

BYLAW 67-99

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAKELAND GREENS PHASE 1 AREA STRUCTURE PLAN BYLAW 31-91.

WHEREAS it is deemed advisable to amend the Lakeland Greens Phase 1 Area Structure Plan;

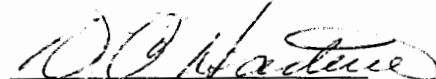
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

1. That this Bylaw is to be cited as the "Lakeland Greens Phase 1 Area Structure Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 6 day of July, 1999.

Read a second time this 5 day of October, 1999.

Read a third time and finally passed this 5 day of October, 1999.



Mayor



Corporate Secretary

Date Signed: 12 Oct 99

ENCLOSURE I
BYLAW 67-99

SCHEDULE "A"

**LAKELAND GREENS PHASE 1
AREA STRUCTURE PLAN AMENDMENT
STRATHCONA COUNTY**

Prepared for:

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Prepared by:

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August 1999
0699-596-00-01

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1.0 INTRODUCTION

1.1 PURPOSE

This is an amendment to the Lakeland Greens Phase 1 Area Structure Plan (ASP), Bylaw 31-91.

The purpose of the amendment is to:

- modify the overall land use and circulation patterns for the ASP area lying to the north of the community commercial area; and
- re-name the ASP to the Lakeland Ridge Area Structure Plan.

1.2 LOCATION AND AREA

Lakeland Ridge is located within the northeastern portion of the Urban Service Area of Sherwood Park (Figure 1). The ASP area includes a portion of the SW ¼ Section 1, Township 53, Range 23, W4M and the southern portion of the closed Glen Allen Road allowance. It is bounded by the Chelsea Heights subdivision to the north, Cloverbar Road to the east, Baseline Road to the south and agricultural land to the west.

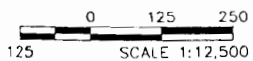
The ASP area comprises approximately 28.57 ha (70.60 ac) of land. The area subject to a revised land use plan occupies 22.90 ha (56.60 ac), approximately 80% of the ASP area.

1.3 BACKGROUND

Bylaw 31-91, the Lakeland Greens Phase 1 Area Structure Plan, was adopted on May 14, 1991. This ASP designated lands for a community commercial area, a school/park site, and residential development comprising semi-detached and single detached housing. Development of the community commercial area started in 1994 and a substantial portion of the site has been developed as the Lakeland Ridge Shopping Centre.



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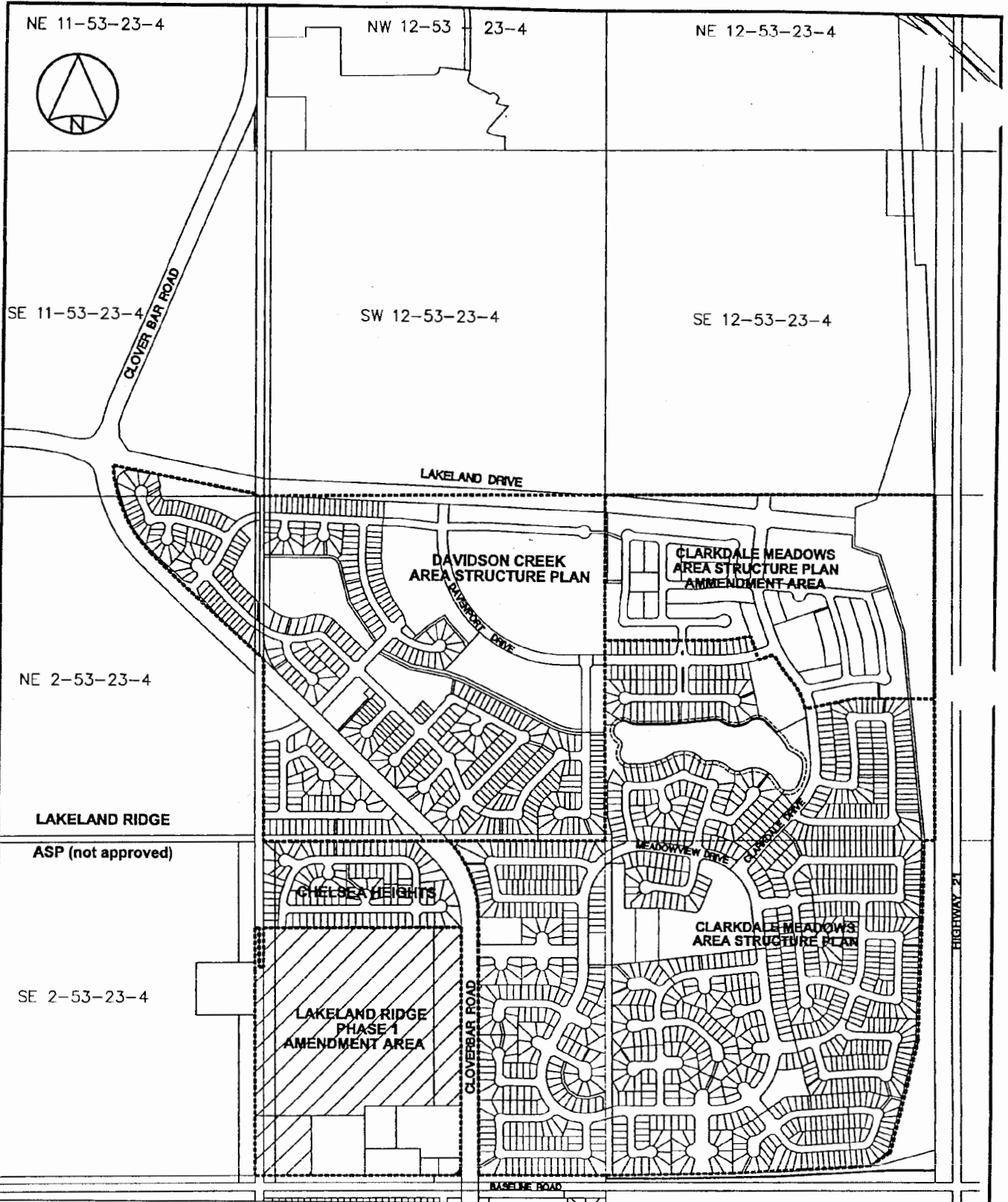
LAKELAND RIDGE
 AREA STRUCTURE PLAN
 AMENDMENT

LOCATION MAP

Strathcona County
 For Genstar Development Company



Figure 1



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**LAKELAND RIDGE
 AREA STRUCTURE PLAN
 AMENDMENT**

A.S.P. CONTEXT
 Strathcona County

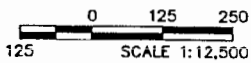


Figure 2

A re-examination of school site needs by the school authority led to the conclusion that the school/park site would be better located at another site. This factor led to the revised land use and transportation configuration which is presented in this amendment.

