

BYLAW 45-2001

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE LARK HILL FARMS AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Lark Hill Farms 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 "Lark Hill Farms Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 15 day of May, 2001.

Read a second time this 15 day of May, 2001.

Read a third time and finally passed this 12 day of June, 2001.



Mayor



Manager,
Legislative & Legal Services

Date Signed: June 15, 2001

BYLAW 45-2001
SCHEDULE "A"

LARK HILL FARMS AREA STRUCTURE PLAN

IN THE

N.W. 1/4 SEC. 34-52-22-W.4M.

STRATHCONA COUNTY

PREPARED BY:

HAGEN SURVEYS (1982) LTD.

MARCH, 2001

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INTRODUCTION

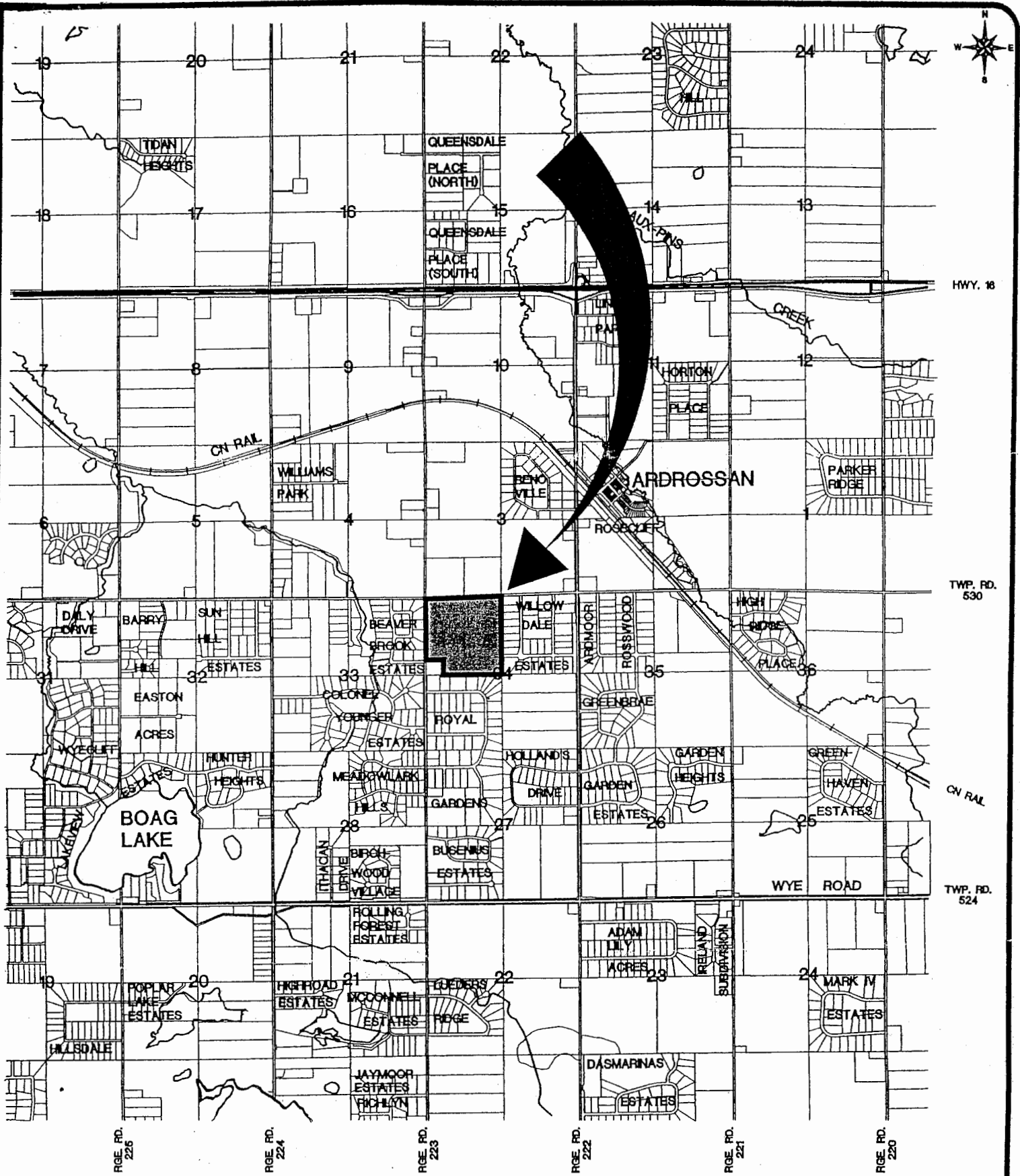
The subject property legally described as Pt. of the N.W. 1/4 Sec. 34-52-22-W.4M. is located on the southeast corner of the intersection of Township Road 530 (Baseline Road) and Range Road 223. The property contains 61.76 Hectares (152.74 Acres) more or less. A key plan on the following page depicts the location of the subject site.

PURPOSE

To facilitate the subdivision of the subject lands into 47 country residential lots ranging in size from 0.8 hectares (2.0 acres) to 4.36 hectares (10.77 acres)

OWNERSHIP

The N.W. ¼ Sec. 34-52-22-W4M is held in fee simple title by the Estate of Margaret Leslie Davies as to a 1/3 interest, Edson Elsworth Reynolds as to a 1/3 interest and Eileen May Ball as to a 1/3 interest. The title to the property is subject to two utility rights of way in favor of Northwestern Utilities Limited being instrument number 762 047 517 and 762 097 702. Both instruments refer to rights of way for gas pipeline purposes along the north side of the property. The locations of said rights of way are shown on the plans which form a part of this document. Dynavest Developments Ltd. have entered into an Agreement of Purchase & Sale with the registered owners of the subject site. Dynavest Developments Ltd. are the developers of the site.



KEY PLAN

NW 34-52-22-W4

STATUTORY PLAN COMPLIANCE

This Area Structure Plan (ASP) is consistent with the Strathcona County Municipal Development Plan (MDP) Bylaw 38-98 which designates the property as Country Residential Policy Area. The Country Residential Policy Area allows for the development of parcels as small as 0.8 hectares (2.0 acres) in size.

