adjacent land uses.

3.0 DEVELOPMENT CONCEPT

3.1 PROPOSED LAND USE

The primary objective of the Four Ridges ASP is to create a viable, attractive country residential subdivision that both protects, and compliments the significant natural environmental features of the plan area. The proposed use for the subject lands is a 45 lot country residential subdivision.

The Municipal Development Plan provides for a maximum density of 50 parcels per quarter section, but as three parcels have already been created, this Area Structure Plan will bring the density to 48 parcels for the quarter as shown on the development concept plan on Figure 6. Each parcel will consist of a minimum 0.8 ha and the Land Use By-law will be redistricted to RC County Residential district to accommodate the proposed subdivision.

3.2 INTERNAL ROAD NETWORK

The development concept provides for two long cul-de-sacs with emergency access roads for a second connection. There will be road access to Baseline Road and to SH 824. One emergency access will connect to Renoville (and provide for Renoville's second access as well). The other emergency access is proposed to connect to Habitat Acres a clustered country residential project that is in the concept plan stage. An emergency access in this location would benefit both proposed subdivisions. All proposed lots have frontage and access to the internal roadway system.

TABLE 1 – LAND USE DISTRIBUTION

Gross Area	**56.98 ha**	**140.8 acres**	
Road Widening (Adjacent to Baseline Road)	.986 ha	2.44 acres	
Public Utility (Lots 49, 51, and 52)	8.39 ha	20.73 acres	
Gross Developable Area	**47.60 ha**	**117.63 acres**	**100%**
Conservation Easement	1.90 ha	4.70 acres	4.0%
Municipal Reserve	1.99 ha	4.92 acres	4.2%
Roadways	5.14 ha	12.70 acres	10.8%
Residential	38.57 ha	95.30 acres	81.0%

The foregoing land distribution figures will be confirmed at the time of subdivision.

Municipal Reserve dedication will be reconciled as part of the development agreement at the time of rezoning, subdivision and survey. Credit for Municipal Reserve at 1.0 ac per 3.0 ac of Conservation Easement designated will be applied as per County policy.

