

BYLAW 17-2019

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

AS:

- A. section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and
- B. it is deemed advisable to repeal the existing area structure plan for the Summerwood Area and adopt a new area structure plan for the Summerwood Area.

THEREFORE Council enacts as follows:

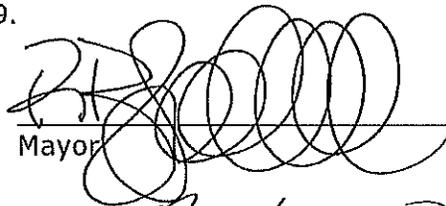
1. This Bylaw may be cited as the "Summerwood Area Structure Plan".
2. The document entitled "Summerwood Area Structure Plan" attached to this Bylaw as Schedule "A" is hereby adopted as an area structure plan pursuant to the *Municipal Government Act*, RSA 2000, c M-26, as amended.
3. County Bylaw 8-2015, County Bylaw 8-2016, and County Bylaw 60-2017 are repealed.

Read a first time this 9 day of July, 2019.

Read a second time this 9 day of July, 2019.

Read a third time this 9 day of July, 2019.

Signed this 29 day of July, 2019.



Mayor



Director,
Legislative and Legal Services

SUMMERWOOD

AREA STRUCTURE PLAN



Prepared for: Qualico Developments West Limited
Presented by: Select Engineering Consultants Ltd.
Date: June 19, 2019
RPT-1-36-17052-8.5-SummerwoodASP-190605.docx

Table of Contents

1.0	Introduction	1
1.1	Guiding Principles.....	1
1.2	Vision.....	1
1.3	Purpose	2
1.4	Location.....	2
1.5	Land Ownership	2
1.6	Background.....	2
1.7	Site Context.....	3
1.8	Existing Site Conditions	4
1.9	Supporting Studies.....	5
2.0	Planning Context	10
3.0	Land Use Concept	11
3.1	Land Use Concept.....	11
3.2	General	12
3.3	Residential	13
3.4	Potential Historical Buildings.....	15
3.5	Commercial.....	15
3.6	Park / Open Space.....	16
3.7	Urban Design.....	19
3.8	Land Use and Population Statistics.....	20
4.0	Transportation and Circulation	22
5.0	Utilities	26
6.0	Implementation	29
List of Appendices		
	Appendix A: Area Structure Plan Figures.....	30
	Appendix B: Public Consultation	32

List of Tables

Table 1: Land Use Statistics.....20
Table 2: Student Generation Statistics.....21
Table 3: Summerwood North - Housing Distribution.....21

List of Figures

Figure 1: Location Plan
Figure 2: Land Ownership
Figure 3: Existing Site Features
Figure 4: Land Use Concept
Figure 4A: Summerwood North Housing Distribution
Figure 5: Parks and Open Space
Figure 6: Transportation
Figure 7: Water Servicing
Figure 8: Sanitary Servicing
Figure 9: Storm Sewer

1.0 Introduction

Summerwood is a vibrant, attractive and sustainable community in Sherwood Park where people will continue to live, learn, work, and play throughout their life. Summerwood is a community which promotes livability, connectivity, and walkability through the careful integration of the natural and built environment and access to convenient shopping and services.

1.1 Guiding Principles

The following provides the primary principles that have been used to guide development of the ASP's land use concept to achieve the area's vision statement. These key objectives are:

- To provide a range and variety of housing opportunities to meet current and future market conditions.
- To provide affordable housing to all market segments from first time home buyers to empty nesters.
- To create a range of active and passive recreational opportunities distributed throughout the neighbourhood.
- To integrate selected natural 'urban forest' areas into the fabric of the neighbourhood to create a balance between the natural and built environment.
- 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 Lakeland Drive and Clover Bar Road.
- To provide economical servicing which responds to existing site conditions.

1.2 Vision

This Area Structure Plan describes how the lands are to be taken from their existing undeveloped state to their ultimate pattern of intended urban development. The plan is interpreted based on its three primary undertakings: it establishes the land use planning intentions of the Province of Alberta and Strathcona County; it reviews and describes the existing conditions of the lands; and, finally it defines a land use concept that describes how the lands will be developed. The proposed land use concept results from addressing both the desired planning intentions and the existing physical and natural environment.

1.3 Purpose

The purpose of the Summerwood Area Structure Plan is to provide a development framework by describing land uses, sequencing of development, population density, and the general location of major transportation routes and public utilities. The Plan's vision and objectives will be achieved over time through implementation of its policies and land use concept.

Summerwood ASP will be used by the municipality and landowners to guide future land use districting and subdivision in the pursuit of orderly and effective development.

