

BYLAW 49-2000

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE LAKELAND RIDGE NEIGHBOURHOOD 2 AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Lakeland Ridge Neighbourhood 2 Area Structure Plan;

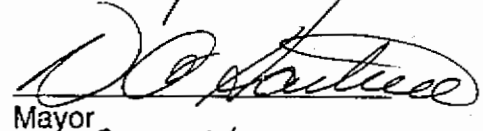
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

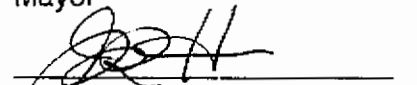
1. That this Bylaw is to be cited as the "Lakeland Ridge Neighbourhood 2 Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 12 day of September, 2000.

Read a second time this 12 day of September, 2000.

Read a third time and finally passed this 12 day of September, 2000.


Mayor


Manager
Legislative and Legal Services

Date Signed: Sept. 15, 2000

**LAKELAND RIDGE
NEIGHBOURHOOD 2
AREA STRUCTURE PLAN**

Prepared by:

UMA Engineering Ltd.
Engineers, Planners and Surveyors
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

September 2000
0699-654-00-00

TABLE OF CONTENTS

1.0	INTRODUCTION	1-1
1.1	PURPOSE	1-1
1.2	LOCATION	1-1
1.3	LAND OWNERSHIP	1-1
1.4	BACKGROUND	1-2
1.5	STATUTORY COMPLIANCE	1-2
1.5.1	Municipal Government Act	1-2
1.5.2	Municipal Development Plan	1-3
2.0	EXISTING CONDITIONS	2-1
2.1	PHYSICAL ENVIRONMENT	2-1
2.2	SURROUNDING LAND USE	2-2
2.2.1	Chelsea Heights Area Structure Plan – Bylaw 22-85	2-3
2.2.2	Lakeland Ridge N1 Area Structure Plan - Bylaw 31-91	2-3
2.2.3	Davidson Creek - Bylaw 44-95	2-4
2.2.4	Clover Bar Ranch - Bylaw 46-97	2-4
2.2.5	Charlton Heights – Bylaw 56-94	2-4
3.0	PUBLIC PARTICIPATION	3-1
4.0	DEVELOPMENT CONCEPT	4-1
4.1	DEVELOPMENT OBJECTIVES	4-1
4.2	THE DEVELOPMENT CONCEPT	4-1
4.3	RESIDENTIAL LAND USE	4-2
4.4	PARKS, OPEN SPACE AND WALKWAYS	4-5
4.5	TRAIL SYSTEM	4-7
4.6	TRANSPORTATION	4-8
5.0	MAJOR UTILITY SERVICES AND STAGING	5-1
5.1	SANITARY SERVICING	5-1
5.2	WATER	5-1
5.3	STORMWATER MANAGEMENT	5-1
5.4	OTHER SERVICES	5-2
5.5	STAGING	5-2
6.0	SUMMARY	6-1
APPENDIX 1 - PUBLIC PARTICIPATION SCHEDULE.		
APPENDIX 2 - LAND USE STATISTICS		

LIST OF FIGURES

FIGURE 1	PLAN LOCATION	After page 1-1
FIGURE 2	LAND OWNERSHIP	After page 1-1
FIGURE 3	EXISTING SITE FEATURES	After page 2-1
FIGURE 4	LAND USE CONCEPT	After page 4-1
FIGURE 4a	LAND USE INTERFACE	After page 4-1
FIGURE 5	OPEN SPACE LINKAGES	After page 4-5
FIGURE 5a	TRAFFIC CONTROLS AT BUILDOUT	After Page 4-8
FIGURE 6	SANITARY SERVICING	After page 5-1
FIGURE 7	WATER SERVICING	After page 5-1
FIGURE 8	STORM SEWER	After page 5-1
FIGURE 9	STAGING	After page 5-2

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Lakeland Ridge Neighbourhood 2 Area Structure Plan (ASP) is to provide a framework for the proposed use of land, sequence of development, density of population and the general location of major transportation routes and public utilities for the area. The ASP has been prepared in conformity with Section 633 of the *Municipal Government Act*.

1.2 LOCATION

Lakeland Ridge Neighbourhood 2 (the ASP area) is located within the northeastern portion of the Urban Service Area of Sherwood Park (see Figure 1). The ASP area lies north of Baseline Road, east of the existing communities of Charlton Heights, and Clover Bar Ranch, south of the future Lakeland Drive, and west of the existing communities of Davidson Creek, Chelsea Heights and Lakeland Ridge Neighbourhood 1.

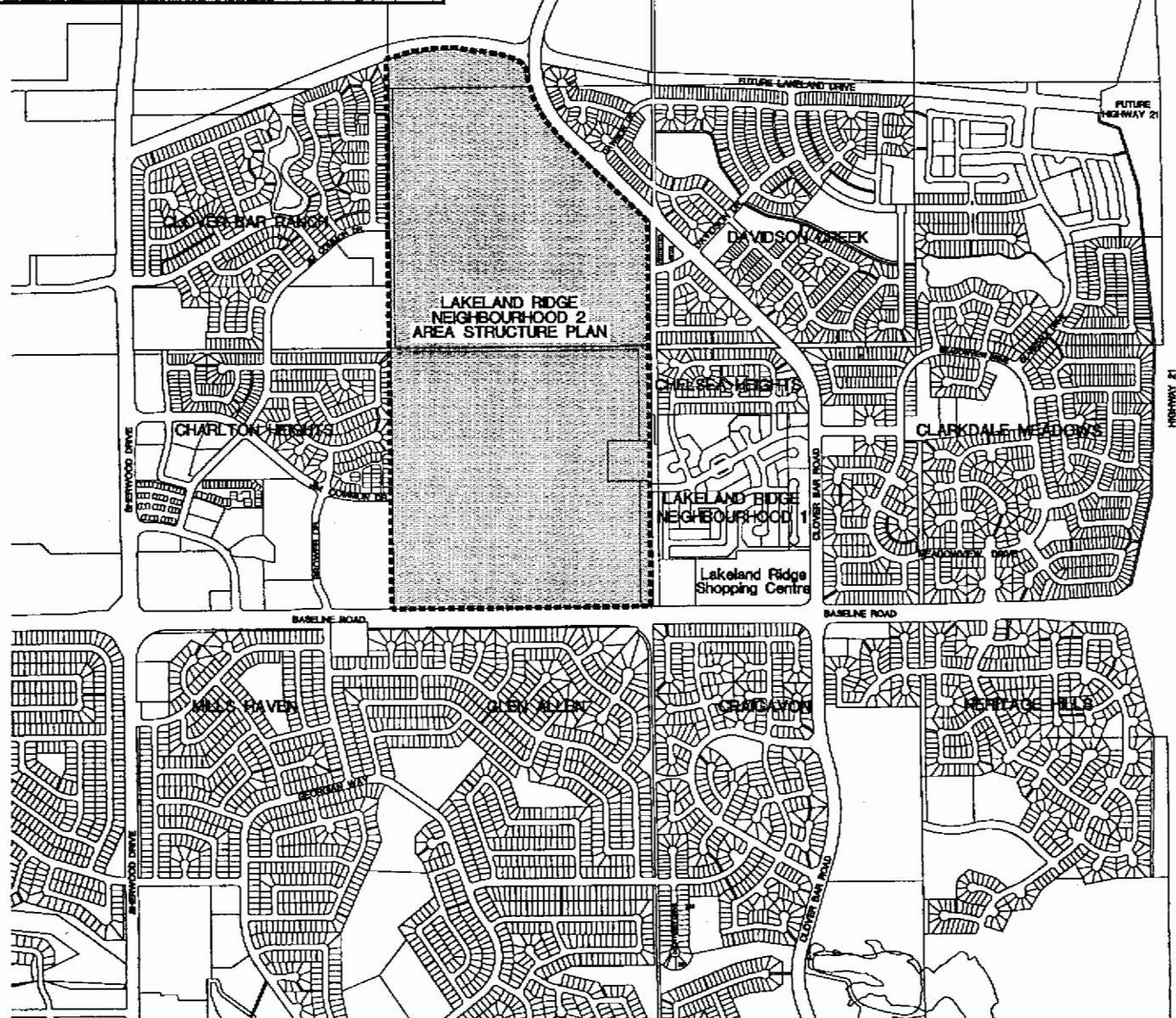
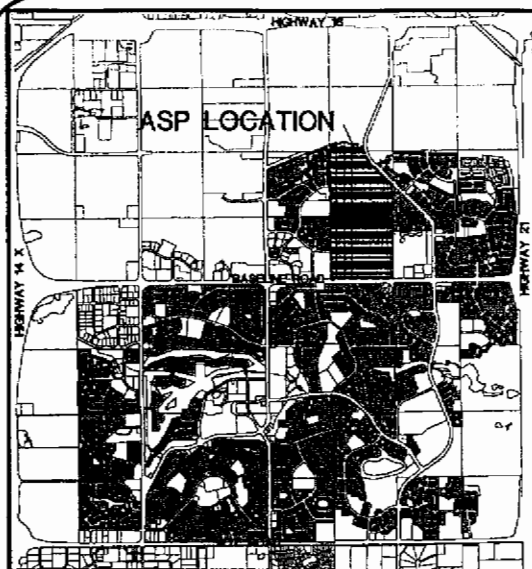
1.3 LAND OWNERSHIP

The ASP area comprises the following legally defined land areas (see Figure 2):

- all of the SE ¼ Section 2, Township 53, Range 23, W4M;
- all of Lot 1 Plan 952-4571;
- part of Lot 1, Plan 952-4573; and
- all of TransAlta Plan 5786RS.