Strathcona County Land Use Bylaw 42-89 designates the property as (AR) Rural District and therefore the Land Use Bylaw will require amendment to rezone the land from (AR) Rural District to (RC) Country Residential District prior to subdivision approval. Since the RC district allows for country residential parcel sizes of 0.80 hectares (2.0 acres) and larger, this amendment is consistent with the MDP.

ENVIRONMENTAL ELEMENTS

a.) Topography

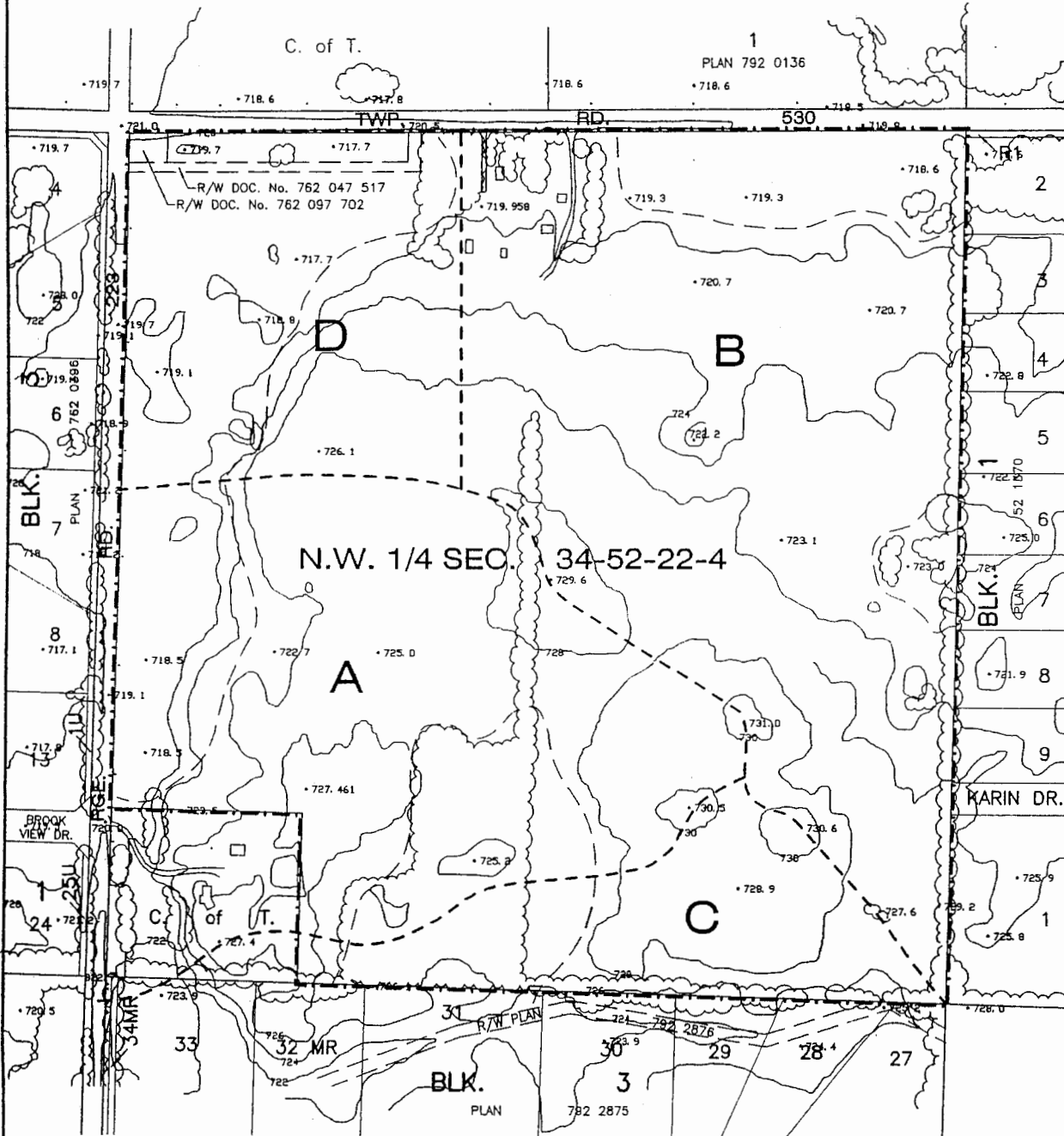
Topographic relief on the property is rolling with relief varying by about 13.3 metres (44 feet). The highest point is a hill located near the southeast corner of the site with an elevation of 731.0 metres geodetic and the lowest point is a small body of water along the north boundary of the site just west of the existing residences with an elevation of 717.7 metres geodetic. The high land is generally located near the centre of the site and the rolling terrain is dotted with small depressions particularly along the western, northern and eastern boundaries of the site. Figure 1 on the following page depicts the existing site conditions which shows the contours, tree cover, pre-development drainage areas and improvements on the subject property.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
N.W. 1/4 SEC. 34-52-22-4
STRATHCONA COUNTY



Fig. 1
EXISTING CONDITIONS



- · - ASP BOUNDARY
- 730 - CONTOURS
- TREED AREA
- - - PRE-DEVELOPMENT DRAINAGE AREAS

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b.) Vegetation

Only about 7% or 11 acres of the subject property is tree covered. There are two significant treed areas on the subject property, the first is a rectangular shaped wood lot approximately nine acres in area located approximately halfway along the south boundary of the site, the second is a small wood lot of approximately two acres located immediately to the west of the two old farm sites on the north side of the site. The remaining tree cover consists of shelterbelts along existing fencelines on the east and south sides of the site, shelterbelts around the existing farmsites, a shelterbelt running north/south approximately through the middle of the property and scattered willows and immature poplar around several of the small sloughs on the site. The overstorey is deciduous consisting mainly of aspen, black poplar and birch with the most predominant species being black poplar. The stands are interspersed with an assortment of associated deciduous vegetation consisting of willows, choke cherry, saskatoon bushes, and the like.