Two adjacent neighbourhoods have approved Area Structure Plans – the Clarkdale Meadows neighbourhood to the east and the Davidson Creek neighbourhood to the north (Figure 2).

An Area Structure Plan report was prepared for the Lakeland Greens area to the west in 1990, but was not approved. It is anticipated that an Area Structure Plan for the area to the west will be prepared following the approval of this amendment.

1.4 STATUTORY COMPLIANCE

1.4.1 Municipal Government Act

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

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

1.4.2 Municipal Development Plan

The development proposed for the amendment area complies with the spirit and intent of the Strathcona County Municipal Development Plan (MDP), Bylaw No. 38-98, which was adopted in August, 1998. The proposed land use conforms to the land use designations of the MDP Policy Areas for the Sherwood Park Urban Service Area as shown by Map 2/2. The proposed residential areas are designated as “Urban Service Area Residential Area” by the MDP, while Lakeland Ridge Shopping Centre is designated as “Regional Arterial Commercial Area”.

The MDP states several policies, which provide a context for this Area Structure Plan. As presented in Section 10.0, relevant policies include the following:

Policy 10.45: *“Residential development in the Urban Service Area shall maintain its primarily single detached dwelling unit orientation but strive to diversify and intensify the range of residential forms available.”*

Policy 10.46: *“Future residential development in Sherwood Park shall be encouraged to be phased, contiguous extensions of existing development nodes subject to:*

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

Policy 10.48: *“Sherwood Park residential neighbourhood design guidelines include:*

- e) consider alternative, appropriately designed residential development backing or fronting onto major collector and arterial roads;*
- f) wherever possible, lanes shall be discouraged in new residential neighbourhoods; and*
- g) direct driveway and back lane access to collector and arterial roads shall be discouraged.*

Policy 10.49: *Residential neighbourhoods shall include appropriately located open space linkages and walkways to facilitate non-vehicular movement within and between neighbourhoods.*

Policy 10.50: *To mitigate traffic noise from highways or major arterial roads, appropriately located and landscaped berms, fences, and/or other noise attenuation barriers may be developed in new residential areas.*

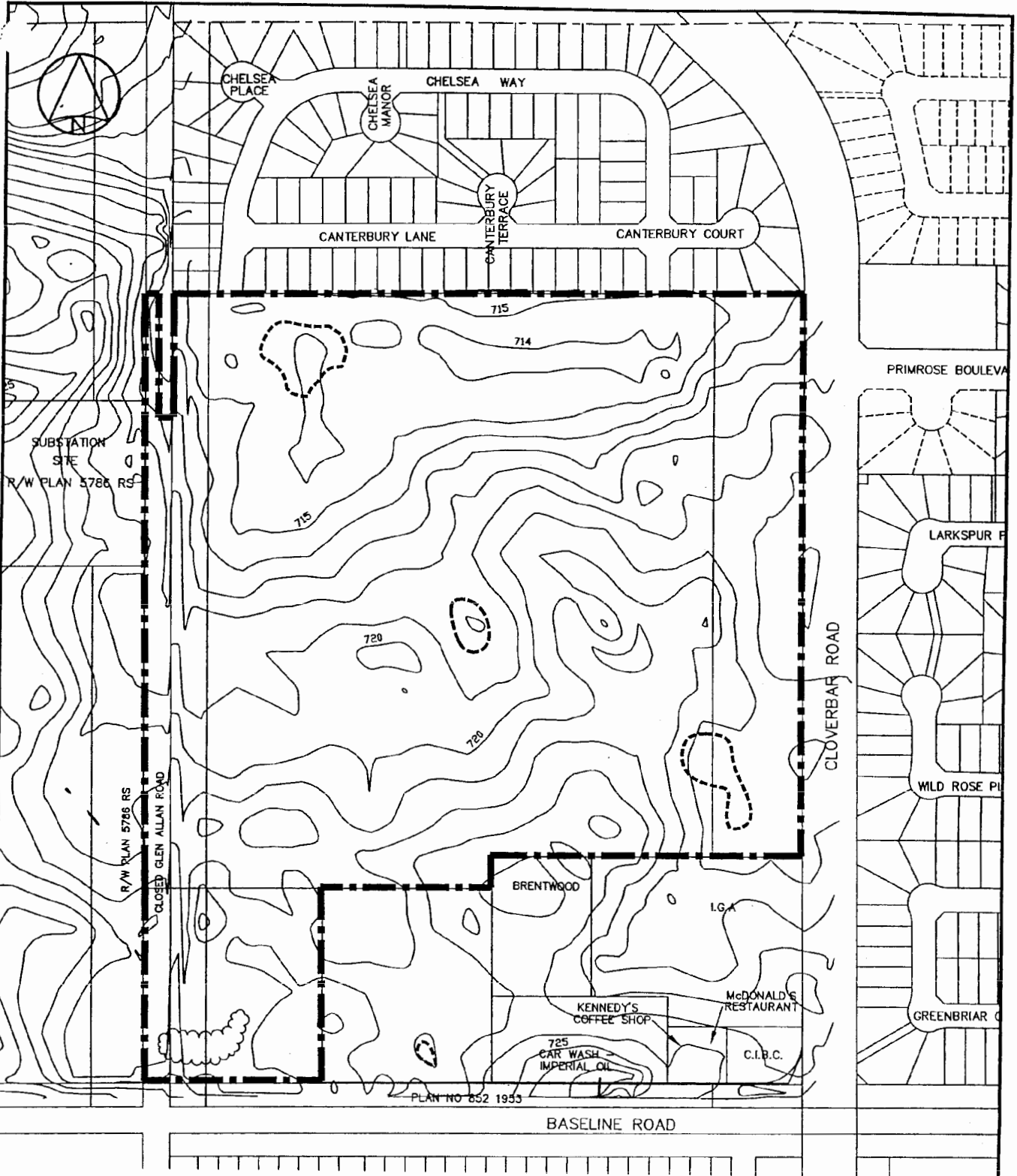
This amendment complies with the general intent and purpose of the Municipal Development Plan and its policy statements.