The ASP area comprises approximately 124.04 ha/306.50 ac of land.

Genstar Titleco Ltd. is the owner of the developable land within the Plan area. TransAlta Power owns 4.10 ha/10.12 ac of land for a power substation and power right-of-way. These lands are not developable. Land ownership and rights-of-way are summarized on Table 1.



Strathcona County
Prepared For: Genstar Development Company

DATE: AUGUST 18, 2000
FILE: 0699-654-00-00
DWG: 654SP001.DWG
BY: JH
FOR: BP

uma

0 100 200 400m
100 50 SCALE 1:20,000



PLAN LOCATION
LAKELAND RIDGE
NEIGHBOURHOOD 2
AREA STRUCTURE PLAN

FIGURE 1

FIGURE 2

Table 30 Land Ownership					
LEGAL DESCRIPTION	LANDOWNER	COMPLAN	CONTAINING	INITIAL AREA	ENCUMBRANCES
<u>1</u> Part of Descriptive Plan Plan # 952 4573, Lot 1	Genstar Titleco Limited #202 -17420 Stony Plain Rd. Edmonton Ab T5S 1K6	002 013 693 +11	Containing :	4.74ha	
<u>2</u> Descriptive Plan Plan # 952 4571, Lot 1	Genstar Titleco Limited #202 -17420 Stony Plain Rd. Edmonton Ab T5S 1K6	002 013 693 +12	Containing : Excepting Thereout: 1- Subdivision Plan Plan # 972 3578 2- Subdivision Plan Plan # 982 4564 REMAINING AREA =	62.10ha -3.77ha -2.36ha 55.97ha	1- Public Utilities Board Order Cigol Bittern Lake Transmission Ltd. PLAN # 5752 NY
<u>3</u> S.E. 1/4 Sec. 2-53-23-W4M	Genstar Titleco Limited #202 -17420 Stony Plain Rd. Edmonton Ab T5S 1K6	002 013 693 +9	Containing : Excepting Thereout: 1- Powerline R/W Plan Plan # 5786 RS 2- TransAlta Substation Site Plan # 5786 RS 3- Road Plan Plan # 852 1953 REMAINING AREA =	64.70ha -2.60ha -1.67ha -1.34ha 59.09ha	1- Public Utilities Board Order Cigol Bittern Lake Transmission Ltd. PLAN # 5752 NY
<u>4</u> 5786 RS	Calgary Power Ltd. Box 1900 Calgary, Ab	196F253	Containing :	4.27ha	1- Public Utilities Board Order Cigol Bittern Lake Transmission Ltd. PLAN # 5752 NY

Source: Certificates of Title - current as of April 25, 2000
Descriptive Plans - 952 4571, 952 4573

1.4 BACKGROUND

Lakeland Ridge Neighbourhoods 1 and 2 and adjacent lands to the north of proposed Lakeland Drive were included in the draft Lakeland Greens Area Structure Plan prepared in 1990. The draft plan proposed a residential area with an integrated golf course. It also included commercial and institutional uses. However, that Area Structure Plan was not approved for a variety of market and technical reasons. As a result, there is no previously approved Area Structure Plan for the Lakeland Ridge Neighbourhood 2.

The Lakeland Greens Phase 1 ASP, was adopted by Strathcona County on May 14, 1991 as Bylaw 31-91. It included the lands north of Baseline Road, west of Clover Bar Road and south of Chelsea Heights and the TransAlta RW to the west. The Area Structure Plan featured a mix of residential and community commercial land uses and a substantial school site. Development of the community commercial area started in 1994. A substantial portion of the area has been developed as the Lakeland Ridge Shopping Centre.

The Lakeland Greens Phase 1 ASP was amended in 1999, as the school site was no longer needed. The amended Plan was adopted in August 1999 as the Lakeland Ridge Neighbourhood 1 Area Structure Plan, following a redesign and community involvement process.

1.5 STATUTORY COMPLIANCE

1.5.1 Municipal Government Act

This ASP 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.

1.5.2 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 25, 1998. The primary land use proposed by this Plan is residential, in conformity with the MDP land use designations for the Sherwood Park Urban Service Area (Map 2). The ASP area is designated as "Urban Service Area Residential Area."

The MDP states several policies, which provide a context for this Area Structure Plan. Relevant policies of the MDP 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 10.47: *"Residential multiple unit dwellings shall be located in accordance with development guidelines governing site size, density, locational and other development criteria in:*

- b) in the new residential neighbourhoods"*

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

- c) encourage master planned themed communities to establish a unique neighbourhood identity;*
- d) encourage innovative housing designs;*
- e) consider alternative, appropriately designed residential development backing or fronting onto major collector and arterial roads;*

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.”*

Several open space policies provide a context for this Area Structure Plan. As presented in Section 11.0, relevant policies include the following:

Policy 11.1: a) *“Strengthening community pride and appeal while contributing to the small community identity.”*

Policy 11.2: *“Provide for public leisure open space to accommodate present and future needs of County citizens.”*

Policy 11.3: b) *“Minor components consisting of a series of community parks, interconnected by linear open space and pathways. Community parks shall be designed for unstructured, spontaneous use by children and adults.”*

This Area Structure Plan complies with the general intent and purpose of the Municipal Development Plan and its policy statements in that the Plan:

- proposes a majority of single detached dwelling units with a mix of multiple unit dwelling units to provide diversity;
- is contiguous with residential development nodes in surrounding neighbourhoods;
- 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 arterial roadways.

2.0 EXISTING CONDITIONS

2.1 PHYSICAL ENVIRONMENT

The ASP area is well suited for urban development in terms of soils, slopes and overall drainage conditions. The soils 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 few constraints to development. Much of the ASP area is currently under agricultural production.

The topography is rolling with surface elevations ranging from a high of 732 m at the south limit to a low of 694 m near the north boundary. This represents total relief from south to north of about 38 m (125 feet). While the average north-south gradient of 2% is favourable for urban development, the rolling topography results in localized slopes as steep as 15%.

The rolling topography is both an opportunity and constraint. The shape of the land creates opportunities for view lots and walk-out residences. However, the topography creates a challenge to achieving optimal gradients for roads, sanitary and storm sewers and functional lot grading, while minimizing the amount of cut and fill.

Existing depressional areas also provide opportunities for stormwater management facility requirements. A large low area in the northern portion of the Plan area is ideally situated for a stormwater pond. Similarly, a smaller, centrally located depressional area is well suited for stormwater retention for a portion of the southern half of the ASP area (see Figure 3).

A TransAlta Plan 5786RS substation and right-of-way exists in the southeast area adjacent to Lakeland Ridge Neighbourhood 1 and Chelsea Heights. It is not feasible to relocate the facilities and so they are considered permanent. The TransAlta RW runs half a mile north of Baseline Road. It then turns west across the centre of the ASP Area and continues west through Charlton Heights.

FIGURE 3

Atco R/W 5752NY runs east to west through the centre of the ASP area, immediately north and adjacent to the TransAlta powerline, and turns north and forms the west boundary of the ASP area. This corridor contains a 273 mm HP gas main.

A remnant tree stand existed adjacent to the Charlton Heights community in the southwest portion of the ASP area. Scattered groves of trees and shrubs are evident at several locations on the site as well. An assessment prepared by UMA Engineering Ltd. of the wooded areas determined their condition and the opportunity to integrate these areas into the overall urban fabric of the ASP area.

The conclusion was reached that the retention and integration of these trees was not generally feasible. The following factors were considered in coming to this conclusion:

- the grading requirements to achieve required road, utility and lot gradients;
- the grading requirements to facilitate proper surface drainage, especially along the southwest portion of the ASP area, adjacent to existing residents;
- the fragmentation of tree stands due to required road extensions;
- the requirements for stormwater ponds in some low areas to achieve required on-site retention needs;
- the increased environmental stress which remnant tree stands would experience due to changes in surface and subsurface drainage, microclimate, windfall and human use; and
- the lack of sufficient Municipal Reserve or other mechanism to implement a retention strategy, given the requirements for school/park, neighbourhood parks and linkage parks within the overall open space system.

As a result, the majority of the trees have been removed and the remaining trees will be removed as required. An agreement has been made to dedicate a 19 m strip of municipal reserve adjacent to Charlton Heights. A 15 m portion of this municipal reserve will be retained in its natural state and the remaining 4 m will be grassed and retained for maintenance access for Strathcona County.

2.2 SURROUNDING LAND USE

Unlike many new neighbourhoods, Lakeland Ridge Neighbourhood 2 is bordered by existing residential neighbourhoods to the east and west. In addition, Glen Allen is located south of Baseline Road (see Figure 1).

These circumstances require consideration and sensitivity when addressing interface issues between the proposed new neighbourhood and the surrounding communities. The following describes the relationship of the ASP area to its neighbouring residential areas.

2.2.1 Chelsea Heights Area Structure Plan – Bylaw 22-85

Chelsea Heights, to the east comprises single unit low density residential development. Chelsea Heights is separated from the ASP area by the closed Glen Allen Road Allowance that abuts the entire east boundary of the ASP area. Although Glen Allen Road is legally closed, an easement is still provided on its southern portion to provide access for the residents of Chelsea Heights to Baseline Road (see Figure 4). There is no direct roadway link between Chelsea Heights and the ASP area.

In addition to the closed Glen Allen Road Allowance, the TransAlta right-of-way and power line further separate Chelsea Heights from the future Plan area. Adjacent to Chelsea Heights the right-of-way is approximately 38 m (125 ft.) wide.