The remainder of the property is open meadow land with a strip running north/south in the centre of the site cultivated and growing tame grass for hay. The remainder of the meadow land consists of uncultivated strips of native grass to the east and west of the cultivated lands which are also used for hay production.

c.) Surficial Geology

The surficial geology of the site consists of approximately 0.09 to 0.38 metres of dark brown to black, silty topsoil which is underlain by glacial clay till and glacial sand till of uneven thickness up to 30 metres thick. In some low areas spring run-off and rainfalls collect creating shallow intermittent slough overlaying deposits. These scattered depressions are small and are not a serious constraint to development.

d.) Soils

The predominant soil on the subject site is Angus Ridge Loam which covers almost the entire site except for approximately 40 acres in the southeast corner. The southeast corner consists of 50% Cooking Lake Loam, 25% Uncas Loam and 25% Falun Loam. Angus Ridge Loam is an eluviated black chernozemic soil developed on glacial till. Cooking Lake Loam is an Orthic Grey Wooded soil developed on glacial till of Edmonton formation origin, Uncas Loam is a Dark Grey Wooded soil developed on glacial till and Falun Loam is an orthic dark grey wooded chernozemic soil also developed on glacial till. The surficial soils are not deep with eight of the thirteen testholes showing less than 20 cm. of topsoil and Testhole No. 13 showing only 9 cm. of topsoil.

Under the Canada Land Inventory Soil Capability for Agriculture Index the soil on the subject site is classified as 80% Class 3 and 20% Class 7 with soil limitations and adverse topography. The Class 3 designation reflects soil with moderately severe limitations that restrict the range of crops or require special conservation practices and the Class 7 designation reflects soil that has no capability for arable culture or permanent pasture.

e.) Surface Drainage

Given the topographic characteristics of the site with the highest land being located in the centre of the site and the lowest land on the perimeters of the site surface drainage is typically from the center of the site outwards to the perimeter in four different directions. A preliminary stormwater management/drainage study prepared by Agra Torchinsky Engineering, a full copy of this report which is included in the design brief dated March 22nd, 2000, indicates four different subcatchment areas as shown on the Figure 1 map.

Subcatchment Area A consists of approximately 53 acres in the southwest portion of the site which drains west into a slough located at the western edge of the subcatchment and is drained by a 12 inch CSP culvert that crosses Range Road 223. Runoff from this culvert flows

through the existing Beaver Brook Estates subdivision via a drainage ditch feeding into Oldman Creek to the west.

Subcatchment Area B consists of approximately 66 acres in the northeast and eastern portion of the site which drains northeast into two sloughs in the northeast corner of the subcatchment as overland sheet flow or channel flow through the roadside ditch along the south side of Township Road 530. Runoff spilling from the two sloughs will flow east along the south roadside ditch approximately 300 metres before draining into two 24 inch CSP culverts which cross northward under Township Road 530 and drain into the headwaters of Pointe-aux-Pins Creek to the north.

Subcatchment Area C which consists of about 17 acres along the south side of the site drains southwest as sheet flow into an existing drainage ditch easement (Right of Way Plan 792 2876) located in the adjacent Royal Gardens subdivision. This easement carries flow toward a 40 inch CSP culvert crossing Range Road 223 south of the subject site.

Subcatchment Area D consists of approximately 27.5 acres in the northwest corner of the site which drains northwest to the small sloughs in the northwest corner of the site. This subcatchment area appears to be self contained with the water ponding in the said sloughs and infiltrating into the ground or evaporating. The only overland drainage escape route for Subcatchment D is through the roadside ditches which would have to pond up to approximately one metre before any water could leave the subcatchment area.

As previously noted the irregular nature of the topography has resulted in several landlocked slough and depression areas. These areas are intermittent and small enough that they are not an impediment to the development of the lots on which they are located.

Larger sloughs on the west side and north east corner of the property shown on the figure 3 map will be used as stormwater retention ponds. They may require some modification to increase storage capacity and more detailed engineering analysis will be done at the development stage to determine what if any modification will be necessary.

f.) Water Table

Water table testing was done on the subject site to determine developable areas. Water table test holes were drilled on the subject property by Sabitini Geotechnical Inc. on May 5th of 1999. A copy of this report is included in the design brief that was submitted in support of the ASP.

Thirteen test holes shown on Figure 3 were drilled to a depth of 2.9 metres to test depth of the water table. Water levels were measured between May 7th and May 25th of 1999. Groundwater table within 1.8 metres of the surface was present in only four of the thirteen test holes. Depth to water table in the holes with water less than 1.8 metres below surface varied from 0.60 metres to 1.40 metres on the two days it was measured. The remaining nine test holes were dry at depths between 2.6 and 2.9 metres.

Sabitini Geotechnical Inc. also prepared a map showing areas with less than 1.8 metres depth to water table and this was used in the design of the Area Structure Plan to ensure all lots contain at least 1 acre of developable land to meet Strathcona County standards as shown on the developable areas map enclosed as Figure 3.

g.) Percolation

Percolation testing was done on the subject site to determine the suitability of the soils for conventional sewage disposal systems. Field percolation tests were carried out on May 7th, 1999, in the thirteen-90 cm. deep boreholes drilled on May 5th, 1999, 3 to 4 metres away from the water table testholes. The boreholes were pre-soaked for a period of 41 hours prior to starting the tests. The percolation rates were quite variable and ranged from 5.0 to 239 minutes/cm. The Interim Guidelines established by Alberta Environmental Protection state that percolation rates between 2.0 and 23.6 minutes/cm are indicative of moderately permeable soils and are generally suitable for conventional sewage treatment (i.e. septic tank and field) provided that low water

table conditions are present. All but four of the testholes indicated results not within the range established by Alberta Environmental Protection (See Figure 3). Based on these results it is apparent that the majority of the sites are not suitable for the use of conventional sewage disposal fields due to poor soil permeability typical of the area. The only areas suitable for septic field disposal systems were located near the south central portion of the quarter section. For all other areas, sewage treatment by means of an evaporation mound (treatment mound) is recommended. It is important to construct the mound at least 1.5 metres above the water table.

EXISTING LAND USE

There are two existing farmsteads situated on Lots 27, 28 & 29 in the north central portion of the site. Both farmsteads are presently rented on a month to month basis and it is the intent of the developer to remove the buildings, approaches and services from both farmsteads at the time of road construction. All the tree cover in the area of the farmsteads will be retained at the time of removal/demolition of the structures. The Phase I Environmental Site Assessment conducted by Agra Earth and Environmental recommends that the two residences constructed in 1962 be examined for asbestos in construction materials and PCB's in light ballasts prior to demolition and removal.