Specifically, the amendment

- proposes primarily single detached dwellings with a module of semi-detached dwellings;
- is contiguous with residential development nodes in Chelsea Heights and Clarkdale Meadows;
- provides for semi-detached dwellings as an alternative housing form, backing onto Cloverbar Road;
- proposes no lanes;
- minimizes direct driveway access to the collector road;
- proposes a network of open spaces and open space linkages; and
- will provide appropriate noise attenuation measures on the west side of Cloverbar Road.

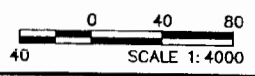
1.5 PUBLIC PARTICIPATION

This Area Structure Plan reflects a public participation process which began in 1997 and culminated at an initial public meeting in April of 1998. A number of concerns were raised at that meeting. The development concept presented in this Area Structure Plan addresses those initial concerns. This concept was developed in cooperation with a neighbourhood committee, Strathcona County and Genstar Development Corporation. The revised ASP was presented at another public meeting held on June 2, 1999. Neighbourhood response to the revised ASP was positive as key concerns had been successfully addressed.



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- AMENDMENT AREA BOUNDARY
- - - LOW AREAS
- ~~~~~ VEGETATION



**LAKELAND RIDGE
 AREA STRUCTURE PLAN
 AMENDMENT**

**SITE ANALYSIS
 Strathcona County**

Figure 3



2.0 SITE ANALYSIS

2.1 LAND OWNERSHIP

Genstar Development Company owns the undeveloped land within the amendment area.

2.2 PHYSICAL ENVIRONMENT

The amendment area is well suited for urban development in terms of soils, slopes and overall drainage conditions. The topography of the amendment area is gently rolling, with scattered localized depressions forming intermittent sloughs (Figure 3).

Generally, the ground surface ranges from a high of 717 m at the south to a low of 715 m near the north boundary. The overall gradient from south to north is about 2.5%.

The soils of the amendment area are clay loam soils formed on glacial till deposits. A thin mantle of glaciolacustrine sediment exists along the northern boundary. Soils of similar composition are common within parts of the urban service area of Sherwood Park and present no constraints to development.

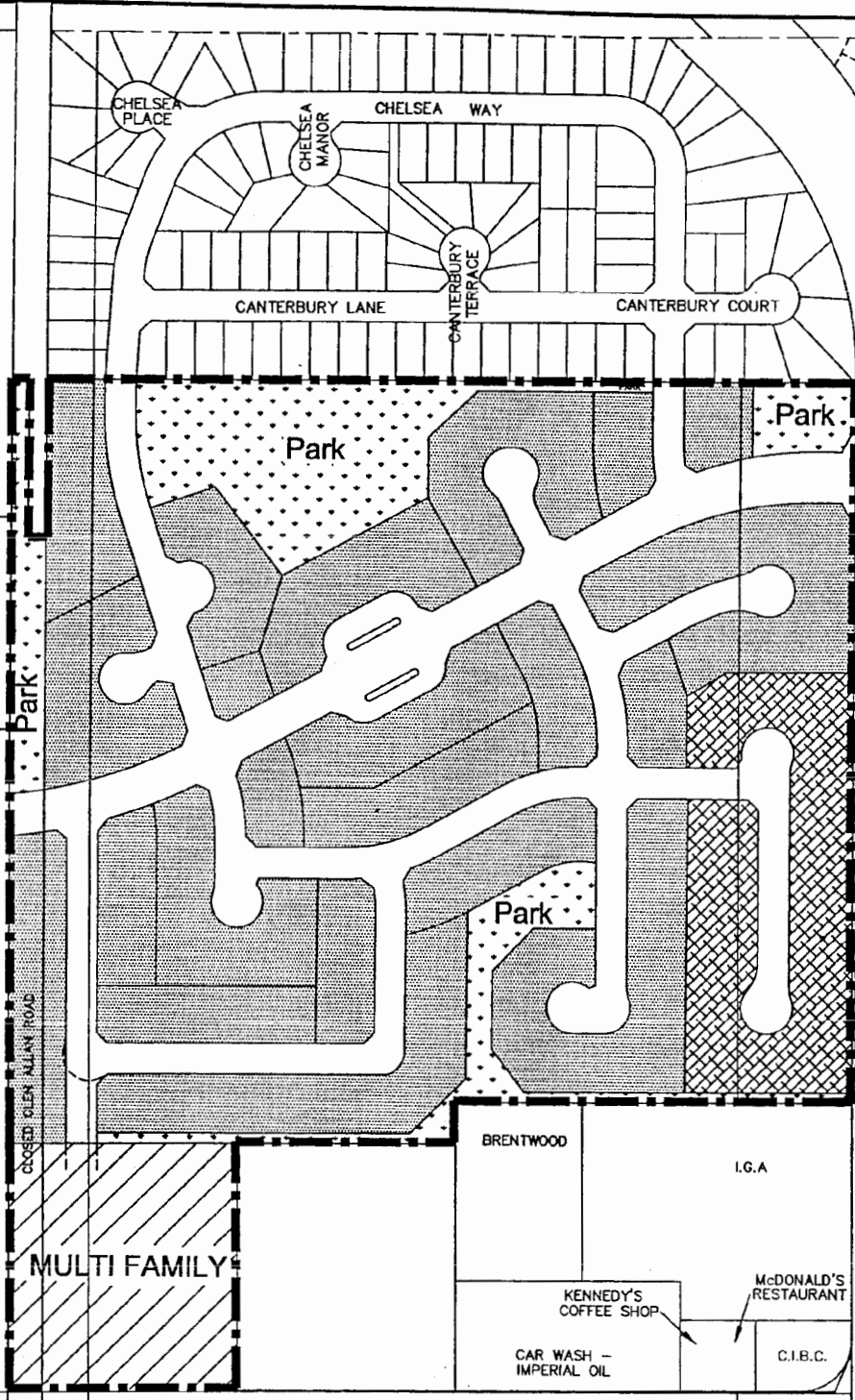
Scrub brush and trees are evident at several locations on the site, although the quality of this vegetation is such that retention for the most part is not considered to be appropriate.

2.3 CURRENT LAND USE – SITE AND SURROUNDINGS