2.2.2 Lakeland Ridge N1 Area Structure Plan - Bylaw 31-91

The residential component of Lakeland Ridge Neighbourhood 1 is currently being developed west of Clover Bar Road and south of Chelsea Heights. Lakeland Ridge Neighbourhood 1 is designated for a mix of low density residential, semi detached residential and medium density residential development.

The closed Glen Allen Road Allowance and the TransAlta RW separate Lakeland Ridge Neighbourhood 1 from Neighbourhood 2. The TransAlta right-of-way widens from 38 m (125 ft.) to 137 m (450 ft.) west of Lakeland Ridge Neighbourhood 1 to accommodate the substation. Because of extremely high relocation costs, the power line and substation are considered to be permanent features of the urban landscape. Lakeland Ridge Neighbourhood 1 will continue to provide access to Chelsea Heights until the Glen Allen Road Allowance can be physically closed. Carson Drive will ultimately connect Neighbourhood 1 and Neighbourhood 2 and provide a link south to Baseline Road.

Lakeland Ridge Shopping Centre, established north of Baseline Road, provides convenient retail services for the surrounding communities.

2.2.3 Davidson Creek - Bylaw 44-95

The Davidson Creek neighbourhood lies immediately to the east of the ASP area and north of Chelsea Heights. The Davidson Creek ASP was adopted as Bylaw 34-88 with several subsequent amendments. The triangular portion of Davidson Creek lying southwest of Clover Bar Road is separated from the ASP area by the closed Glen Allen Road Allowance. Davidson Drive terminates at the road allowance, providing a potential opportunity for access to the ASP area. While Deacon Drive also terminates at Glen Allen Road Allowance, its extension into the ASP area would serve little purpose as it would provide a circuitous route to and from Clover Bar Road. The Glen Allen Road Allowance is closed and a design is currently under development with the Davidson Creek residents and the County for its redevelopment as an amenity for that community.

Davidson Creek west of Clover Bar Road has a mix of medium and low density residential development. Clover Bar Road separates the remainder of the Davidson Creek Neighbourhood from the Plan area. Dawson Drive, one of the collectors in Davidson Creek, could be extended as a collector through the ASP area.

2.2.4 Clover Bar Ranch - Bylaw 46-97

ATCO Plan 5752NY separates Clover Bar Ranch from the ASP area. This pipeline corridor will remain in its existing state. This pipeline continues south to the quarter section line where it turns east. Atco Plan 5752NY runs parallel and adjacent to TransAlta's Plan 5786 east/west through the central Plan area. Clover Bar Ranch comprises low density single unit residential development. Jim Common Drive terminates at the ASP area boundary. It provides an opportunity for access to and from the ASP area.

2.2.5 Charlton Heights – Bylaw 56-94

Charlton Heights is immediately adjacent to the southwest boundary of the ASP area. The adjacent area of Charlton Heights comprises low density residential development north of Jim Common Drive and two church sites south of Jim Common Drive. There are no rights-of-ways separating Charlton Heights and the ASP area.

Jim Common Drive, a collector road, terminates at the boundary of the ASP area. Early plans show the collector continuing on through the ASP area to Clover Bar Road.

3.0 PUBLIC PARTICIPATION

The public participation process which accompanied plan preparation involved considerable dialogue with adjacent residents and other stakeholders through a series of three public open house/meeting sessions.

Strathcona County Council approved the public participation program on December 7, 1999. A copy of the program is included in Appendix 1.

The initial public session, held on January 26, 2000 in Festival Place, was undertaken before any concepts had been prepared. It featured a presentation on the planning process and the numerous factors to be considered in planning a new neighbourhood. Key messages which were expressed at that session by the public were (1) respect for existing residential development and the need for a transition to other housing densities and forms, (2) provision of adequate park space and linkages, and (3) minimization of traffic impacts on adjacent neighbourhoods.

The second public session was held on March 15, 2000 in the County office. Information presented included the challenges of addressing topographic constraints and opportunities, a number of transportation options, a preliminary concept plan and the rationale for the removal of wooded areas. Again, a key message received was to respect the existing residential development in adjacent areas. A number of specific issues related to perimeter land uses were also identified.

The third public session was held on April 10, 2000 at the County office. The revised land use concept was presented with some additional detail and explanation. Generally, the elements of the land use concept were well received. However, concern was expressed about the timing of tree removal.

All public sessions were extensively advertised.

4.0 DEVELOPMENT CONCEPT

4.1 DEVELOPMENT OBJECTIVES

The overall goal of the Lakeland Ridge Neighbourhood 2 Area Structure Plan is to establish a framework for an attractive and livable residential neighbourhood, which complements and enhances the adjacent neighbourhoods.

Key objectives of the ASP are:

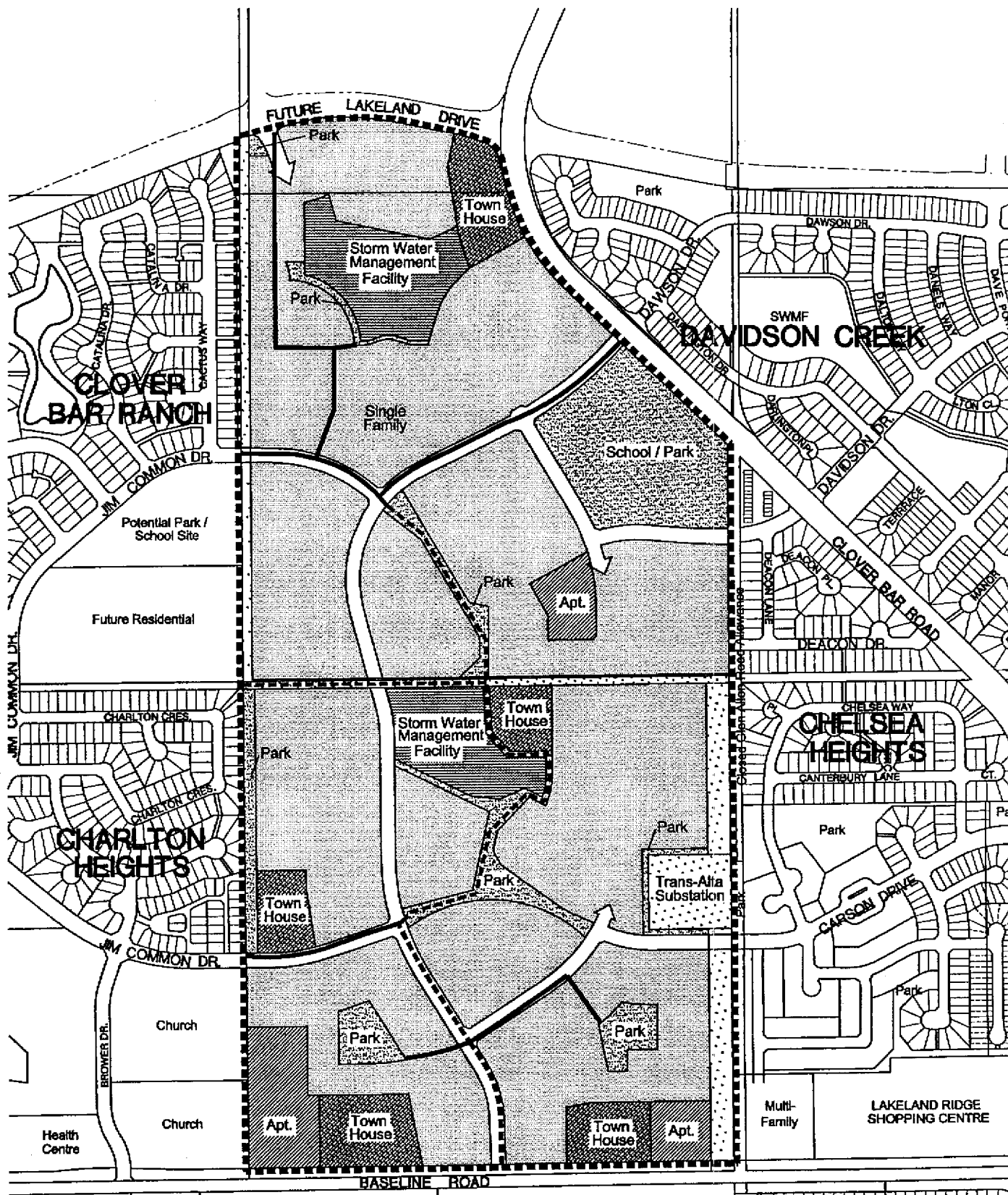
- to ensure compatibility with adjacent neighbourhood development;
- to provide a range and variety of housing opportunities to meet current and future market conditions;
- to create a range of active and passive recreational opportunities distributed throughout the neighbourhood;
- to provide internal open space linkages, with opportunities for external linkages to the community open space and trail system;
- to provide a safe and convenient circulation system that directs traffic to Baseline Road and Clover Bar Road; and
- to provide economical servicing which responds to existing site conditions.

4.2 THE DEVELOPMENT CONCEPT

Lakeland Ridge Neighbourhood 2 will be a residential neighbourhood comprising predominantly low density residential development interspersed with medium and high density residential development in strategic locations (see Figure 4). Particular attention has been paid to developing a compatible transition with the residential interface of Lakeland Ridge N2 and the established communities surrounding them (see Figure 4a).

The “lakes” theme established in Lakeland Ridge Neighbourhood 1 will continue into Lakeland Ridge Neighbourhood 2. Street names will be based on Alberta lakes and streams starting with the letter “C”.

There will be no commercial development in Lakeland Ridge Neighbourhood 2.