FOUR RIDGES AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY

RESIDENTIAL SUBDIVISION

S.E. 1/4 SEC. 3-53-22-4

STRATHCONA COUNTY

DEVELOPMENT CONCEPT

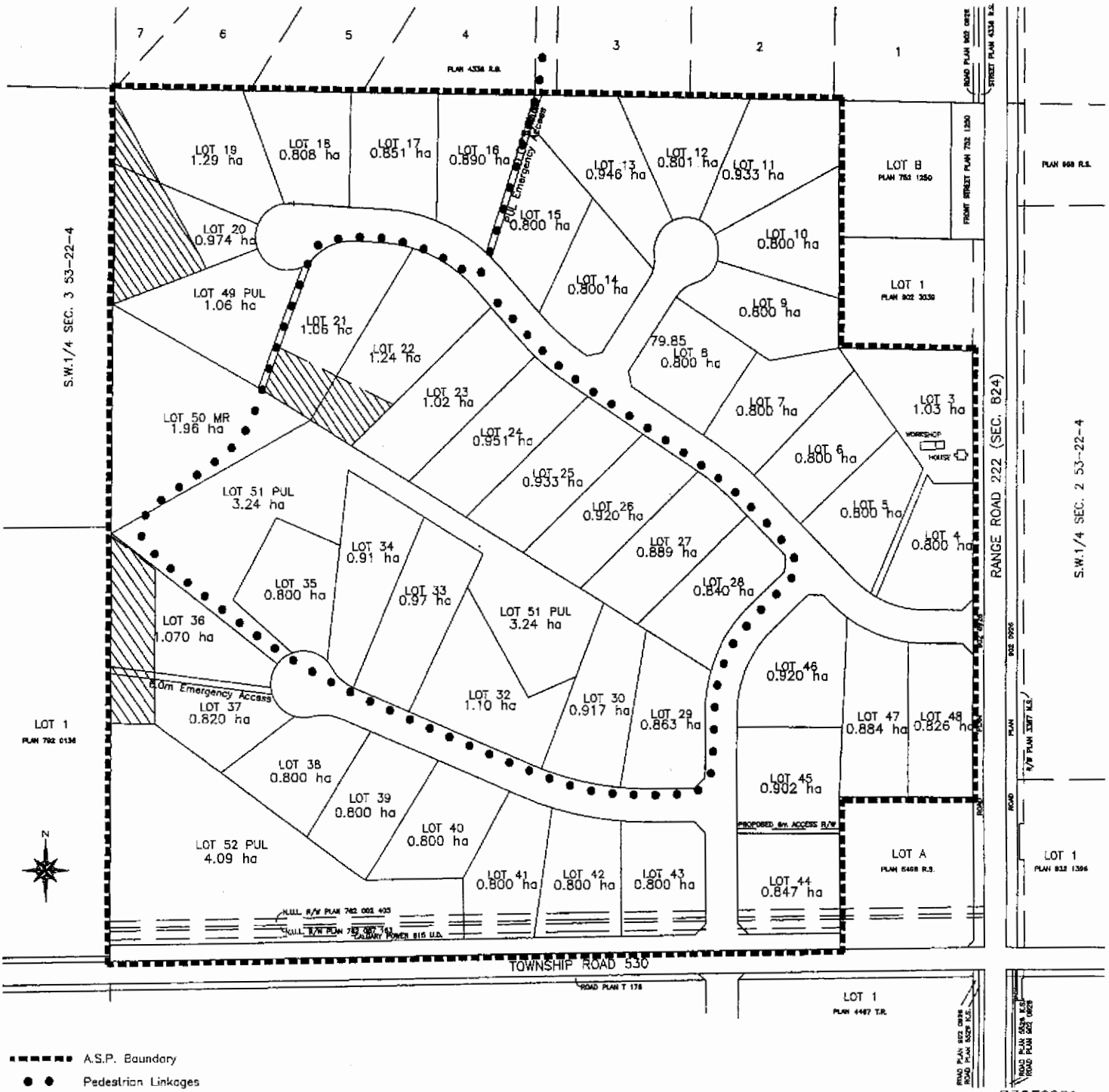

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FIGURE 6

3.3 PARKS AND OPEN SPACE

Conservation Easement areas are provided in the central area, in the northwest corner, and along the main drainage route. The total Conservation Easement is 1.90 ha (4.70 acres). The one in the northwest corner is partly forested, with a tendency for the poplar stand to sucker out and fill the whole rich black soil area. The other small portions of the Conservation Easement are along the waterway, with the ability to protect the integrity of the storm water management system. Some of the drainage system will be incorporated within the proposed lots and protected by the conservation easement.

A 1.99 ha. Municipal Reserve parcel is provided at the western edge, adjacent to the adjoining large natural forest. The Municipal Reserve parcel (lot 50 MR) will have direct access to the northerly roadway and will be adjoined by two public utility lots. The municipal reserve land plus credit for municipal reserve at 1.0 ac per 3.0 ac of conservation easement will provide for a total dedication of approximately 3.89 ha (9.60 ac) or 7.7%. The remaining reserves owing will be provided by a money in lieu of land payment.

3.4 POPULATION

This Area Structure Plan proposes 45 lots, averaging 1.0 Ha (2.47 acres) in area. According to the 2001 Municipal Census, the average Country Residential household size is 3.1 persons. Based on this figure, the projected population increase upon full development would be 140 people.

3.5 SCHOOL POPULATION

Population and students generated by the plan area are summarized below. Population projections assume a density of 3.1 persons per dwelling unit. School generation is based on the following public/separate student generations factors.

Table 2 - School Generation Factors

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

These factors have been updated by the Elk Island Public and Separate School Boards and are in effect for the year 2000. Assuming the 45 new lots proposed, the resultant population and student generated are on table 3.

All figures are estimates only, and are subject to change at the time of subdivision. It is assumed that students will be absorbed into the surrounding school system. School busing will be required; however the Ardrossan schools are less than a mile way. The School Boards have indicated that the existing schools within the area could accommodate the school population from this subdivision.

Table 3 – Population and School Generation

Population	**140 Persons**	
School Generation	**Public**	**Separate**
Elementary	12	4
Junior High	5	2
High School	6	1
Projected Student Generation	**30**	

3.6 DEVELOPMENT CONTROL

The attractive location of the plan area in terms of proximity to Sherwood Park, quality of access to the regional road network, proximity to Ardrossan, and established country residential subdivision, suggests an opportunity to promote a relatively high quality residential subdivision.

Although not part of the Area Structure Plan, architectural guidelines to ensure architectural control may be applied at the time of lot sales, marketing and housing construction. Examples of the type of guidelines to be applied include:

- Roofing and siding material
- Colour
- Fencing
- Minimum house and Garage Size
- Landscaping

In applying guidelines through the use of restrictive covenants, compatibility within the larger residential community will be considered.

4.0 TRANSPORTATION AND MUNICIPAL SERVICES

4.1 REGIONAL ROAD SYSTEMS

The major transportation routes in the area are north/south Range Roads at one mile intervals and east/west Township Roads at two mile intervals. Township Road 530 (Baseline Road) is situated along the south side of the property while Range Road 222 (Secondary Highway 824) is situated along the east side of the property. A Transportation Impact Assessment (TIA) was conducted by MPI Engineering to determine the proper spacing of access onto SH 824. The spacing of 300 m from the intersection of Baseline Road and SH 824 as required was accepted by Alberta Transportation as a result of the study. The details of the report are addressed in the design brief.