An existing gas pipeline runs parallel with the north boundary of the subject site some 120 feet (36.58 m.) into the property. The gas pipeline will not be an impediment to development as the gas pipeline is located at the rear of Lot 30 which is approximately 149 metres deep. Access to Lot 30 is from the internal road on the south boundary of the lot and the development setback from Township Road 530 is 40 metres. The pipeline will therefore not have an effect on the siting of the house on Lot 30 nor will the pipeline be crossed by the access to Lot 30.

The existing land use of the property is agricultural and residential in nature. The residential component consists of two residences constructed in 1962 and located side by side on two farmsteads in the north central portion of the site. The residences are presently rented out by the owner on a month to month basis. The remainder of the site is in agricultural use, more specifically hayland. Approximately 75% of the hayland is uncultivated native grass on the east and west sides of the site and about 25% of the hayland is cultivated tame grass in a north/south strip through the middle of the site.

ADJACENT LAND USES

The surrounding land uses are Country Residential and Agricultural. The subject site is bounded on the west by the fully developed Beaver Brook Estates Country Residential subdivision with 34 parcels ranging in size from 1.21 hectares (3.0 acres) to 1.32 hectares (3.27 acres). Immediately to the south is the fully developed Royal Gardens Country Residential subdivision with 50 parcels ranging in size from 1.22 hectares (3.01 acres) to 3.5 hectares (8.65 acres). To the east is the fully developed Willow Dale Estates Country Residential subdivision with 32 parcels ranging in size from 1.0 hectares (2.47 acres) to 2.50 hectares (6.18 acres). To the north is 64 hectares (160 acres) of hay land and trees which is currently under consideration for Area Structure Plan approval of 52 parcels ranging in size from 0.24 hectares (0.59 acres) to 4.94 hectares (12.21 acres). The proposal is compatible with adjacent land uses.

PROPOSED LAND USE

The proposed land use for the subject property is a 47 lot Country Residential subdivision. The Municipal Development Plan provides for a maximum density of 50 parcels per quarter section but as there is an existing 7.26 acre Country Residential parcel located in the

southwest corner of the quarter section the addition of 47 parcels under this Area Structure Plan will bring the density to 48 parcels for the subject quarter section. The development concept provides for a horseshoe roadway with both accesses from Range Road 223. All proposed lots have frontage and access the internal roadway system.

A 4.84 hectare (11.96 acre) Municipal Reserve parcel is being provided in the south central portion of the site to protect an existing wood lot which is the only substantial treed area on the site. Access to the Municipal Reserve will be provided through one 6 metre walkway off the end of the cul-de sac-between proposed Lots 10 and 11 and also through 61.17 metres of frontage on the internal roadway at the north end of the Municipal Reserve. The subdivision will result in a shortfall of reserves of approximately 1.39 hectares (3.42 acres). It is proposed under this Area Structure Plan that the shortfall be made up by the payment of money-in-lieu of reserves.

The two acre wood lot will be contained completely within Lots 29 & 30 and like those portions of Lots 4, 5, 7, 10 & 11 which contain part of the larger wood lot of the Municipal Reserve, will remain undisturbed through the provision of a conservation easement. Shelter belts bordering Willow Dale Estates and Royal Gardens will also be protected by conservation easements. Treed areas around the scattered sloughs will remain undisturbed as construction of the entire roadway will involve the removal of trees only where the south portion of the roadway crosses through the long north/south shelter belt located in the middle of the property. Low areas on Lots 1, 30, 31 and 48 will be designated P.U.L. and used as storm water retention areas.

The major transportation routes in the area are the north/south Range Roads at one mile intervals and the east/west Township Roads at two mile intervals. Township Road 530 (Baseline Road) is situated along the north side of the property while Range Road 223 is situated along the west side of the property. The routes are evident on the Key Plan on Page 2 of this document.

The lot design meets the size requirements of the Country Residential District of the Strathcona County Land Use Bylaw which calls for a minimum parcel size of 0.80 hectares (2.0 acres). All parcels are at least 0.80 hectares (1.98 acres) and the largest parcel is 4.36 hectares (10.77 acres). The average parcel size within the subdivision is 1.08 hectares (2.66 acres). All lots meet the minimum 60 metre lot width prescribed under the RC district of the Strathcona County Land Use Bylaw.

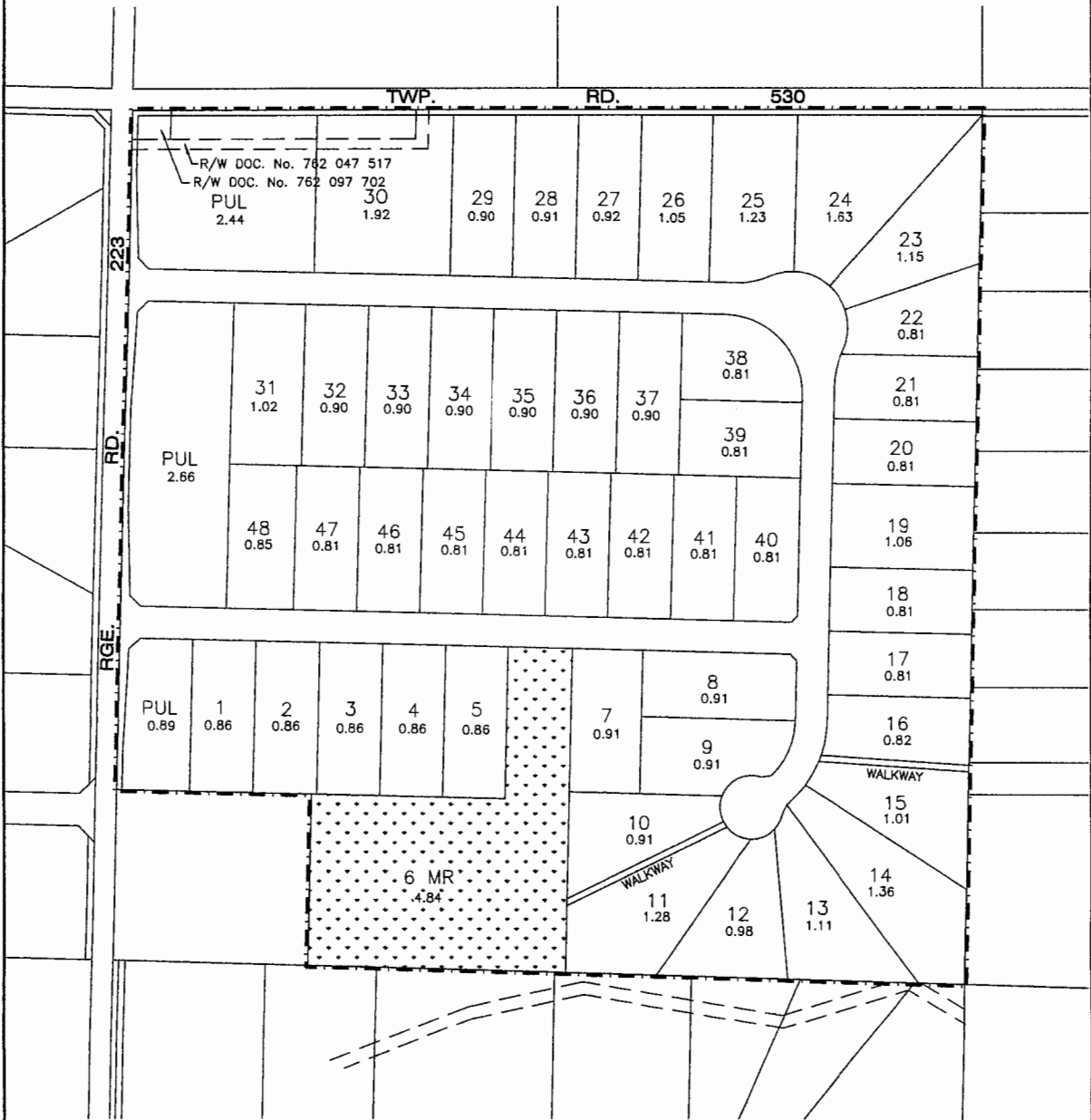
The Development Concept Plan (Figure 2), the Conservation Easement Plan (Figure 2A), the Developable Areas Plan (Figure 3) and a Table of Land Use Allocation are provided on the following pages.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
N.W. 1/4 SEC. 34-52-22-4
STRATHCONA COUNTY