Strathcona County
Prepared For Genstar Development Company



DATE: AUGUST 18, 2000
FILE: 0899-554-00-00
DWG: 654SP004.DWG
BY: JH
FOR: BP
SCALE: N.T.S.

uma

LEGEND:

- ASP BOUNDARY
- HERITAGE TRAIL SYSTEM ON SIDEWALK
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- STORM WATER MANAGEMENT FACILITY
- PUBLIC UTILITY LOT
- MUNICIPAL RESERVE

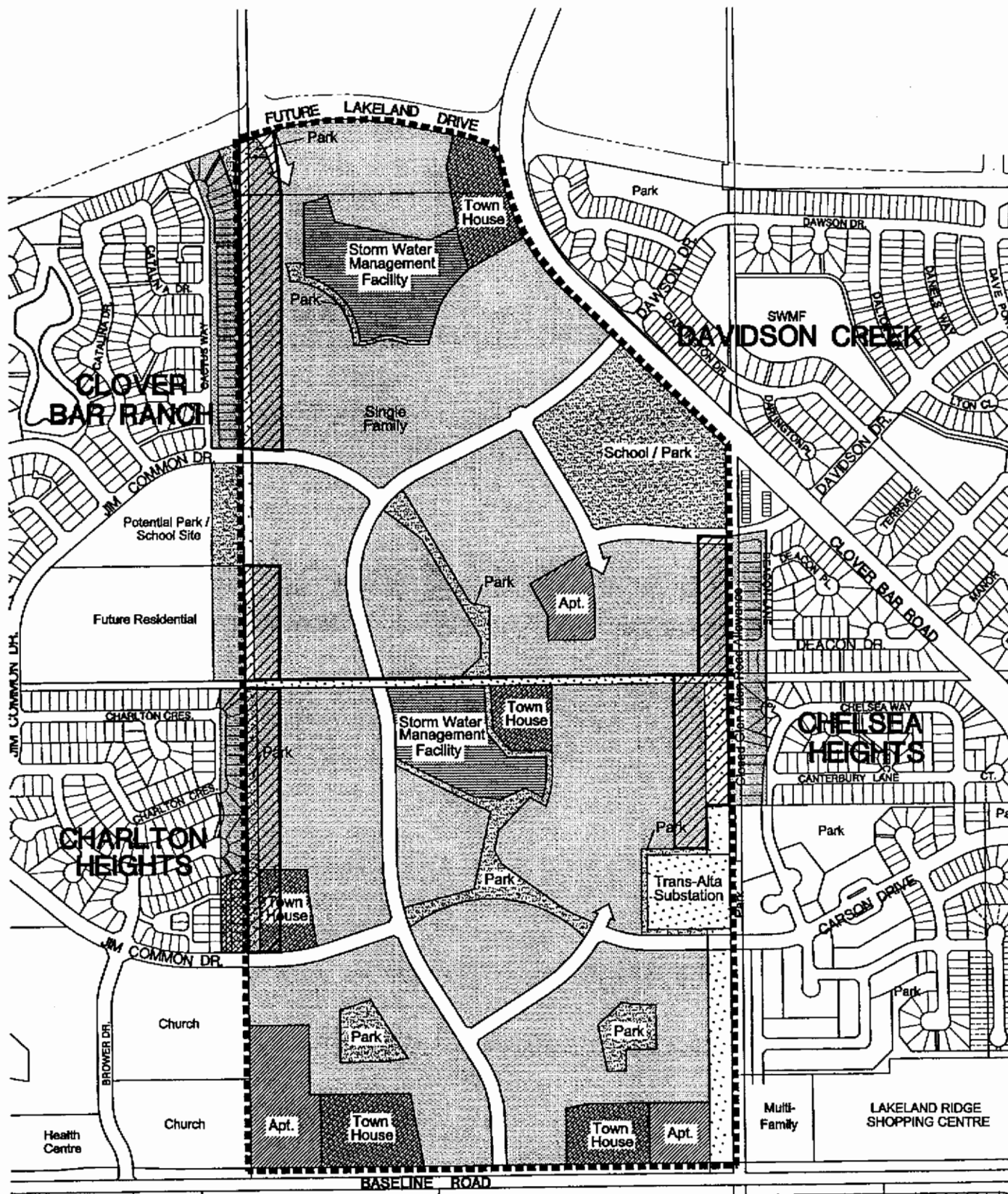
NOTE

OVER-DEDICATION OF MUNICIPAL RESERVE WILL BE ADDRESSED IN FUTURE NEIGHBOURHOODS.

**LAND USE
CONCEPT
LAKELAND RIDGE
NEIGHBOURHOOD 2**

AREA STRUCTURE PLAN

FIGURE 4



Strathcona County
Prepared For: Genstar Development Company



DATE: AUGUST 18, 2000
FILE: 0692-654-00-00
DWG: 654SP004.DWG
BY: JH
FOR: BP
SCALE: N.T.S.

uma

LEGEND:

--- ASP BOUNDARY

▨ RESIDENTIAL INTERFACE

▤ LOW DENSITY RESIDENTIAL

▥ MEDIUM DENSITY RESIDENTIAL

▧ HIGH DENSITY RESIDENTIAL

▩ STORM WATER MANAGEMENT FACILITY

▫ PUBLIC UTILITY LOT

▬ MUNICIPAL RESERVE

**LAND USE
INTERFACE
LAKELAND RIDGE
NEIGHBOURHOOD 2**

AREA STRUCTURE PLAN

FIGURE 4a

A combined school/neighbourhood park site will serve the neighbourhood, surrounding neighbourhoods and surrounding rural areas. The parks and open space system features neighbourhood parks distributed throughout the neighbourhood in addition to the school/park site. The neighbourhood will contain two stormwater management ponds, one in the central part of the site, and one at the north end. A trail system will provide linkages within the neighbourhood as well as linkages to the community-wide trail system, including the Heritage Trail system and the Trans-Canada Trail (see Figure 5).

A central collector road will run north-south, providing direct access to Baseline Road and Clover Bar Road. Special measures may be required at the primary intersections of this major collector to reduce traffic shortcutting. Free flow may be inhibited by the incorporation of traffic calming measures, traffic controls or both. Five minor collector or local roadways will provide connections to the surrounding neighbourhoods and to the future Lakeland Drive. Convenient access and egress to the school site at Clover Bar Road will be provided so that school traffic will be able to access the school and exit without travelling through the entire neighbourhood.

The neighbourhood will accommodate about 1,742 dwelling units, with a population potential of about 4,665, using the assumptions presented in Appendix 2.

4.3 RESIDENTIAL LAND USE

The Land Use Concept shows a series of identifiable residential nodes or modules defined by the collector system and by the open space system. Each node will have its own distinctive identity and character within the overall neighbourhood plan. Architectural guidelines will be developed for these nodes to reflect variations of the general "Lakes" theme for the community. The modular format will facilitate a logical staging sequence and will provide opportunities for a range of housing forms to meet the needs of various target market groups, including "move-up" or "move-down" buyers, prestige homes, first time home buyers, home based business, active adults and the elderly.

The Land Use Concept designates four categories of residential land use:

- residential interface,
- low density residential,
- medium density residential, and
- high density residential.

The **residential interface** will apply to all residential development immediately abutting existing residential development in adjacent neighbourhoods. Housing within this interface area will be similar in form and density to the housing in existing adjacent areas (see Figure 4a).

Low density residential use is defined as single detached and semi-detached housing forms at densities ranging up to 30 units per hectare (12 upac). This will provide for a variety of housing forms on a variety of lot sizes that may range from 6.7 - 18.0 m. The low density residential component will include a compatible mix of lane and laneless modules. Lanes may be utilized to facilitate rear yard access, decrease on-street parking or to limit direct driveway access to roadways. A Transportation Impact Assessment will determine the viability of permitting frontage lots on the collector roadways.

Within the low density residential, opportunities will be provided for innovative residential development. Such innovation could include alternate development standards, alternate servicing provisions, reduced lot widths, alternate house/lot/street configurations or alternate provisions for home based businesses, education and health services.

Low density residential will generally be developed according to the requirements of the residential land use districts of the Strathcona County Land Use Bylaw. Changing buyer profiles and consumer demographics will require the developer to supply the market with housing forms which are both affordable and innovative. Site specific design parameters and development regulations may be achieved through the process of Direct Control (DC) districting.

As shown by the land use statistics in Appendix 2, low-density residential housing will comprise a minimum of 65% of all housing units. Student generation statistics for the neighbourhood are also shown in Appendix 2 - Table 3.

Medium density residential development is defined as row housing and may take the form of row housing, fourplex or other attached housing forms on sites with a range of density up to 42 units per hectare (17 upac). The ASP area will contain five medium density residential sites.

Locational factors in the siting of medium density residential sites have been: proximity to amenity areas, access to collector and arterial roadways and/or avoidance of existing low density residential development.

Medium density residential sites will accommodate a variety of market segments. All sites will require compliance with architectural guidelines. These segments could include units for singles, families or adults, and will be a mix of rented and owned condominium units. These will generally be developed under Strathcona County Land Use Bylaw designations. Direct Control zoning could be developed for innovative site designs.

The five sites are:

- a northerly site 1.76 ha/4.36 ac in size adjacent to Clover Bar Road and the future Lakeland Drive right-of-way;
- a centrally located 1.03 ha/2.55 ac site located immediately east of the central stormwater management facility;
- a 1.22 ha/3.02 ac site east of the Charlton Court condominium complex, which will also provide adult oriented, bungalow style townhouse units; and
- two sites located north of Baseline Road, the west site having an area 1.92 ha/4.73 ac and the east site an area of 1.38 ha/3.41 ac.

High density residential development is defined as apartment type housing, up to four storeys in height. It may have densities up to 125 units per hectare (50 upac). The Land Use Concept designates three high density residential sites for the Plan area.