The undeveloped portion of the amendment area is under agricultural production. Lakeland Ridge Shopping Centre has experienced considerable development since its start in 1995. The existing residential neighbourhoods of Chelsea Heights, Clarkdale Meadows and Craigavon are located to the east, north and south respectively. Lands to the west of the Glen Allan Road allowance and the TransAlta right-of-way are still undeveloped. A TransAlta transformer substation is located adjacent to and on the west side of the amendment area. This substation is considered to be permanent, due to extremely high costs for relocation.



SUBSTATION
SITE
R/W PLAN 5786 RS








R/W PLAN 5786 RS
CLOSED DALEN ALLAN ROAD

MULTI FAMILY

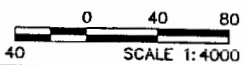
PLAN NO 852 1953

BASELINE ROAD

LEGEND:

-  SMALL LOT RESIDENTIAL (RP)
-  SEMI DETACHED RESIDENTIAL (R2)
-  LOW DENSITY MULTI-FAMILY RESIDENTIAL (R3)
-  MUNICIPAL RESERVE (MR)
-  AMENDMENT AREA BOUNDARY

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**LAKELAND RIDGE
AREA STRUCTURE PLAN
AMENDMENT**

**LAND USE AND
CIRCULATION**
Strathcona County

Figure 4



3.0 PROPOSED AMENDMENT

3.1 LAND USE CONCEPT

The land use concept for the amendment area is shown in Figure 4. Land use and student generation statistics for the amendment area are presented in Tables 3.1 and 3.2.

No change is proposed for the community commercial site. The land use for the balance of the amendment area will be primarily single detached residential development. A module of semi-detached residential development will be located in the southeast portion of the amendment area. One low density multiple unit residential site will be located in the southwest. Four municipal reserve parcels will provide neighbourhood parks, walkway systems and buffers between adjacent land uses. Municipal reserve will comprise 10.0% of the total amendment area.

3.2 RESIDENTIAL LAND USE

Residential development will complement adjacent neighbourhoods. Single detached residential development will be developed in accordance with the requirements of the RP - Small Lot Residential District. North of the internal collector and adjacent to Chelsea Heights neighbourhood, housing size, form and value will be similar to that within Chelsea Heights. All residences will have double attached garages.

The module of semi-detached housing west of Cloverbar Road will conform to the requirements of the R2 - Semi-Detached Residential District of the Strathcona County Land Use Bylaw. This module may accommodate between 40 and 50 units.

The low density multiple residential site in the southwest corner of the amendment area will be approximately 1.9 ha in size. Development standards will be regulated by the R3 – Low Density Multiple Residential District zoning. The development density will not exceed 37 units per hectare (15 units/acre). Access to the site will be through the internal road system; there will be no direct access from Baseline Road.

3.3 TRANSPORTATION PATTERN