1.4 Location

Summerwood is located in the northeast portion of the Urban Service Area of Sherwood Park (**See Figure 1**), which is southwest of the intersection of Highway 16 (Yellowhead Trail) and Highway 21. The area's south boundary is Lakeland Drive, Clover Bar Road is the west boundary, and the north boundary is Highway 16, excepting where the existing manufactured home and communities of Lakeland Drive and Jubilee Landing exist.

Summerwood south generally includes the south half of Section 12-53-23-4 and part of the SE $\frac{1}{4}$ 11-53-23-4, while Summerwood North is located in the NE $\frac{1}{4}$ 12-53-23-4.

1.5 Land Ownership

Summerwood South is mostly developed and is held under multiple certificates of title by individual residential landowners. The remaining undeveloped areas are approved and districted, and Summerwood Land Company Limited has title to these small remaining undeveloped areas (**See Figure 2**).

Summerwood North, consisting of 40.45 ha within the NE $\frac{1}{4}$ 12-53-23-4, is titled to Qualico Developments West Limited. There is a separate title for Lot 1, Block 1, Plan 162 3236 in the southeast corner registered under title number 182 008 074.

1.6 Background

The Summerwood Area Structure Plan Bylaw 27-2002 (ASP) was adopted by Strathcona County Council on April 9, 2002, and last amended by Bylaw 93-2003 on October 14, 2003. In the time since the ASP's adoption it has been largely developed except for some lands along its east boundary.

Bylaw 8-2015 was approved on February 25, 2015 to extend the planning area boundary northeasterly to include NE 12-53-23-W4M and capture changes to the Land Use Concept and registered subdivisions that have occurred over time. Throughout this document the original ASP area, which is largely built out, is identified as Summerwood South and the expansion area which is under development is called Summerwood North. Bylaw 8-2016 was approved on February 23, 2016 to replace single family to townhouse land use. Bylaw 60-2017 was approved on December 12, 2017 to update the densities within the neighbourhood.

The expansion area represents the last undeveloped land in this corner of Sherwood Park, and this ASP identifies it for a mix of low density and medium density townhouse residential land uses, several neighbourhood parks, and a stormwater management facility.

The ASP is prepared in conformance with the Municipal Government Act, the Strathcona County Municipal Development Plan, and the North of Lakeland Drive Area Concept Plan.

1.7 Site Context

The existing plan area context is shown on the air photo in Figure 3, and described in the following sections.

Surrounding Land Uses

Summerwood is bordered on the south by Lakeland Drive and the existing residential neighbourhoods of Davidson Creek and Clarkdale Meadows. Highway 21 borders Summerwood on the east with small land holdings and agricultural lands further east. To the west across Clover Bar Road are the Aspen Trails and Emerald Hills neighbourhoods which are actively under residential, mixed-use and commercial development. A Canadian National Railway mainline track traverses the northeast corner of the plan area, and the north boundary abuts Highway 16 except in the NW 12-53-53-4 where the north boundary is the existing Lakeland Village and Jubilee Landing manufactured home parks.

In Summerwood North care will be taken to ensure that at the time of subdivision the existing grades at the property line are matched to Lakeland Village and Jubilee Landing. Furthermore, the existing fencing along the common property line may be supplemented and additional screening and landscaping may be incorporated. Cost sharing with regard to interface development will be discussed with the owner of the manufactured housing park at the time of subdivision.

The site's existing conditions are shown in **Figure 3**, and described in the following sections.

Existing Land Uses

The existing land uses in Summerwood includes commercial, medium-density residential and low density residential uses consistent with the approved ASP's Land Use Concept.

In the Summerwood North expansion area the land is currently under construction with several stages of development complete and a farmstead located in its southeast corner. A historical review of the land and farmstead buildings has been performed and the findings are included in this amendment.

1.8 Existing Site Conditions

The site's existing conditions are shown in Figure 3, and described in the following sections.

Soils and Topography

The ASP plan area is well suited for urban development in terms of soils, slopes and overall drainage conditions. Area soils are clay loam formed on glacial till deposits, which are common within parts of the urban service area of Sherwood Park and present few constraints to development.

Topography of Summerwood South has surface elevations ranging from a high of 703 m at the southwest limit to a low of 684 m near the northeast boundary that represents total relief from south to north of about 19 m (62 feet). The shape of the land creates view lots and walk-out residences north of Lakeland Drive. An existing depression area in the northwest plan area east of the former Glen Allen Road Right-of-way provides opportunities for stormwater management facility requirements (**See Figure 3**).

The Summerwood North topography generally slope to the northeast corner ranging between a typical high of 692 m to a low of 682 m, which is a total relief in elevation of approximately 10 m (32.8 feet). A small low pocket of lower lands also exists in the southwest corner, and a small isolated hill centered on the area's south boundary is the area high point at 698 m. The lower lands in the northeastern part of Summerwood North adjacent to the rail line are the logical location for a stormwater management facility.