The proposed subdivision when fully developed will consist of 45 new households. Using a figure of 12 vehicle trips per day per household the traffic generation rate upon development will be 540 trips per day.

4.2 ROADWAY CONSTRUCTION

It is proposed to build internal roads to County rural road cross section engineering standards. No additional entry points to the County road system will be required and the two existing entry points will be removed to safer or more appropriate sites.

The Rge Rd. 222 entry point will be involved in the First Stage of road construction, It will enter at right angles to the County road (SH 824), and then angle off to the north-west (between two high ridges) to create frontage for 14 lots. An access to Lot 3 will be provided from this road by a 6m panhandle, and the existing access to SH 824 will be closed. In addition a 6m PUL is being provided between lots 44 and 45 to provide for an alternative access to existing lot A if the existing access to SH 824 is required to be removed by Alberta Transportation.

A second stage of road system will proceed onward to the north-west, with a cul-de-sac to the north-east. The third and final Stage will develop a road approach from Baseline Road, opposite the Willowdale road. It will join with the first phase, cul-de-sac to the west. This road will travel between two ridges of land such that each home will have a building site 6 to 10 feet above the road - a high building site. At the time of testing (1999) two of these lots (Lots 40 and 45) showed less than a full acre of land with a suitable water table' (These sites and the area requiring landfill are shown (cross-hatched on Figure 4.) Subsequent works have improved the water tables and road construction may do further improvements. Roadway ditching and strategic placement of roadway strippings may make all the necessary improvements to these two lots. Re-testing of those two lots will be done. If a high water table is still present, it may be necessary to caveat the two lots for "no-basement" houses.

Deceleration and acceleration lanes will be contructed along the two entrances and existing approaches removed. The two long cul-de-sacs will each be attached by an emergency access to adjacent subdivisions - Renoville to the north, and Habitat Acres (proposed) to the West. In event that Habitat Acres is not approved for acreage development at the time of commencement of construction on Phase Two, the emergency linkage to the West shall be abandoned and an emergency linkage shall be installed connecting the two long cul-de-sacs between lots 23 and 34. It is also proposed to dedicate 14.63 metres of road widening adjacent to Baseline Road to provide a total roadway width of approximately 40m, which will provide for the future upgrading or twinning of Baseline Road. The 14.63m widening will abut the south boundary of the existing NUL gasline

4.3 WATER SUPPLY

Though there is a substantial supply of ground water underlying the subject lands in aquifers, it is of poor drinking quality. If it were to be used in this subdivision, the water would have to be put through an amelioration process. The CU water tower, which supplies "city water" for Ardrossan and Josephburg, resides on the Subject Lands. CU declares that it has sufficient capacity to supply the Subject Lands with water. CU is a water source; Strathcona County has the "water franchise area"; the developers wish to make a trilateral arrangement with CU and the County whereby water will be supplied by pipeline, and all those involved satisfied.

4.4 SANITARY SEWERS

Individual homeowners will be responsible for sewage disposal either through septic tanks and fields, pump-out tanks, or "Minnesota mounds". The nature of the soils on much of the area is not conducive to sewage fields. It is assumed that most of the home owners will opt for above ground mounds at the time of home construction. With above ground mounds it is important to construct the bottom of the mound at least 1.5 meters above the water table.

4.5 STORM WATER MANAGEMENT

Storm water management will be via surface, utilizing the swale ditches of the roadways. If necessary, swale ditches and drainage easements will be provided to handle flows through areas where the natural drainage is not along the internal roadway. Final Plan road drawings will be developed to include Storm Water Management for the subject lands whereby storm water flows will not exceed pre-development flows. Culverts will be provided where required. BK Hydrology provided a study of storm water flow, included in the Design Brief. In addition, the small ponds which have been altered by the developer with approval from Alberta Environment, will provide for storm water management for the subject lands.

4.6 UTILITY INSTALLATIONS

In addition to water by pipeline, it is proposed to service the lots with power, natural gas, telephone and cable television, all located within the proposed 30 meter roadway, as described further in the Design Brief

5.0 STAGING AND IMPLEMENTATION

A three phase staging plan is proposed (see Figure 7). The first stage assumes construction of the major access road off Range Road 222 and about 32% of the proposed lots. The second stage involves constructing the north-westerly lots and consideration will also be given to constructing the second major access road off Baseline Road is required.

a redistricting application will be required to be approved prior to subdivision. most of the Area Structure Plan lands are proposed to be redistricted from AD Agriculture: Future Development District to Country Residential District. It is important to note that although the lot dimensions to not fully comply with the current Land Use Bylaw provisions, the parcel configurations are reasonable and all setbacks can be maintained in defining a 1.0 acre developable area.