A collector road will traverse the site from northeast to southwest. The collector will provide access to Cloverbar Road at a point opposite Primrose Boulevard in Clarkdale Meadows to the east. To the west, the collector will provide access to the future neighbourhood, with a link to Baseline Road in the long term. In the interim, emergency access will be required, likely at the southwest corner of the amendment area.

Lots adjacent to the collector will be oriented to minimize frontage and direct driveway access.

Two local roads will provide a connection with Chelsea Way in Chelsea Heights to the north to constitute a permanent access. A series of local crescents and cul-de-sacs leading off the collector will provide local road access to residential areas.

No rear lanes are proposed.

As stated in the previous section, the low density multiple residential site will have access through a local road to the collector.

Noise attenuation will be provided along the west side of Cloverbar Road in accordance with County standards.

3.4 PARKS AND OPEN SPACE

The amendment area will provide a variety of park sites and pedestrian linkages. These elements have been designed to allow residents to enjoy recreational areas, and utilize a pathway system, conveniently and safely from any part of the amendment area.

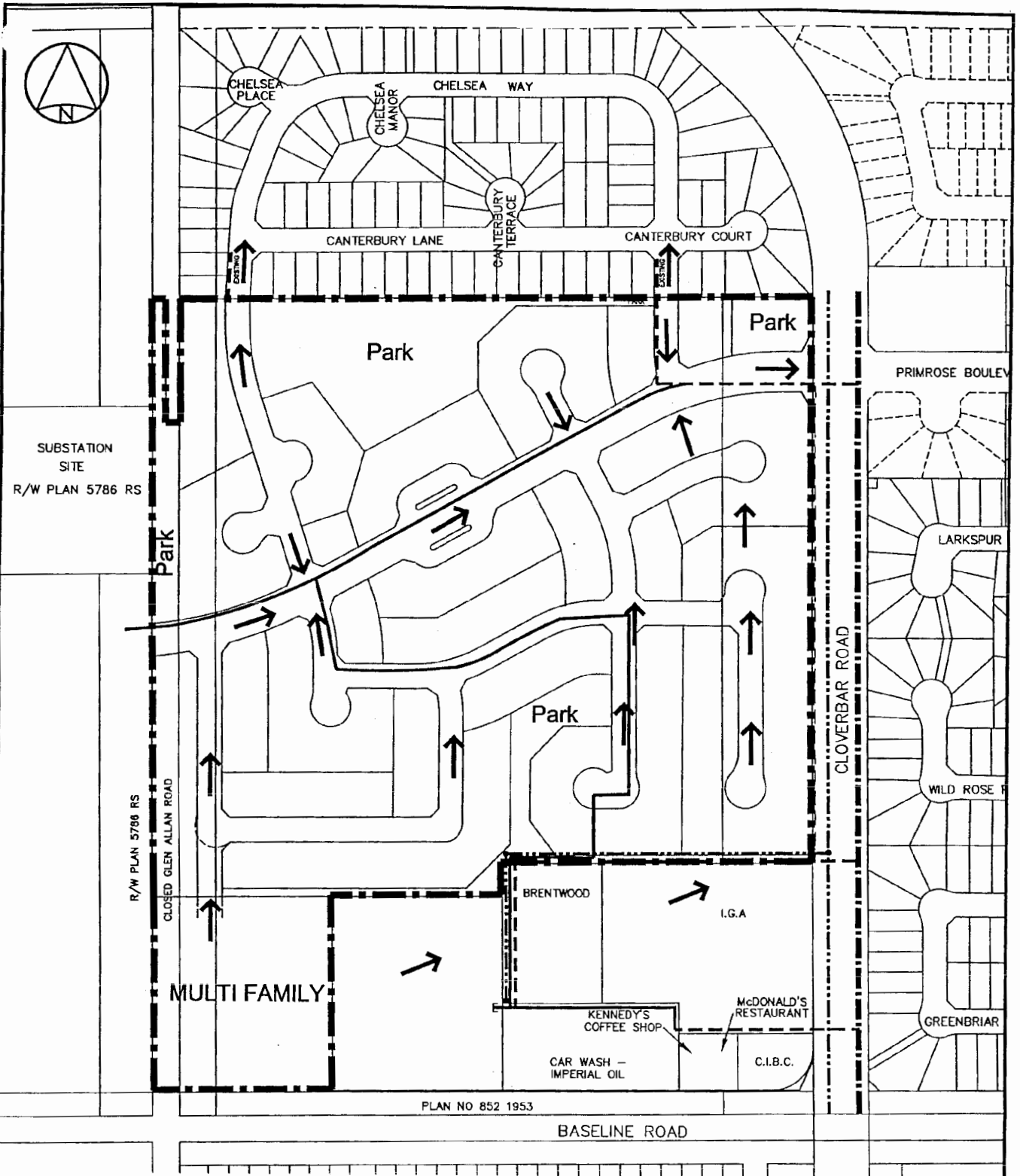
Two neighbourhood park sites are proposed, one to the north and one to the south of the collector. The northern park will occupy a 1.49 ha (3.68 ac) site adjacent to the Chelsea Heights neighbourhood. It will serve residents of both Chelsea Heights and the amendment area. An open space link will extend eastwards along the south limit of Chelsea Heights to Chelsea Way.

The south park site will occupy a 0.72 ha (1.75 ac) site centrally located in the south central portion of the amendment area. An open space link will extend east from this park to Cloverbar Road. This link will also provide a buffer between residential development in the amendment area and the adjacent community commercial site.

A park approximately 0.26 ha (0.64 ac) in size will be located on the north side of the collector at its eastern entrance into the amendment area. This will be a passive park, appropriately landscaped to enhance the image of the neighbourhood.

An additional 0.39 ha (0.96 ac) linear open space will be located on the closed Glen Allan Road right-of-way. This will provide a potential link with the balance of the Lakeland Greens lands to the west and north, as well as a buffer between residential development and the power substation to the west.