Ecology and Hydrology

Natural ecological areas in Summerwood include a creek tributary, wetlands, and several areas of trees and shrubs. Summerwood South has been mostly built to its intended urban form, while the Summerwood North expansion area is largely undeveloped with intact trees and wetlands that have remained despite ongoing agricultural activities. The detailed biophysical assessments for these lands have been performed and are summarized in Section 1.9.

Railways

The northeast corner of the site abuts a CNR principal mainline railway corridor. Residential development may be located in proximity to this railway corridor subject to mitigation of noise, vibration, and providing safety setbacks and berming as established by the railway. As recommended by the Canadian National Railway guidelines all residential dwellings in proximity of the rail line will be setback a minimum 30 metres from the railway right-of-way and a safety berm will be incorporated (i.e. noise attenuation berm).

All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Municipality in consultation with CNR. Where applicable, the Municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.

A former railway line right-of-way, that is now abandoned, exists in north part of the Plan Area as shown on **Figure 3**.

Access and Utilities

Summerwood is provided excellent access to the surrounding community and region as it is bordered by arterial roads on the west and south (Clover Bar Road & Lakeland Drive), and by major highways on the north and east (Highway 16 & Highway 21). Summerwood North is accessed from two collector roads that both tie into Summerland Drive within Summerwood South. The eastern leg of Summerland Drive connects to Lakeland Drive at the intersection of Clarkdale Drive. The western leg of Summerland Drive also ties into Lakeland Drive and another access is provided to Lakeland Drive at Davenport Drive intersection but cross access is restricted at this intersection.

A 138 kV overhead power transmission line stretches north-south through the west side of Summerwood South in a right-of-way that once paralleled the former Glen Allan Road right-of-way. This power line is permanent as it was not feasible to relocate it.

Summerwood ASP supports the protection of existing utilities in public utility lots. In Summerwood North, a 3.0 m wide ATCO pipeline corridor will be protected and grassed.

1.9 Supporting Studies

The following background and technical studies are specific to the Summerwood North lands (NE ¼ 12-53-23-4) that expand the boundaries of the Summerwood ASP. These studies supplement the original ASP studies for the substantially constructed Summerwood South lands that are on file with Strathcona County.

Environmental Site Assessment

An ESA Phase 1 for the Summerwood North area was undertaken by Hoggan Engineering & Testing Ltd. in December 2012. This assessment observed the following areas of possible concern: the former and current Above Ground Storage Tank (AGST) location; a flowerbed made of railway ties; the herbicide storage and steel barrels at the old farmhouse; and, a former railway line. The report recommended: the AGST locations be investigated for potential hydrocarbon contamination; that the farmhouse location be evaluated when the snow has melted; and, that the former rails line be assessed for any creosote, hydrocarbon, and/or metals contamination.

The abandoned railway alignment, as noted above and identified on **Figure 3**, has been tested and is confirmed to have creosote from the rail bed aggregate that was levelled and covered after the railway was removed.

A Phase 2 Environmental Site Assessment was completed by Hoggan Engineering & Testing Ltd. in May 2014. It is recommended that the former railway line alignment within the site be located and the fill soils stripped out of the former right-of-way down to native undisturbed soils, and the material properly disposed of.

The Phase III ESA has assessed the lateral and vertical extent of PAH-impacted soils on the Site. Excavation and removal of the impacted soil to a Class II landfill facility is recommended as the shallow limits of PAH-impacted soils are amenable to excavation, which in turn, has a relatively short duration to effect complete remediation.

Remediation has been completed and Alberta Environment and Parks issued a Remediation Certificate on July 31, 2018.

Geotechnical Investigation

A Geotechnical Investigation for Summerwood North was prepared by J. R. Paine & Associates Ltd. in November 2012 to assess the area's general soil conditions and provide geotechnical recommendations for construction of the future subdivision.

The report's conclusions indicated that the area's soil and groundwater conditions were feasible for development; although, the occasional presence of a moderate to high water table should be taken in to account during design and construction.

Transportation Impact Assessment (TIA)

A TIA was undertaken by UMA Engineering Ltd. in July 2003 and updated in August 2004 for adding a third southward collector road access to Lakeland Drive. This TIA examined the Summerwood ASP traffic impacts and defined road networks required to serve the development in Summerwood and included 500 dwelling units anticipated in Summerwood North.

A minor TIA Update by BUNT & Associates Engineering Ltd. in 2014 confirmed that the road systems for Summerwood North are sufficient for a total of 635 residential dwelling units. This TIA Update is submitted under separate cover.

A minor TIA update by Bunt & Associates in 2018 was submitted to the County to address the redistribution of municipal reserve. The update indicates that the overall traffic volumes were reduced with the change in land use and no further analysis is required.