Fig. 2
DEVELOPMENT CONCEPT



- ASP BOUNDARY
- LOT AREA
- MUNICIPAL RESERVE

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TABLE OF LAND USE ALLOCATION

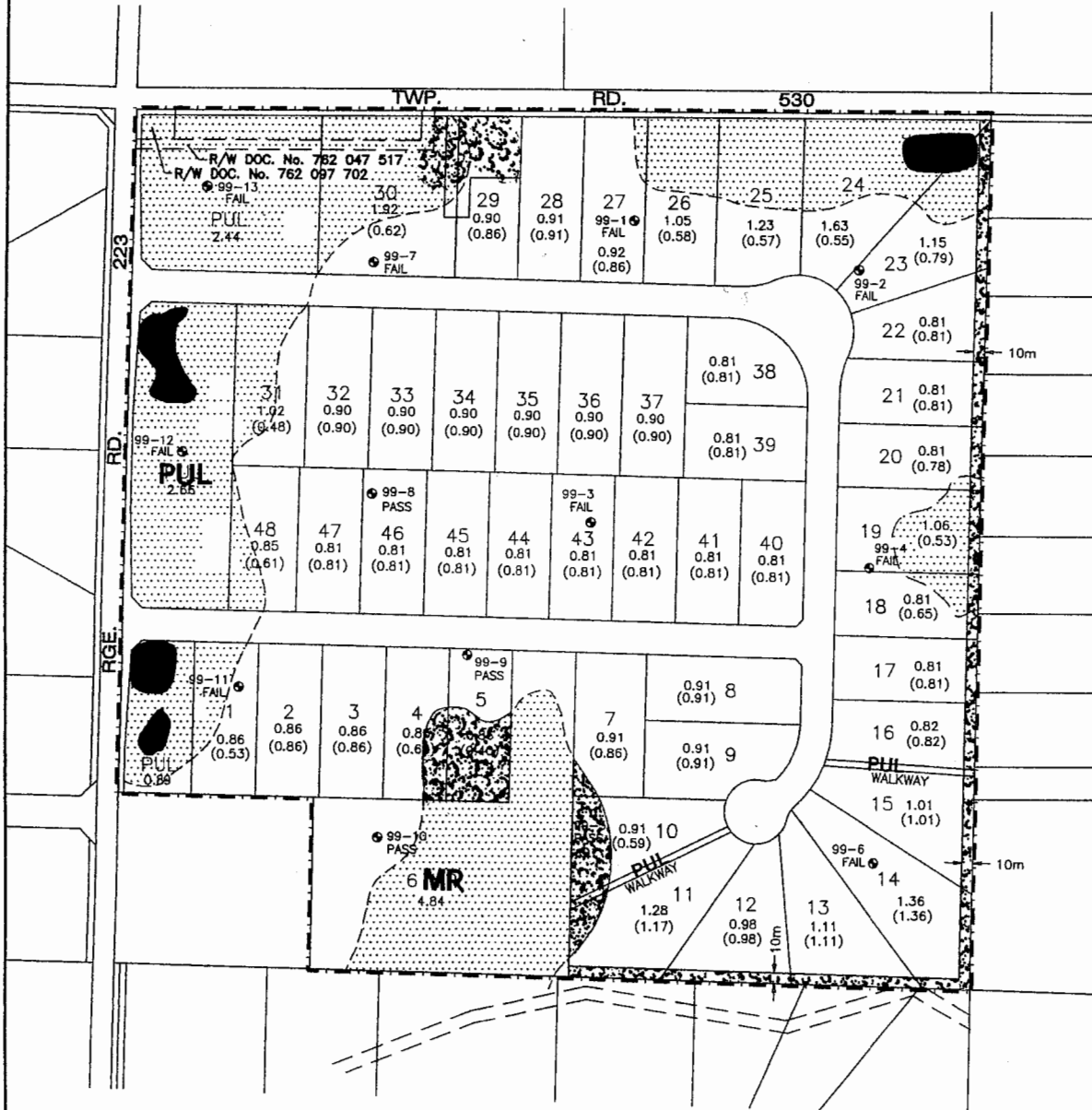
	Ha.	Acres	Percent
Gross Area (Pt. of NW 34-52-22-W4M)	62.35	154.07	100.0%
LAND USES:			
Country Residential Lots	50.67	125.21	81.25%
Municipal Reserves	4.84	11.96	7.75%
Roadways & Public Utility Lots	6.84	16.90	11.0%
TOTAL	62.35	154.07	100.0%