School facility evaluations have indicated that no school site is required at this location, as designated on the previous Area Structure Plan. The school site shown in the original Area Structure Plan will be in another location. Requirements for a school site will be addressed in the planning of the neighbourhood to the west.









SUBSTATION
SITE
R/W PLAN 5786 RS

R/W PLAN 5786 RS
CLOSED GLEN ALLAN ROAD

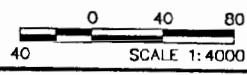
MULTI FAMILY

PLAN NO 852 1953

BASELINE ROAD

-  AMENDMENT AREA BOUNDARY
-  SANITARY DRAINAGE
-  EXISTING SANITARY TRUNK SEWER
-  EXISTING WATER TRANSMISSION MAIN
-  EXISTING WATERMANS
-  PRIMARY WATER DISTRIBUTION SYSTEM

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**LAKELAND RIDGE
AREA STRUCTURE PLAN
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**WATER & SANITARY
Strathcona County**



Figure 5

3.5 MUNICIPAL RESERVE

The park and open space system will provide approximately 2.85 ha (6.05 ac) of Municipal Reserve (MR) dedication. This amount constitutes 10.0% of the land within the total ASP area, including the community commercial site.

3.6 MAJOR UTILITY SERVICES AND STAGING

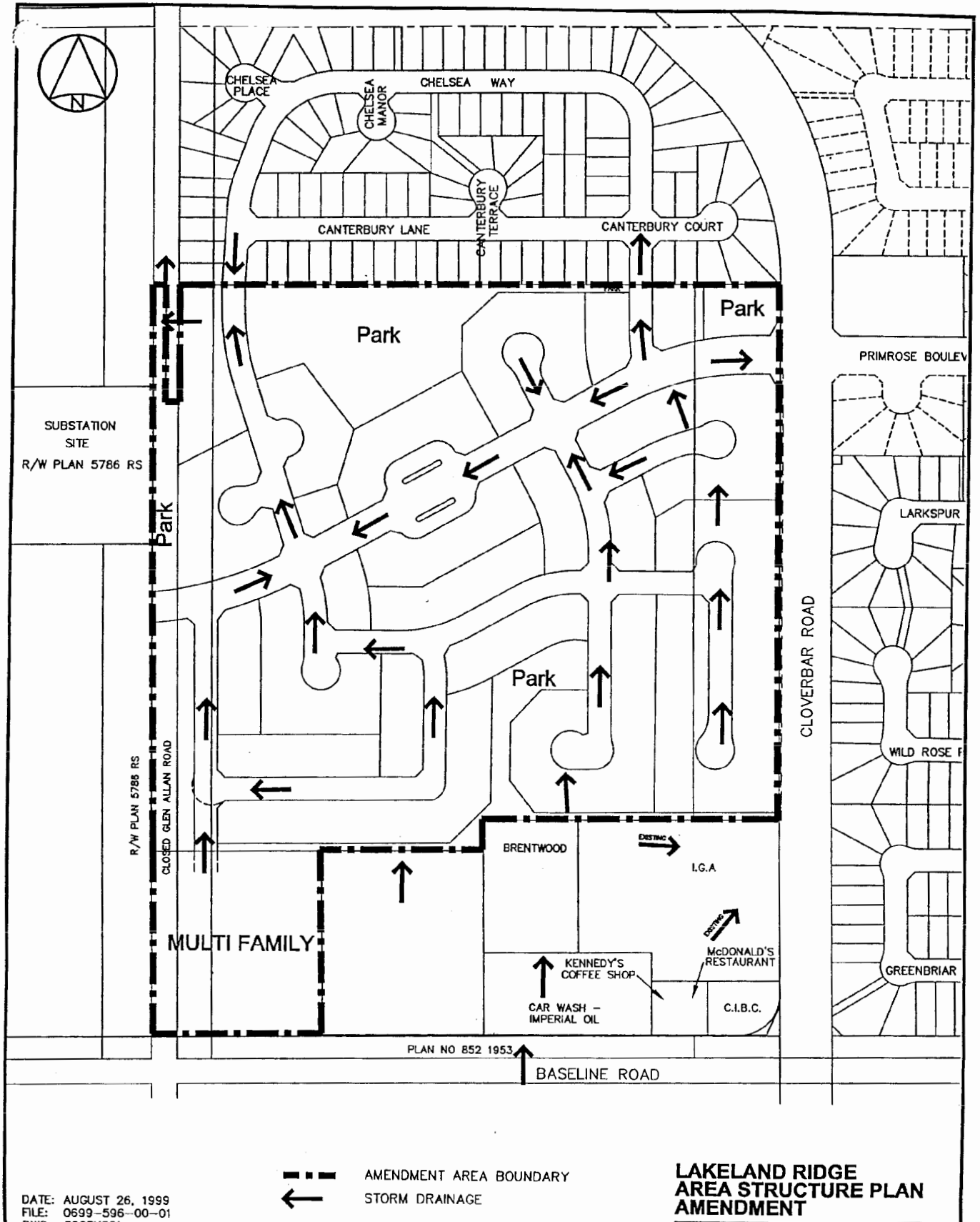
3.6.1 Sanitary Sewage

The amendment area has existing major utility services readily available and adjacent to its development area. The Northeast Sanitary Trunk Sewer abuts the site on the east side. The Lakeland Ridge Phase 1 site generally slopes in a south to north direction, and it is proposed that the majority of sanitary sewage flows for the amendment area will discharge into this Northeast Sanitary Trunk Sewer, with a small area directed to the west of Chelsea Heights. A portion of the land to the west of the site could also be serviced (see Figure 5).

3.6.2 Water

The main water supply for the amendment area will be the 600 mm water transmission main along Cloverbar Road. Water mains shall be oversized and extended into the area from the 600 mm transmission main, with looping connections to the Chelsea Heights Subdivision. Provisions for extension of future water mains accommodating development to the west of the closed Glen Allan Road right-of-way will also be considered.

Both water and sanitary sewage flow directions are shown schematically on Figure 5.



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--- AMENDMENT AREA BOUNDARY
 ← STORM DRAINAGE

0 40 80
 SCALE 1: 4000

**LAKELAND RIDGE
 AREA STRUCTURE PLAN
 AMENDMENT**

STORM DRAINAGE
 Strathcona County

Figure 6



3.6.3 Stormwater Management

Storm drainage in the amendment area will basically be north and northwesterly, ultimately reaching the North Saskatchewan River through natural drainage courses. Due to topography, a small area located in the northeast corner of the amendment area will drain to Cloverbar Road and Chelsea Heights. Storm flows will be directed from the northwest portion of the Phase 1 lands in a northerly direction, along the west boundary of the Chelsea Heights Subdivision and then northwesterly to an interim stormwater detention pond.