The sites will be located with regard to the same locational criteria as medium density residential development. The three sites will be:

- a 2.56 ha/6.31 ac site in the southwest corner of the Plan area immediately adjacent to the churches south of Jim Common Drive in Charlton Heights;
- a 1.00 ha/2.47 ac site located in the southeast corner of the Plan area; and
- a 1.08 ha/2.68 ac site located centrally near the school site.

Each medium and high density site has a shadow plan, which would allow for conversion to lower density residential development if warranted by market conditions. This reduction in density would not require an amendment to the approved Area Structure Plan.

4.4 PARKS, OPEN SPACE AND WALKWAYS

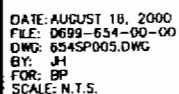
The parks and open space system of the ASP area are intended to support a variety of passive and active recreational activities and to facilitate recreational circulation within the neighbourhood with links to adjacent neighbourhoods (see Figure 5). Park areas will be designated for Municipal Reserve. Open space areas will be a combination of Municipal Reserve and public utility lot. The system comprises six major elements:

- the school/park site,
- central linear park,
- neighbourhood parks,
- stormwater management facilities,
- perimeter buffers and linear parks, and
- TransAlta and Atco RW corridors.

The school/park site is a major component of the parks within the ASP area. With an area of approximately 6.24 ha/15.42 ac, it is located on the main collector and adjacent to Clover Bar Road in the northeast part of the plan area. Due to the unique nature of this joint school proposal, particular attention will be essential to the development of a safe and convenient transportation system. Transportation requirements must be established and reviewed throughout the planning and development of the school site. The site size and location have been established through discussions with the Elk Island Public Schools, the Elk Island Separate Schools and Strathcona County. Slight modifications may be made at the detailed design stage.

The site is intended to accommodate an innovative joint use K-9 school proposed by the Elk Island Public and Elk Island Separate School Boards. The site will serve not only the Lakeland Ridge neighbourhood but surrounding neighbourhoods and rural areas as well. A location near major roadways was chosen to avoid introducing bus and automobile traffic into the centre of the neighbourhood. Careful site planning will be required to avoid pedestrian/vehicle conflicts, especially at pick-up and drop-off areas and to ensure the safety of children walking to the school, especially those who cross major streets.

The second major component of the park system is the central, linear neighbourhood park. This park will be suited to passive recreation, will provide for a trails system, and extend amenity value throughout the centre of the ASP area.



----- PROPOSED/FUTURE HERITAGE TRAIL
 ——— ON SIDEWALK
 - - - EXISTING HERITAGE TRAIL
 FUTURE TRANS CANADA TRAIL
 PUBLIC UTILITY LOT/EASEMENTS/RIGHTS OF WAY
 ===== STORMWATER MANAGEMENT FACILITIES
 PARK/SCHOOL/MUNICIPAL RESERVE

FIGURE 5

Two neighbourhood parks approximately 0.8 ha/2.0 ac in size will be located at the heart of the southeast and southwest residential modules, which also have a number of medium and high density residential areas. These parks will provide a setting for both passive and active recreational activities.

Municipal reserve will also be used as a buffer between the power substation and adjacent residential areas in the southeast portion of the ASP area to the east.

An open space corridor will be dedicated as Municipal Reserve between the ASP area and the Charlton Heights Neighbourhood, north of Jim Common Drive and south of the ATCO right-of-way. This corridor will define the interface between the two neighbourhoods.

The corridor will have a width of 19 metres. Existing trees and shrubs will be maintained to the extent possible within the requirements of access and forest management as determined by the County. Some removal of vegetation on the easterly 4 metres will be required to provide maintenance vehicle access. This MR area will be prededicated following approval of the ASP.

The remainder of the reserve dedication is proposed at the future entrance south of the future Lakeland Drive. This will complement an existing park in Clover Bar Ranch.

The 10% Municipal Reserve dedication required for Lakeland Ridge Neighbourhood 2 is 11.73 ha/28.98 ac. The proposed dedication is 11.89 ha, an over-dedication of 0.16 ha or 0.14%. Over-dedication will be addressed in future neighbourhoods.

The two stormwater management facilities will provide additional visual, amenity, passive recreational opportunities and functional open space. The central facility, which may be a combination of wet and dry pond systems, will be open to the collector and will have a walkway corridor on two sides. The walkway corridor, in conjunction with the collector boulevard and power line right-of-way, will provide for continuous pedestrian circulation around the perimeter of the facility. A portion of the perimeter will be open to the public, the balance will have lots backing directly on to the facility.

The stormwater management facilities designated in this plan will be a major amenity, although as a utility they do not qualify for Municipal Reserve. Fifty percent of the area above the 1:5 year storm line will be credited as Municipal Reserve. Some minor adjustment to the allocation of Municipal Reserve may take place at the time of detailed design of the Stormwater Management Facilities to reflect Municipal Reserve credit for the lands between the 1:5 and 1:100 storm levels.

The ATCO and TransAlta right-of-way corridors also provide linear open space in addition to the Municipal Reserve dedication. These right-of-ways provide potential links between neighbourhoods to the east and west. The level of landscape development of these corridors will be determined by the access and maintenance requirements of the utility companies.

This combination of parks space, open space, utility rights-of-way and stormwater management facilities will provide more than 16% of the Gross Developable Area. This will ensure a spacious appearance to the neighbourhood.

4.5 TRAIL SYSTEM

The trail system envisioned for the plan area will include the following elements:

- The Heritage Trail will extend north from Baseline Road along the widened boulevard on the east side of the collector, through the central linear open space system to return to the collector. It will be an asphalt path 3.0 metres wide.
- The Heritage Trail will also extend west from the central linear open space along the ATCO/TransAlta right-of-way to meet the existing trail in Clover Bar Ranch.
- A sidewalk will extend along the collector northeast to Clover Bar Road. It will be located on the south side adjacent to the school/park site.
- A sidewalk will extend northwest along the Jim Common Drive (north) extension to Clover Bar Ranch.
- A sidewalk will also extend west along the southern leg of Jim Common Drive west to Charlton Heights.
- The existing informal walking trail in the interface area north of Jim Common Drive and south of the ATCO right-of-way will continue to be used. Upgrading will be limited in order to minimize environmental damage and discourage heavy use. Surface improvements to the trail will be limited to the addition of organic materials such as

wood chips or shavings. Selective pruning may be needed to provide a clear walking area for pedestrians. No root clearing, grading or drainage improvements will be undertaken.

- The north-south ATCO gas line corridor provides an opportunity for an additional trail link. This will be developed over a period of time as determined by the access and maintenance requirements of ATCO, at the initiative and cost of Strathcona County and with the full involvement of adjacent residents. The objective will be to maintain existing tree and shrub cover to the extent possible. The ATCO right-of-way will be maintained in its current state, with the exception of a 3.0 m clearing required by ATCO over the existing gas line.
- Local links between residential areas and the walkway system will be defined at the time of subdivision to provide an integrated trail system and a variety of user experiences.

4.6 TRANSPORTATION

The Lakeland Ridge Neighbourhood 2 ASP area will have an internal circulation system composed of a main collector road, minor collector roads and a series of local roads (see Figure 5a). A Transportation Impact Assessment was submitted to Strathcona County concurrently with the Engineering Design Brief.

The main collector will be a single loop running approximately through the centre of the neighbourhood, from Baseline Road in the south to Clover Bar Road in the northeast. Topography and the need to attain optimal gradients have influenced its alignment. The main collector will define a logical route for transit service, so that most residences within the neighbourhood will be within 400 metres of transit. To limit short cutting potential of this main collector, traffic calming features will be considered at the main intersections along this collector.

Minor collectors will provide links to and from adjacent neighbourhoods. Jim Common Drive will be extended east from Charlton Heights and Clover Bar Ranch to form "T" intersections at the main collector.

The future intersection opposite Davidson Drive in Davidson Heights will be extended to provide additional access to the school/park site and a small residential area. Carson Drive will be extended west from Lakeland Ridge Neighbourhood 1 to a "T" intersection at the



Strathcona County
Prepared For: Genstar Development Company



DATE: SEPTEMBER 5, 2000
FILE: 0699-654-00-00
DWG: 654SP006.DWG
BY: JH
FOR: BP
SCALE: N.T.S.

uma

LEGEND:



TRAFFIC LIGHT CONTROL



STOP SIGN CONTROL



ALL WAY STOP CONTROLS

**TRAFFIC CONTROLS
AT BUILDOUT
LAKELAND RIDGE
NEIGHBOURHOOD 2
AREA STRUCTURE PLAN**

FIGURE 5a

main collector. These east-west minor collectors are offset along the main collector to discourage east-west traffic from travelling through the neighbourhood. Refer to Figure 5a for a summary of expected traffic control requirements at buildout.

An additional access from Lakeland Drive will be located at the extreme northwest corner of the neighbourhood. The access will be to the local road system, whose alignment will be defined at the time of subdivision. The local road will not connect directly to the future collector but a link is necessary in order to provide access to the residential area north of the northern Stormwater Management Facility.

There will be a total of seven roadway access points into the neighbourhood. This dispersion of access/egress points will disperse traffic travelling to and from the neighbourhood. However, the alignment of the main collector and its connection to the perimeter arterials are intended to attract the majority of traffic flows.

Attention will be given to pedestrian crossings, particularly near the school, park facilities and at trail crossings, to ensure pedestrian safety and convenience. Since the proposed school/park site may be shared by two school boards, consideration will be given for the potential of greater school bus and private vehicle use of this site.