FOUR RIDGES AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY

RESIDENTIAL SUBDIVISION

S.E. 1/4 SEC. 3-53-22-4

STRATHCONA COUNTY

PROPOSED STAGING PLAN

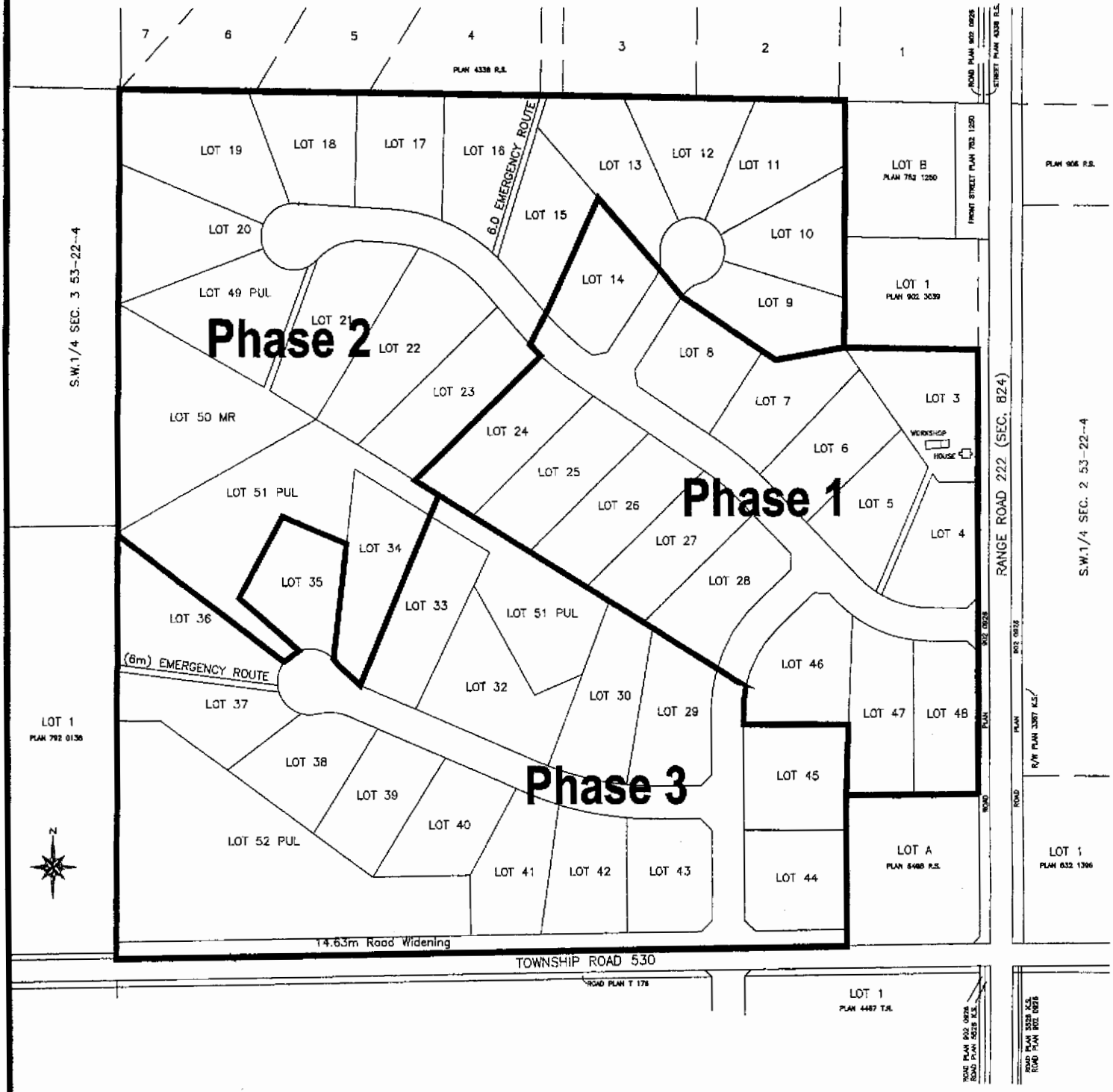

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FIGURE 7

Four Ridges Area Structure Plan Bylaw 71-2001

Date of Adoption 25 June 2002

Developable Area

Municipal Reserve

PUL

Conservation Easement

Pedestrian Linkages

Road Plan

ASP Boundary

Disclaimer of Liability

Strathcona County is not responsible for errors or omissions and assumes no responsibility for the accuracy, completeness, or usefulness of this information, and disclaims all liability of any kind whatsoever arising out of use of, this map.

Any reliance on the information contained herein is at the user's risk.

Changes are periodically made to the ASP's/ARP's and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

Telephone: (780) 464-8212
www.strathcona.ab.ca

STRATHCONA COUNTY – Planning and Development Services	DRAWN: M. Bohme	DATE: 02/07/10	SCALE: NTS		DWG NAME: D32H0070