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
N.W. 1/4 SEC. 34-52-22-4
STRATHCONA COUNTY



Fig. 2a
CONSERVATION EASEMENT



- ASP BOUNDARY
- CONSERVATION EASEMENT
- 0.86 LOT AREA
- (0.55) DEVELOPABLE AREA
- STORM WATER RETENTION PONDS
- UNDEVELOPABLE AREAS
- TESTHOLES

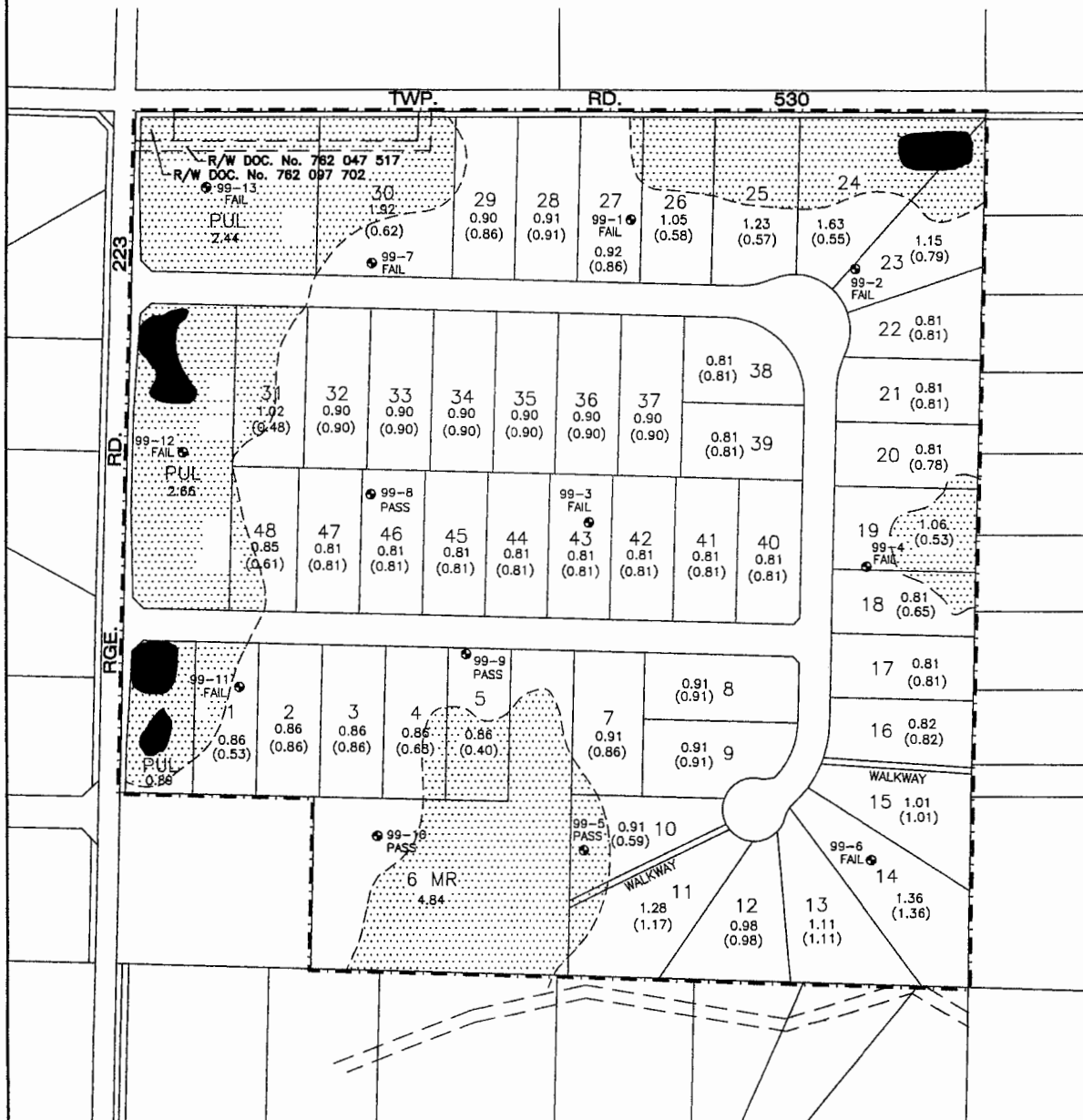
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AREA STRUCTURE PLAN

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Fig. 3
DEVELOPABLE AREAS



- ASP BOUNDARY
- 0.86 LOT AREA
- (0.55) DEVELOPABLE AREA
- STORM WATER RETENTION PONDS
- ░ UNDEVELOPABLE AREAS
- ⊕ TESTHOLES

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POPULATION

The Country Residential Subdivision proposes 47 lots in two phases each lot a minimum of 0.80 hectares (1.98 acres) in size. The total number of housing units will be 47 upon full development of the site. According to the 1992 Municipal Census the average Country Residential household size is 3.3 persons. Based on this figure the projected population upon full development would be 155 persons.

SCHOOL POPULATION

The school population is projected to be:

Elementary	42
Junior High	22
Senior High	29
Total	93

School population generation is based on the following ratios of public and private combined*:

Elementary: 0.27 pupils per population

Junior High: 0.14 pupils per population

Senior High: 0.19 pupils per population

School busing will be required as the school population generated is inadequate to warrant the provision of any schools on the property.

*New Schools and Park Sites Study County of Strathcona No 20, 1990.

TRAFFIC PROJECTIONS

The proposed subdivision when fully developed will consist of 47 households. Using a figure of 12 vehicle trips per day per household the traffic generation rate upon full development will be 564 vehicle trips per day.