Boulevard and/or median landscape treatment at the main neighbourhood entry points will create and reinforce a sense of entry into a distinct, identifiable neighbourhood.

Noise attenuation will be provided along the west side of Clover Bar Road, the north side of Baseline Road and the south side of Lakeland Drive as required by Strathcona County standards at subdivision stage. Additional noise attenuation may be considered in conjunction with construction of apartments and row housing adjacent to Baseline Road.

5.0 MAJOR UTILITY SERVICES AND STAGING

5.1 SANITARY SERVICING

The Northeast Sanitary Trunk Sewer abuts the site on the northeast side. The site generally slopes in a south to north direction, and it is proposed that the majority of sanitary sewage flows for the area will discharge into this Northeast Sanitary Trunk Sewer, with a small area in the northwest directed to the north. The sanitary sewers from the southern portion of the neighbourhood will connect into the future trunk along Carson Drive, which drains into the Northeast Sanitary Trunk Sewer. The other two proposed sanitary sewer outfall points are located in the northeast portion of the neighbourhood (see Figure 6).

5.2 WATER

The main water supply for the area will be from the 600 mm water transmission main along Clover Bar Road. Water mains shall be extended into the area from five major connection points. Looping for the neighbourhood will be completed by connections to two 300 mm water mains from the west and three connections on the east. The alignment of the larger sized water main is shown schematically on Figure 7.

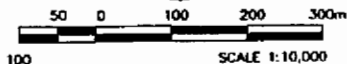
5.3 STORMWATER MANAGEMENT

Storm drainage in the area will basically be north and northwesterly, ultimately reaching the North Saskatchewan River through natural drainage courses. Storm flows will be directed to two stormwater management facilities to control the discharges to off-site streams to a level agreed to in the Stormwater Management Plan. Three sites in the plan area are currently under review by Alberta Environment. Control and storage of runoff waters will be provided in two facilities located in the neighbourhood. They will meet Alberta Environment and Strathcona County standards required for their design and operation and limit discharges to predevelopment flows. Further information on the system operations will be provided in the Design Brief to accompany this ASP. Stormwater drainage patterns are shown schematically on Figure 8.

FIGURE 6



uma



● WATER MAIN CONNECTION

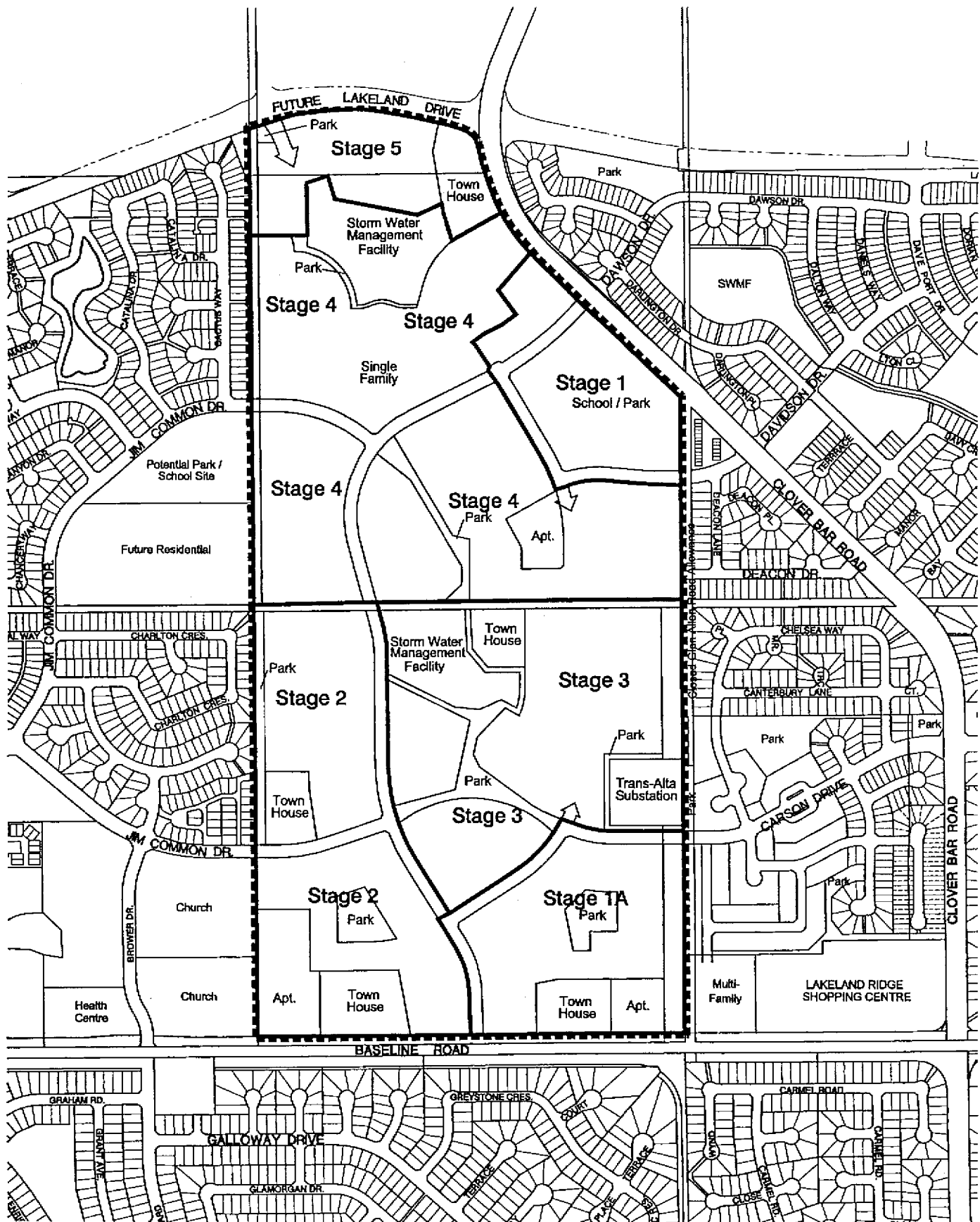
FIGURE 7

5.4 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.

5.5 STAGING

Should the proposed joint use school application be approved, initial development would begin in the northeast corner of the ASP site, in the vicinity of the School/Park site (see Figure 9). Alternatively, development would continue along the extension of Carson Drive from Lakeland Ridge Neighbourhood 1, following the logical extension of the existing infrastructure. The direction of development will then proceed to the west, north and northwest. Individual stages will be of a size that meets market conditions.



6.0 SUMMARY

This Neighbourhood Area Structure Plan defines the major land use, transportation and servicing systems for a new residential area.

The ASP has been designed to accommodate changing market conditions, school needs and community preferences for the new millennium. The neighbourhood will be developed to provide a variety of single and multiple family housing opportunities responsive to Sherwood Park's changing community needs now and in the future. The ASP designates areas for four types of land use:

1. a residential interface in which housing form will be similar to adjacent areas;
2. low density residential, the predominant residential use;
3. medium density residential on five sites; and
4. high density residential on three sites.

The ASP sets the stage for innovative residential opportunities on limited, strategically located areas.

The parks and open space system will comprise a joint-use school/neighbourhood park site, several neighbourhood parks and internal park and open space linkages, and two strategically located stormwater facilities. The allocation for Municipal Reserve identified on the Land Use Concept exceeds the 10% dedication requirement. With the future registration of municipal reserve in the stormwater management facilities, Lakeland Ridge Neighbourhood 2 will be over dedicated. Overall open space will exceed 16% of the net developable area to create an overall spacious character to the neighbourhood.

The transportation system will include a major collector centrally located in the neighbourhood, linking Baseline Road and Clover Bar Road and providing an opportunity for a bus route. Five minor collector or local roads will provide links with the surrounding area. The seven access points will disperse traffic entering and leaving the neighbourhood and minimize the traffic impacts.

The planning process included an extensive public participation process comprising three public open houses/meeting sessions. The first session was held before any plans had been prepared, to ensure that public input could be incorporated into the final plan.

Public issues which are addressed by this ASP included the residential interface, traffic impact, open space and the tree retention issue.

The ASP demonstrates compliance with policies of Strathcona County's Municipal Development Plan.