This facility will form the first stage of stormwater management for the entire Lakeland Greens area, which will require stormwater management systems to control the discharges to off-site streams to an acceptable level. Control and storage of runoff waters will be provided in wet or dry facilities located in suitable locations, to be determined at the time of detailed planning of the development areas. The proposed systems will be compatible with those within the lands currently being developed. They will meet County standards required for their design and operation and limit discharges to predevelopment flows. No permanent storage facility will be located in the Phase 1 lands. Further information on the systems operations will be provided in the Design Brief to accompany this amendment.

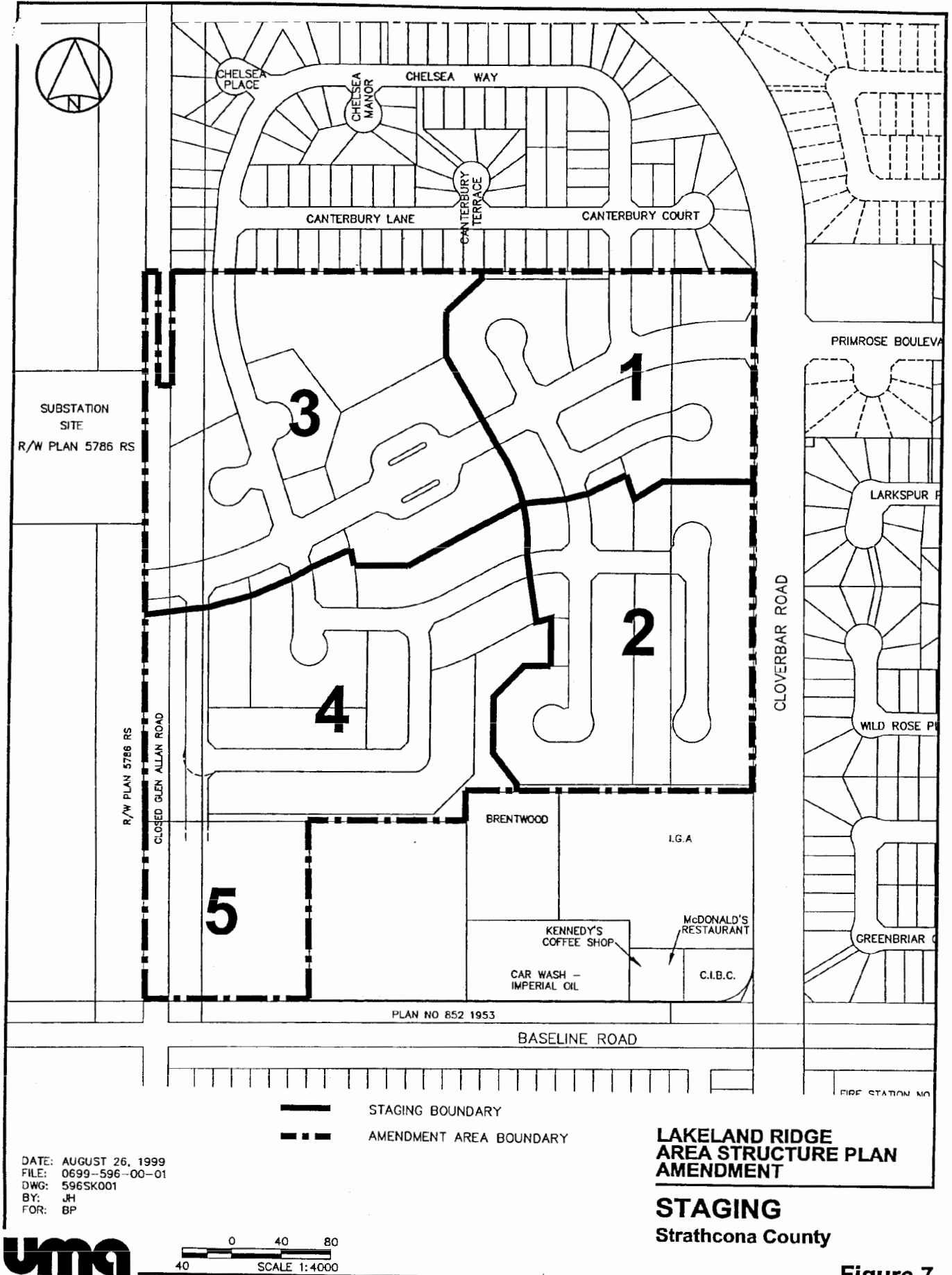
Stormwater drainage patterns are shown schematically on Figure 6.

3.6.4 Other Services

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

3.6.5 Staging

The future pattern for development will advance westward into the amendment area lands and subsequently proceed on both sides of the east-west collector (Figure 7).



SUBSTATION
SITE
R/W PLAN 5786 RS

R/W PLAN 5786 RS
CLOSED GLEN ALLAN ROAD

PLAN NO 852 1953

— STAGING BOUNDARY
- - - AMENDMENT AREA BOUNDARY

**LAKELAND RIDGE
AREA STRUCTURE PLAN
AMENDMENT**

STAGING
Strathcona County

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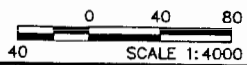


Figure 7

TABLE 3.1A
APPROVED LAKELAND GREENS PHASE 1 ASP
LAND USE STATISTICS

Category	Hectares	Acres	%	Units	Population
Gross Developable Area	28.5	70.4	100		
Residential Housing:					
Single Detached	7.3	18.0	25.6	142	480
Single Detached Small Lot	1.7	4.2	6.0	40	135
Semi-Detached	1.0	2.5	3.5	32	90
Subtotal	10.0	24.7	35.1	214	705
Open Space					
Schools/Playground	7.3	18	25.6		
NH Parks	1.6	4.0	5.6		
Subtotal	8.9	22.0	31.2		
Community Commercial	5.7	14.0	20.0		
Circulation					
Collector Roads	1.2	3.0	4.2		
Other Roads	2.7	6.7	9.5		
Subtotal	3.9	9.6	13.7		

* Over dedication of reserve of 6.1 ha (15.1 ac) to be credited to other lands.

Assumptions: - Single detached dwellings: Persons per unit = 3.4; Units per ha = 19.5 (7.5 upa)
 - Single detached small lot: Persons per unit = 3.4; Units per ha = 24.5
 (9.9 upa)
 - Semi-detached: Persons per unit = 2.8; Units per ha = 32.7 (13.2 upa)
 (Persons per unit values from May 1990 Municipal Census Data.)

**TABLE 3.1B
PROPOSED LAKELAND RIDGE ASP
LAND USE STATISTICS**

Category	Hectares	Acres	%	Units	Population
Gross Developable Area	28.57	70.60	100		
Community Commercial	5.67	14.00	19.8		
Gross Developable Area - Non-commercial	22.90	56.60	80.2		