MUNICIPAL INFRASTRUCTURE

a.) Roadways

The roadways are proposed to have a rural cross section with a 12 metre subgrade, 5:1 sideslopes, 1 metre ditch width and 5:1 backslopes within a 30 metre right-of-way for a design speed of 60 kilometres per hour. The carriageway is proposed to have a paved surface 8.5 metres in width with 150 mm granular Base Course and minimum 100 mm Asphalt Concrete Pavement. Five metre road widenings will be provided along Range Road 223 and Township Road 530. As well additional road widening will be provided along Range Road 223 to allow for roadway flaring for acceleration and deceleration lanes. Approaches 6 metres wide will be provided to each lot. The two existing approaches onto Township Road 530 will be removed. Culverts will be provided along the internal roadway and to individual lot approaches where required. The east/west components of the horseshoe road system are each approximately 630 metres in length and the north/south component of the horseshoe is approximately 285 metres in length. There is also a single cul-de-sac off the southeast corner of the horseshoe road. The cul-de-sac is approximately 165 metres in length and terminates in a turnaround bulb. The total length of the internal roadway system is approximately 1710 metres. Two walkways are being constructed on two-six metre public utility lots for the purpose of allowing access to the municipal reserve parcel from the end of the cul-de-sac and access to Willow Dale Estates from the end of the cul-de-sac. The walkway to Willow Dale Estates will also serve as an emergency

access between Lark Hill Farms and Willow Dale Estates. Both walkways will be constructed on a 4 metre compacted clay subgrade with gravel overlay. Knock down or T bollards will be provided at the end of each walkway to prevent vehicular access except in an emergency.

b.) Water Supply

The developer proposes to supply a piped water distribution system throughout the subdivision using the Strathcona County Rural water line. The subdivision can be serviced with water from the south as the water line services the Meadowlark Hills Country Residential subdivision only ½ mile south. Water servicing can also come from the east as there is a water line ½ mile east on Range Road 222 which services the water tower at Ardrossan. The water line is a low pressure system which will be brought to the front property line of each lot by the developer. It will be the individual lot owner's responsibility to install a water cistern and pressure system on their site to service their residence with water of acceptable pressure for residential purposes.

c.) Sanitary Sewers:

Individual homeowners will be responsible for sewage disposal either through septic tanks and fields, pump-out tanks or above ground evaporation mounds. The nature of the soils on the property are conducive to sewage fields only in the south central area of the site. The remaining sites will require the installation of an above ground mound or pump out tank at the time of home construction. Should above ground mounds be installed on any of the sites it is important to construct the bottom of the mound at least 1.5 metres above the water table.

d.) Storm Water Management

Storm water management will be via surface. Design drainage will maintain existing drainage patterns as much as possible. Ditches and culverts are to be designed to a 1:25 year storm event. Minimum 600 mm diameter, 2.8 mm thickness culverts will be used for cross grade culverts and minimum 400 mm diameter, 2 mm thickness culverts will be used for individual lot approaches. Stormwater storage areas will be provided by enhancing existing depressions to allow for the increased run off at post development estimated to be 11%. Installation of culverts at strategic locations to connect subcatchment areas and the enhancing of existing ponds/depressions will ensure that post-development run off volumes do not exceed pre-development run off volumes. A more detailed analysis of stormwater management is provided in the stormwater management/drainage study prepared by Agra Earth & Environmental Limited which is included in the design brief that was prepared in support of the Area Structure Plan.

DEVELOPMENT CONTROL

The exclusivity afforded the plan area as a result of its natural features and large average parcel size combined with its locational attributes, suggest that promoting a relatively high quality residential subdivision is appropriate. Although not part of this Area Structure Plan, architectural guidelines to ensure development control will be applied at the time of lot sales, marketing and housing construction. Quality control guidelines of similar country residential subdivisions will be considered. In keeping with surrounding development manufactured homes moved on site will not be permitted. Examples of the types of guidelines to be applied include but are not necessarily limited to:

- roofing and siding material
- colour schemes

- fencing
- minimum house and garage size
- landscaping
- storage of unsightly materials and objects
- increased front yard setback

FRANCHISE UTILITIES

The subdivision is proposed to be serviced with overhead power as well as natural gas, telephone and cable television all located within the proposed 30 metre roadway as shown on Strathcona County Drawing No. B-23A which is attached to the Engineering Design Brief.

STAGING

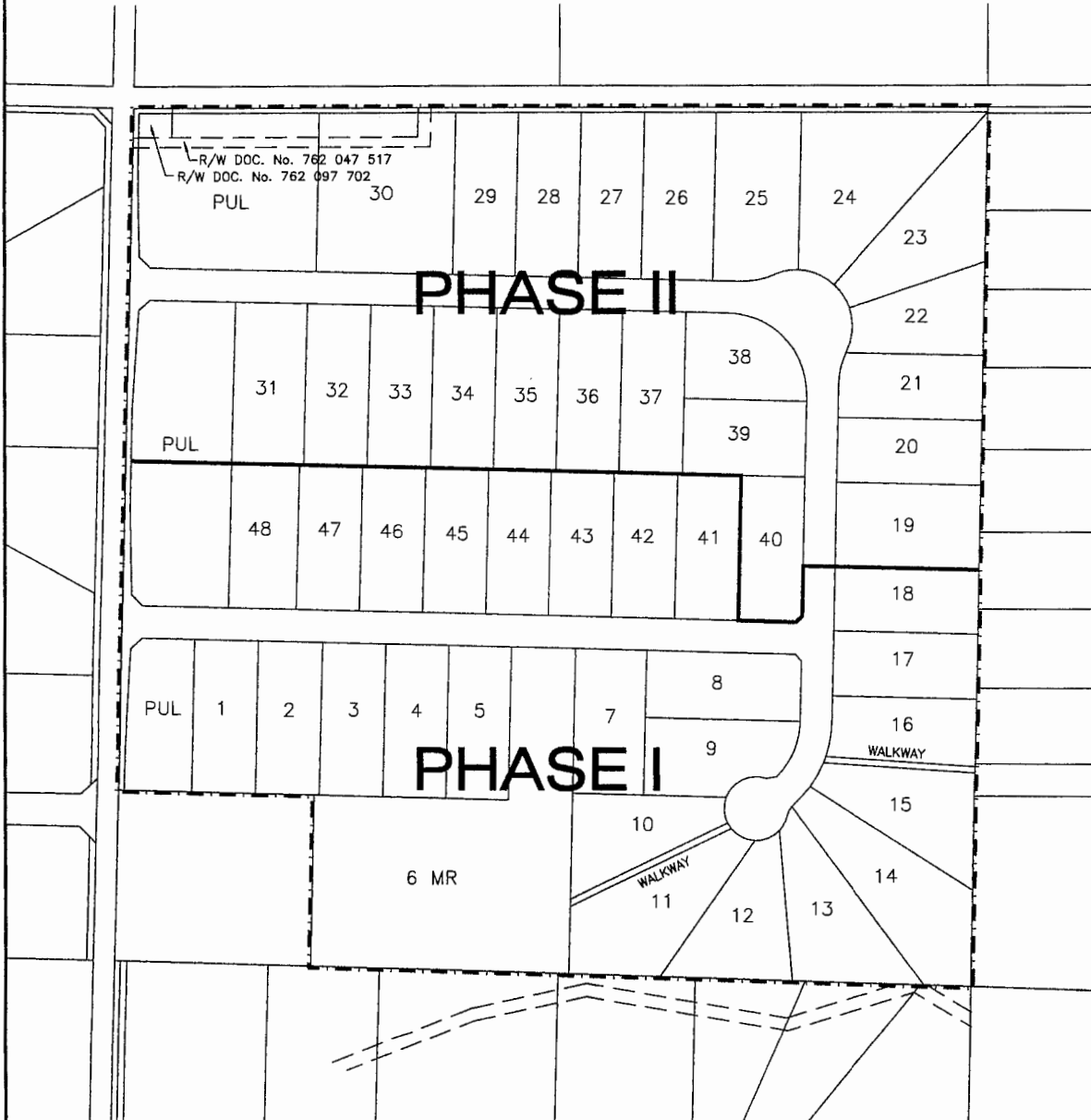
The subdivision will be developed in two stages with Phase I consisting of 25 lots being Lots 1 to 5 inclusive, Lot 6MR, Lots 8 to 18 inclusive and Lots 41 to 48 as well as the two Public Utility Lots which access Lot 6MR and Willow Dale Estates. Phase II will consist of 22 lots being Lots 19 to 40 inclusive. It is anticipated construction will begin on Phase I in the spring of 2001 with construction to be completed by the summer of 2001. Phase II will be developed as sales in Phase I permit. Figure 4 on the following page shows the proposed staging for the development.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
N.W. 1/4 SEC. 34-52-22-4
STRATHCONA COUNTY