APPENDIX 1
PUBLIC PARTICIPATION SCHEDULE

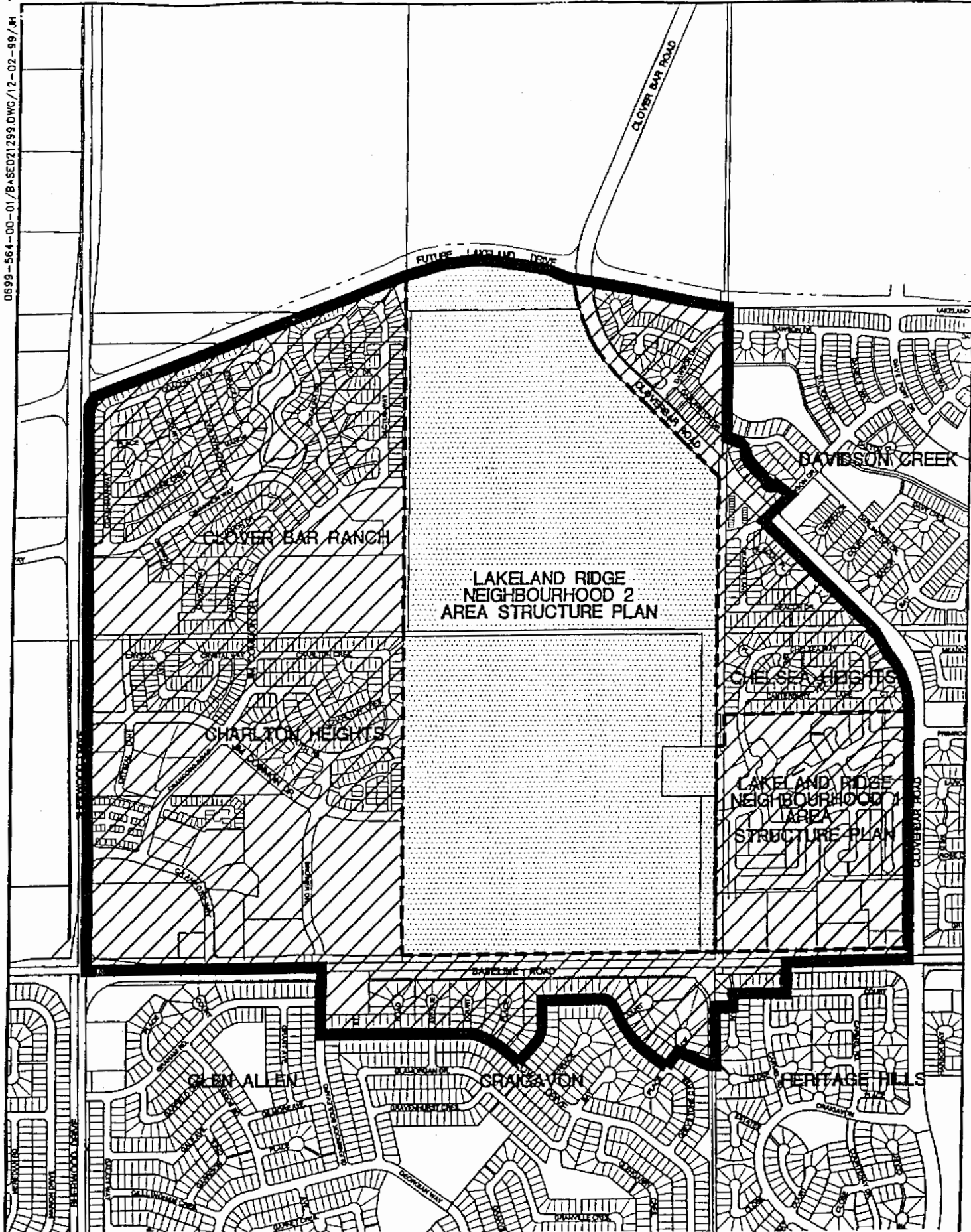
LAKELAND RIDGE NEIGHBOURHOOD 2 AREA STRUCTURE PLAN

PUBLIC PARTICIPATION

PROPOSED SCHEDULE

PHASES	TARGET DATES	ACTION
1. Terms of Reference – Area Structure Plan And Public Participation Process	November, 1999	Genstar, UMA
2. Confirm County Support Finalize Plan Preparation and Public Participation Schedule with Administration	November, 1999	County
3. Council Endorsement	Dec 7, 1999	County
4. Initial Research and Analysis A thorough site analysis will be completed. Demographic and development trends, which affect Lakeland Ridge Neighbourhood 2, will be analyzed. Market research will be undertaken.	Dec.99/Jan.00	Genstar, UMA
5. Notification to Stakeholders This process will identify and notify all stakeholders who may have an interest in this development, including surrounding communities on all sides. Notification will be a combination of newspaper advertisements, signs in the community, drop-offs in surrounding areas and notification of recognized community association leaders. County council will be involved in identifying its vision and values for the community.		
6. First Public Open House/Meeting This initial meeting will serve as an introduction to the Lakeland Ridge Neighbourhood 2 ASP. No plans or options will be presented. The meeting will outline the planning process and establish community participation framework. The first meeting will address constraints and opportunities unique to Lakeland Ridge Neighbourhood 2. It will provide a site analysis of the area and share some of the requirements and standards that Strathcona County and the developer will respect. Based on information presented, the communities will be asked to express their preferences and values. The intent is to establish the community's focus before detailed planning commences. A brief review of development trends in Sherwood Park and beyond will be presented to highlight some factors that will affect communities as we enter the new millennium. This is intended to encourage discussion regarding density and design in Lakeland Ridge Neighbourhood 2. Community response will be through a response sheet, question and answer session and follow-up.	January 2000	Genstar, UMA, County
7. Administrative Summary to Council for Information		
8. Preparation of Conceptual Options Based on input from the first workshop and on the site analysis, several concepts will be prepared. As the options are developed, issues will be reviewed regularly with administration.	Feb. 2000	UMA

9. **Second Public Open House/Meeting** Mar. 2000 Genstar, UMA, County
Development Options
A brief presentation of the land use options will be made along with the rationale for each in terms of site, context, market and policy factors. There will be a follow-up and feedback process. This will be the community's opportunity to comment on the proposed design and express concerns and support.
10. **Administrative Summary to Council for Information**
11. **Refinement of Option/Preparation of Draft Report** Mar. 2000 – Apr. 2000 UMA
Based on a combination of physical site constraints, County standards, Genstar requirements and community input, a draft plan and Area Structure Plan document will be prepared for approval.
12. **Third Public Open House/Meeting** Apr. 2000 Genstar, UMA, County
The final plan will be presented to the stakeholders.
13. **Preparation and Submission of Final ASP report** Apr./May 2000 UMA
The final Lakeland Ridge Neighbourhood 2 Area Structure Plan report will be prepared for presentation to Council.
14. **County Approval Process** May/Sept. 2000 County, Genstar, UMA



PLANNING AND DEVELOPMENT REVIEW SERVICES

December 8, 1999

UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton, AB T5S 1G3

Attention: David Klippenstein

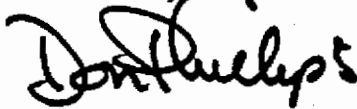
Dear Mr. Klippenstein:

RE: Public Information Program for
Proposed Lakeland Ridge Neighbourhood 2 Area Structure Plan

Please be advised that at its meeting of December 7, 1999, County Council approved the above noted Public Information Program, subject to the following conditions:

1. That the public information process be conducted as per the steps laid out in Enclosure II.
2. That all public information materials and newspaper advertisements be submitted to the County's Planning Services Branch for approval prior to circulation.
3. That the last newspaper advertisement and all public information material be distributed to individual landowners within the notification area no less than one week prior to the public meeting date.
4. That the maps to be used in the newspaper advertisement clearly indicate surrounding neighbourhoods.
5. That all costs associated with the public information meeting be borne by the developer.

Yours truly



Don Phillips, Planner
Planning Services Branch

Cc: Genstar Development Company

EDMS#4286

Lakeland Ridge

Neighbourhood 2 Area Structure Plan

Introduction

Genstar Development Company will be developing an Area Structure Plan for Lakeland Ridge Neighbourhood 2 in 2000. We are very excited about this New Millennium Community and hope that everyone else will be too. The Plan area is north of Baseline Road and south of the future Lakeland Drive between the established communities of Clover Bar Ranch, Charlton Heights, Chelsea Heights, Davidson Creek and Lakeland Ridge Neighbourhood 1. The purpose of an Area Structure Plan as established under Section 633 of the Municipal Government Act, 1994 is to describe the proposed land use, sequence of development, density of population and the general location of major transportation routes and public utilities for the area.

On December 7, 1999, Strathcona County Council approved a special public information program for Lakeland Ridge Neighbourhood 2. The program was developed to ensure that your established communities have a variety of forums to obtain information and participate in the development of this major community project. This will be accomplished through a combination of newspaper advertisements, signs in the community, mail drop-offs, fax, email, a web site at www.genstar.com/edmonton/lakelandridge and 3 public open houses. The first open house is on January 26, 2000 at Festival Place and you are all invited.

First Open House

January 26, 2000 6:00 till 8:30

Festival Place – 100 Festival Way, Sherwood Park

This open house will be an introduction to the Lakeland Ridge Neighbourhood 2 Area Structure Plan. Representatives from Genstar Development Company, UMA Engineering Ltd. and Strathcona County Administration and Council will be in attendance. Future land use plans for the area have not been developed yet so there will be no land use plans available at this meeting. Display boards showing existing site features will be available for viewing and a formal presentation will be made at 7:00PM. The presentation will review the planning process and provide a site analysis that will identify constraints and opportunities unique to Lakeland Ridge Neighbourhood 2. It will share some of the requirements and standards that the developer and Strathcona administration will have to adhere to. Based on the information presented, stakeholders will be asked for input on development elements. The intent of this first meeting is to clarify the communities focus before detailed land use design commences.

Second Open House

March 2000

Festival Place – 100 Festival Way, Sherwood Park

Based on the information established, land use concepts will be prepared for presentation at this second open house. Rationale for these options will be presented in terms of site, context, and market and policy factors. The stakeholders will be able to comment on the proposed designs.