Residential:					
Single Detached	10.56	26.12	37.0	206	700
Semi-Detached	1.81	4.47	6.3	44	151
Low Density Multi-Family	1.91	4.72	6.7	71	184
Subtotal	14.28	35.31	50.0	321	1035
Open Space					
NH Parks	2.86	7.06	10.0		
Subtotal*	2.86	7.06	10.0		
Circulation					
Collector Road	1.51	3.73	5.3		
Local Roads	4.25	10.50	14.9		
Subtotal	5.76	14.23	20.2		

Assumptions: - Single detached dwellings: Persons per unit = 3.4; Units per ha = 19.5 (7.5 upa)
 - Semi-detached dwellings: Persons per unit = 3.4; Units per ha = 24.5
 (9.9 upa)
 - Low density multi-family: Persons per unit = 2.6; Units per ha = 37.0
 (15.0 upa)
 (Persons per unit values from May 1990 Municipal Census Data.)

TABLE 3.2A
APPROVED LAKELAND GREENS PHASE 1 ASP
STUDENT GENERATION STATISTICS

Dwelling Units – 214	Elementary	Junior High	Senior High	TOTAL
Public Students	81	34	32	147
Separate Students	30	13	11	54
TOTAL STUDENTS	111	47	43	201

TABLE 3.2B
PROPOSED LAKELAND RIDGE ASP
STUDENT GENERATION STATISTICS

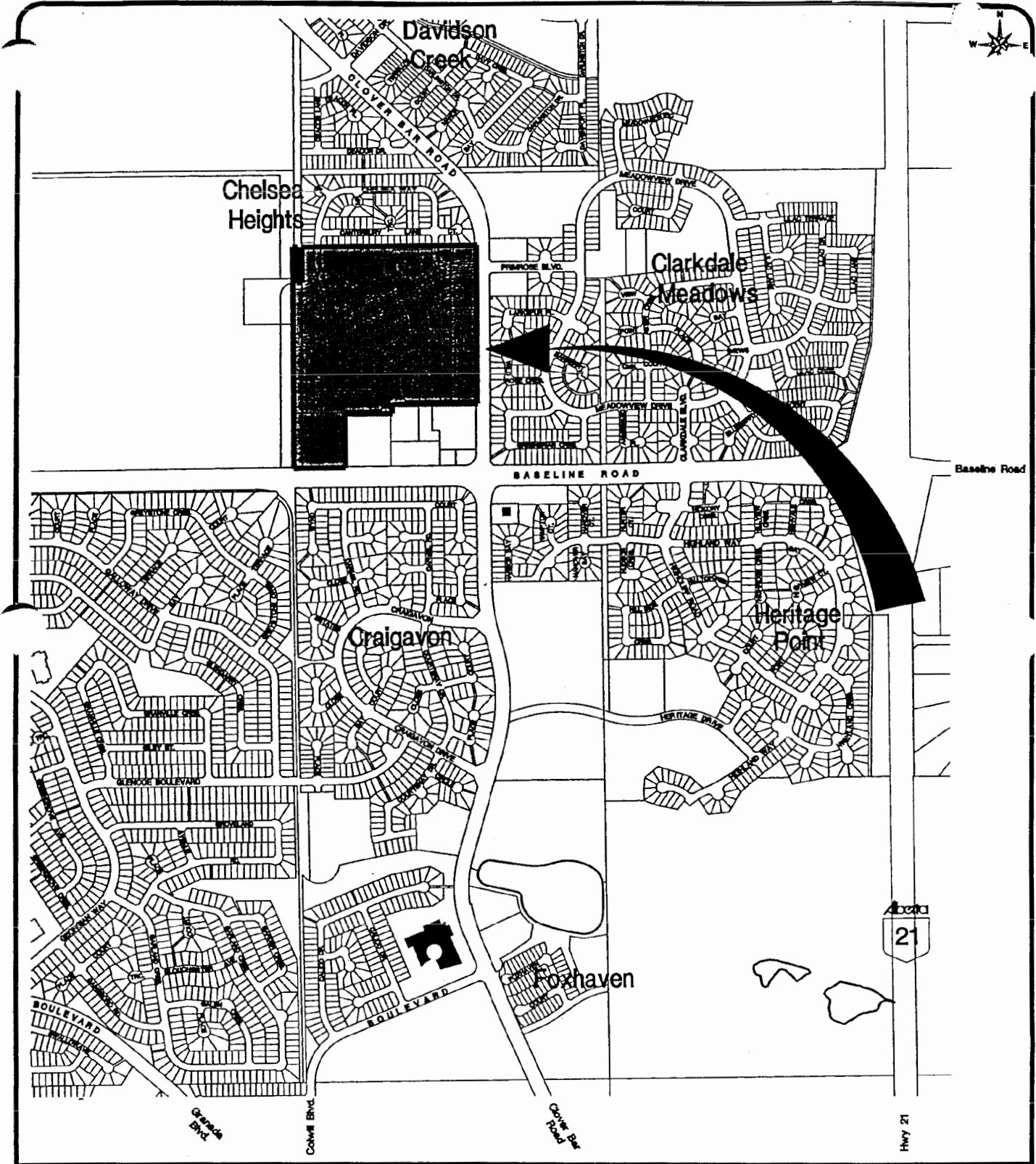
Dwelling Units – 321	Elementary	Junior High	Senior High	TOTAL
Public Students	121	51	48	220
Separate Students	45	20	16	81
TOTAL STUDENTS	166	71	64	301

4.0 AMENDMENT SUMMARY

This amendment to the Lakeland Ridge Phase 1 Area Structure Plan will provide a new name and identity, Lakeland Ridge, to an existing community commercial area and an emerging residential area. A comprehensive redesign of the former land use and transportation system provides a range of housing types, an accessible open space system, a convenient circulation system and effective integration with Chelsea Heights to the north.

This amendment is a response to changing market conditions, school needs and community preferences. The relocation of the proposed school site will facilitate increased housing opportunities at varying densities and housing types.

The proposed amendment complies with relevant municipal statutory plans. Lakeland Ridge will provide a quality living environment for this area of Sherwood Park.



KEY PLAN

SW 1-53-23-W4

Drawn by: Peter Tsoukalas C.E.T.

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Revision No. 1

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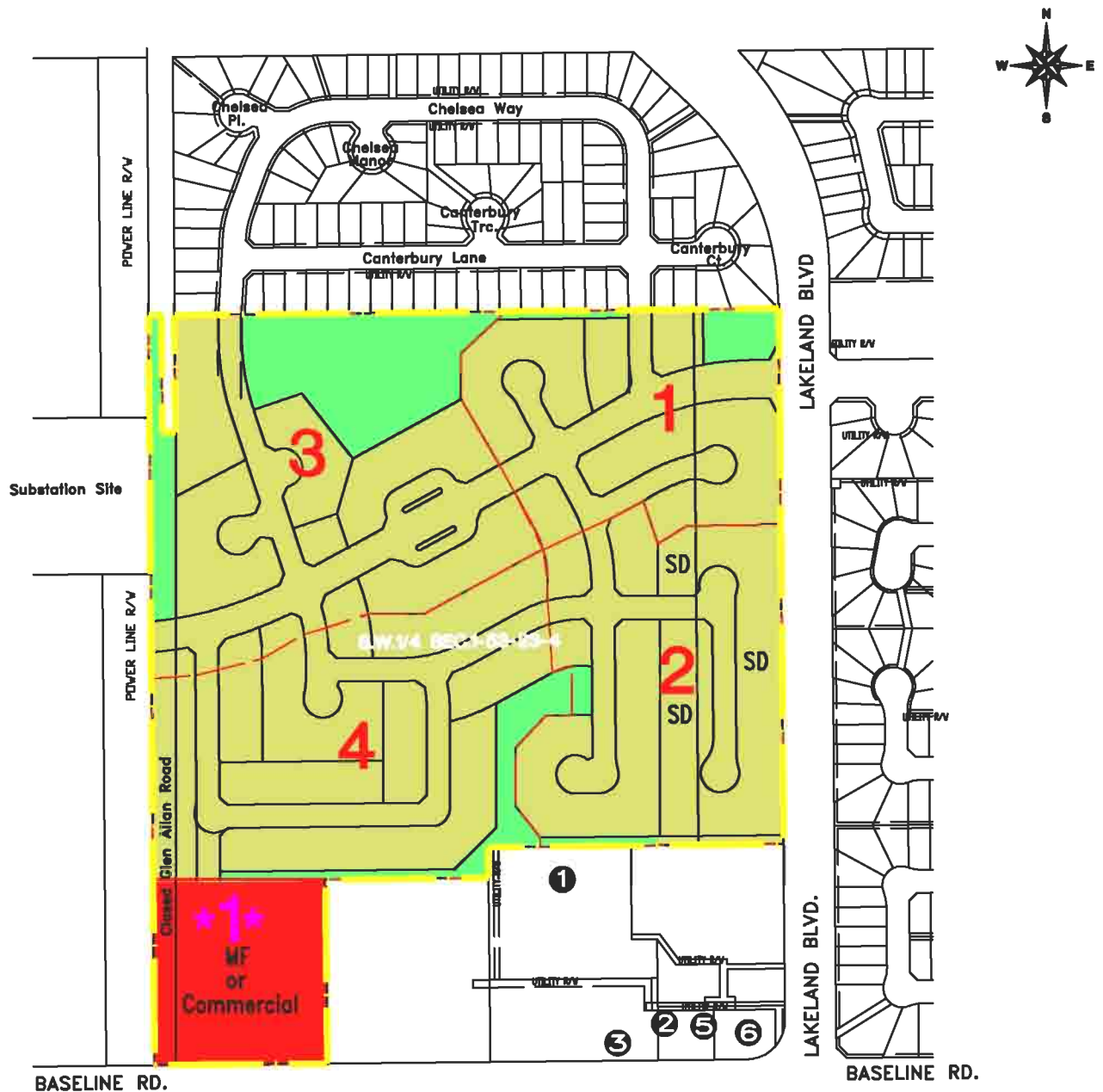
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PLANNING SERVICES BRANCH

PLANNING & DEVELOPMENT REVIEW SERVICES

Strathcona
County



Lakeland Ridge Area Structure Plan Bylaw 67-99 (Amendment 1)

Small Lot Residential
Commercial



Denotes possible staging
if site zoned to commercial.
If zoned for multi family
this stage will then be Stage 5



Road Plan



ASP Amendment
Area Boundary



Staging Boundary



Right of Ways (R/W)



Brentwood



Kennedy's Coffee Shop



Car Wash - Imperial Oil



I.G.A.



McDonald's Restaurant



C.I.B.C.