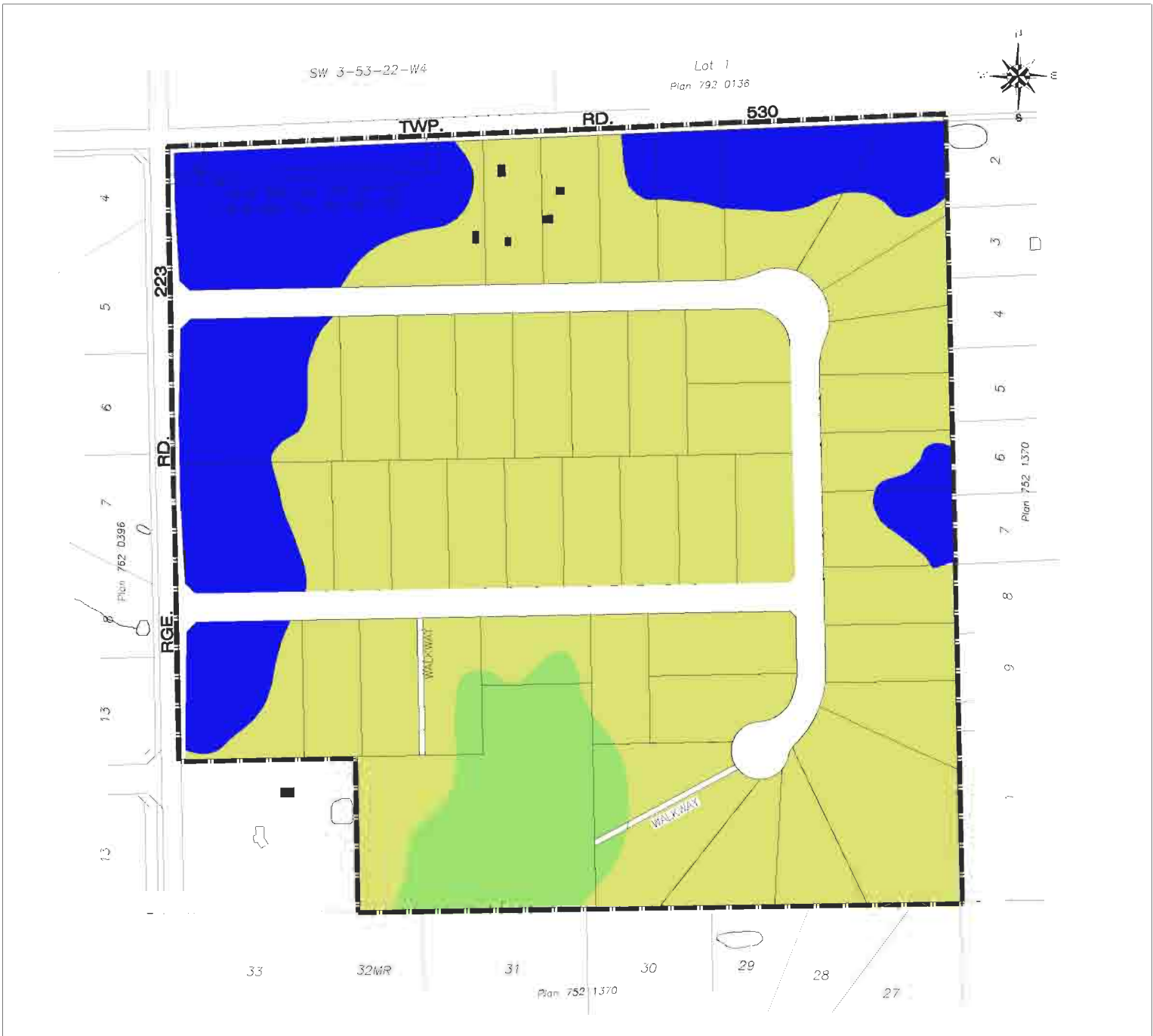
Fig. 4
STAGING



--- ASP BOUNDARY

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MARCH, 2001



Lark Hill Farms Area Structure Plan Bylaw 45-2001

Date of Adoption 12 June 2001

Developable Area
Municipal Reserve
PUL



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

Telephone: (780) 484-8212
www.strathcona.ab.ca