Third Open House

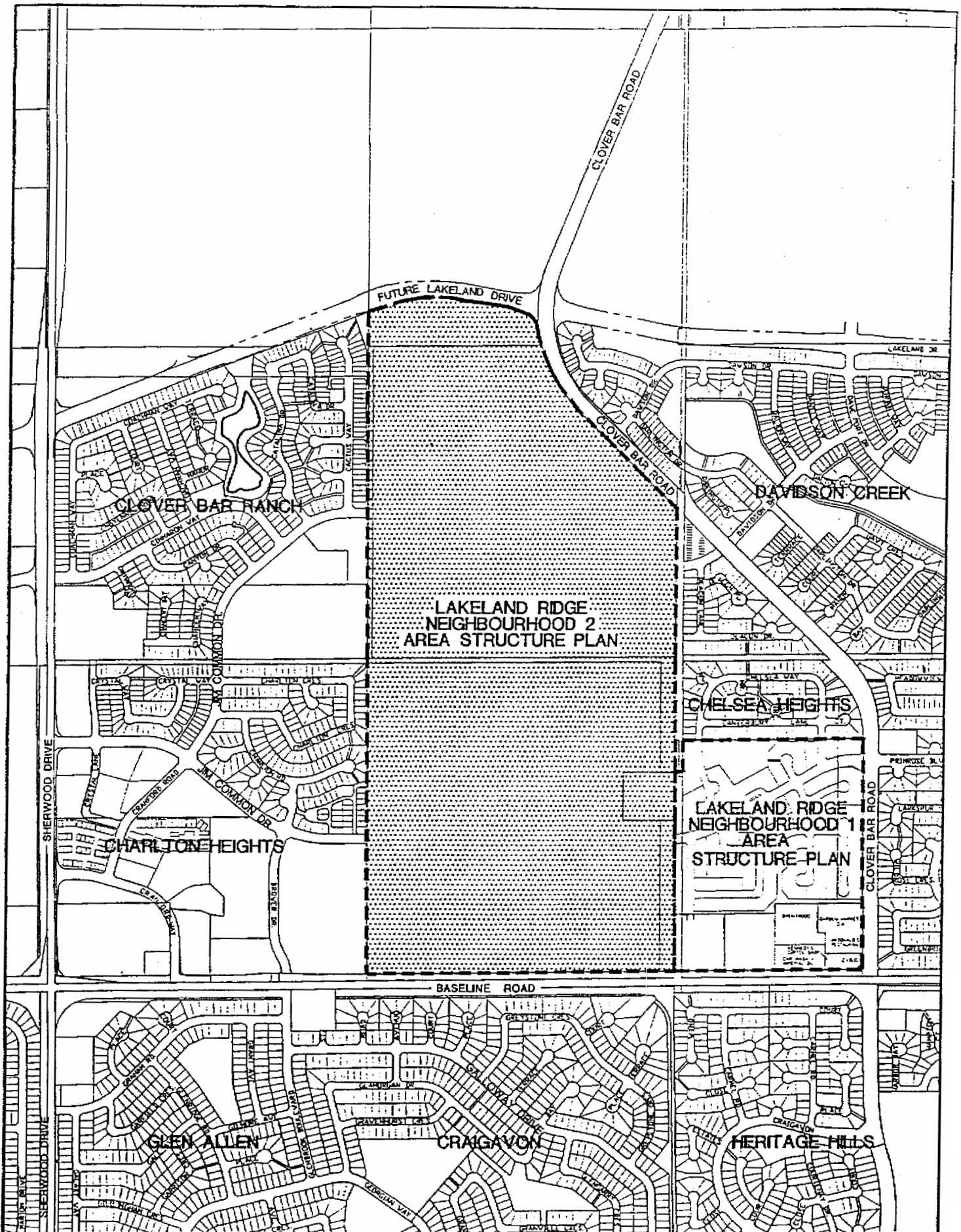
April 2000

Festival Place – 100 Festival Way, Sherwood Park

The final land use plan will be prepared for presentation to the stakeholders. Following this meeting minor changes may be made to the plan for preparation of the ASP document for submission to Council. The final document will proceed through the County Approval process. Approval is anticipated in September of 2000.

For additional information you can contact:

Jim Knstensen @ Genstar Development Company – 484-4366 or Brenda Peters @ UMA Engineering Ltd. – 486-7625



GENSTAR

**Lakeland Ridge
Neighbourhood 2
Area Structure Plan
LOCATION MAP**

APPENDIX 2

LAND USE STATISTICS

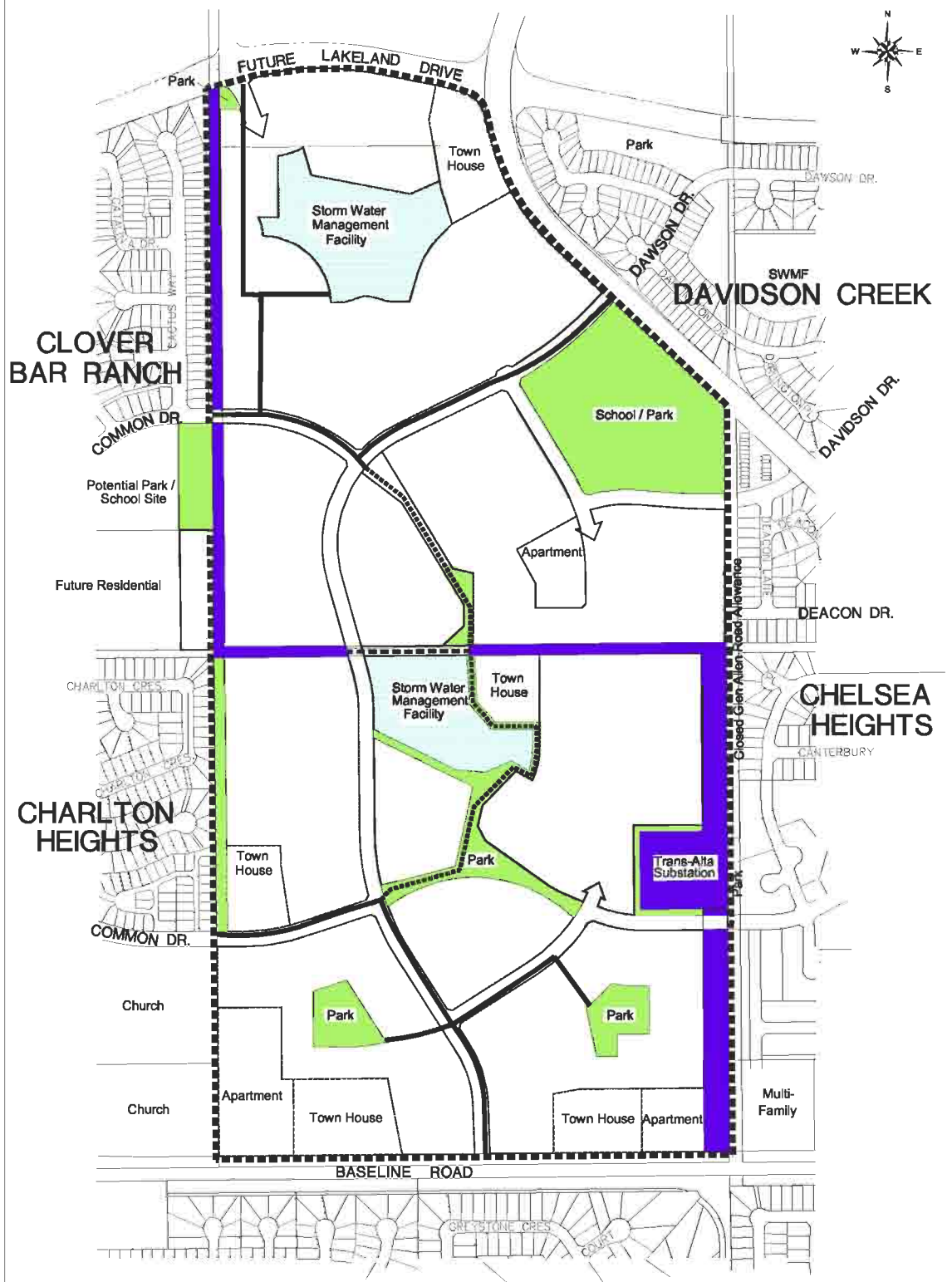
TABLE 2
PROPOSED LAKELAND RIDGE NEIGHBOURHOOD 2 ASP
LAND USE STATISTICS

Category	Hectares	Acres	%	Units	%	Population
Gross Area	124.04	306.50				
Atco	1.59	3.93				
TransAlta Power Line	3.50	8.65				
TransAlta	1.67	4.12				
Gross Developable Area	117.28	289.79	100.00%			
SWMP	6.88	17.00	5.87%			
Municipal Reserve*	11.89	29.38	10.14%			
Circulation						
Collector Road	7.24	17.88	6.17%			
Local Roads	16.73	41.33	14.27%			
Subtotal	23.97	59.21	20.44%			
Low Density	62.59	154.66	53.37%	1,126	65.00%	3,547
Medium Density	7.31	18.06	6.23%	270	15.50%	610
High Density	4.64	11.46	3.95%	348	19.50%	515
Subtotal	74.54	184.18	63.55%	1,744	100.00%	4,672

- Low density residential based on 18 upha/7.29 upac
Persons per unit = 3.15
- Medium density residential based on 37 upha/15 upac
Persons per unit = 2.26
- High density residential based on 75 upha/30 upac.
Persons per unit = 1.48

TABLE 3
PROPOSED LAKELAND RIDGE NEIGHBOURHOOD 2 ASP
STUDENT GENERATION STATISTICS

Dwelling Units	Elementary	Junior High	Senior High	TOTAL
Public Students	237	252	214	703
Separate Students	115	102	82	299
TOTAL STUDENTS	352	354	296	1002



Lakeland Ridge Neighbourhood 2 Area Structure Plan Bylaw 49-2000

Date of Adoption 12 September 2000

LEGEND:

- ASP BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MUNICIPAL RESERVE
- PUBLIC UTILITY LOT

- STORM WATER MANAGEMENT FACILITY
- HERITAGE TRAIL SYSTEM ON SIDEWALK

NOTE:
OVER-DEDICATION OF MUNICIPAL RESERVE
WILL BE ADDRESSED IN FUTURE NEIGHBOURHOODS

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 ASPs/ARPs and may be made without notice. It is therefore recommended that you contact Planning & Development Services for original Plans.

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