Noise Impact Assessment

ACI Acoustics provided analysis of potential noise impacts on the lands in support of the Summerwood North engineering design brief in August 2013 and updated in 2018. The purpose of this work was to conduct noise and vibration monitoring within the study area relative to the adjacent rail line and roadways. This acoustical report indicated that mitigation would be required to meet Strathcona County noise level standards along parts of Highways 16, Highway 21 and the rail line.

As a result, in order to meet the vibration criteria, no residential structures should be built closer than 32 m distance from the track centre-line. The current project design indicates that the back property line for all residential properties will be beyond this point. As such no additional vibration mitigation is required.

Biophysical Assessment and Wetland Compensation

Natural ecological areas in the Summerwood consist of a creek, wetlands, and several areas of trees and shrubs. The plan area was included within a report entitled "*Ecological Assessment of the Remaining Habitat Patches in the Undeveloped Lands within the Urban Service Area of Sherwood Park North of Baseline Road*" provided to Strathcona County in April 2000 by Stantec Consulting Group.

The Stantec report provided an ecological assessment of habitats in the urban services area located north of Baseline Road in Sherwood Park, and made recommendations regarding natural area retention. Generally, it recommended fresh water marsh and creek habitats receive the highest priority, a moderate priority for upland aspen habitats, and that prairie potholes receive the lowest priority. However, due to the broad generalized scope of the Stantec report it was necessary to supplement these findings to determine which existing natural features were best suited for retention in the Summerwood plan area.

Summerwood South

In Summerwood South natural areas were integrated into the urban fabric of the neighbourhood. The fresh water marshes and creek habitats rated highest for retention in the Stantec report have been retained in the Plan and a tributary of the Oldman Creek has been diverted north from Davidson Creek through a culvert under a private access road into the SW 12-53-23-W4 and runs north through the west central portion of the Summerwood Plan area. This channel was claimed by Alberta Public Lands and they confirmed that the realignment of a portion of the creek channel was permitted to facilitate development. This channel was realigned and enhanced to provide drainage for urban areas to the south. It also provides pedestrian linkage from the south urban forest park area to the northwest stormwater management facilities. Ownership of both the retained and realigned portions of the creek channels have been transferred to the crown.

In review of area upland aspen habitat, rated with moderate importance by Stantec, the assessment determined that two tree stands were suitable for long term retention and integration. These two tree stands are identified on **Figure 3**. The central tree stand rated high because it is large in size, centrally located and in good condition. The second tree stand is located north of Lakeland Drive on the site of an existing farmstead and it consists of mature farm shelterbelt trees and associated ornamental planting. This southern tree stand, in conjunction with the watercourse in the southwestern portion of the plan, provides a natural park area and a buffer between commercial/medium-density residential (west) and the low density residential land uses (east).

A wetland within the SE ¼ Section 12 Township 53 Range 23 West 4th Meridian is designated for Environmental Reserve (ER). A buffer of Municipal Reserve will be established to provide protection from surrounding urban development.

Other tree stands in Summerwood South were considered to be unsuitable for retention due to stormwater requirements, topography, limited size, location and lack of Municipal Reserve. These scattered tree stands have been cleared with development.

Summerwood North

A Biophysical Assessment was completed by Fiera Biological Consulting Ltd. in 2012/2013 for Summerwood North. This report reviewed and concluded that area tree stands in their current condition had limited ecological value, and that there was one Class II Wetland and one Class III Wetland on-site. The report recommended that the approximate 1.89 hectare Class III Wetland be given consideration for conservation or compensation. ESRD (Public Lands) confirmed that they will not be claiming the Class III wetland.

Strathcona County, per their Wetland Conservation Policy SER-009-036, also agreed that the Class III wetland may be removed and compensation may be provided. Compensation is proposed because this wetland is located in the very south central part of Summerwood North immediately behind existing development that already isolates and disconnects it from the community and would create future safety and security issues. Furthermore, the area topography does not support development of the future Summerwood North stormwater management facility (SWMF) where this wetland exists as the lands all slope down towards the CN line. As such, the SWMF has been designated in the low area adjacent to the rail right of way where a stormwater management makes sense topographically and where it also provides a substantial buffer between the rail line and most of the future housing.

Provincial Wetland Compensation

A Wetland Compensation Plan has been provided and was sent to Alberta Environment Sustainable Resource Development to accompany a Water Act application for the Summerwood North study area on Dec 23, 2014. This compensation plan included a proposal to provide an in-lieu fee payment to Ducks Unlimited Canada (DUC) for the loss of all Class II-V wetlands, totaling 0.41 ha (Table 1). At a 3:1 replacement ratio, 1.23 ha of compensatory wetland habitat will be provided off-site by DUC.

Municipal Wetland Compensation

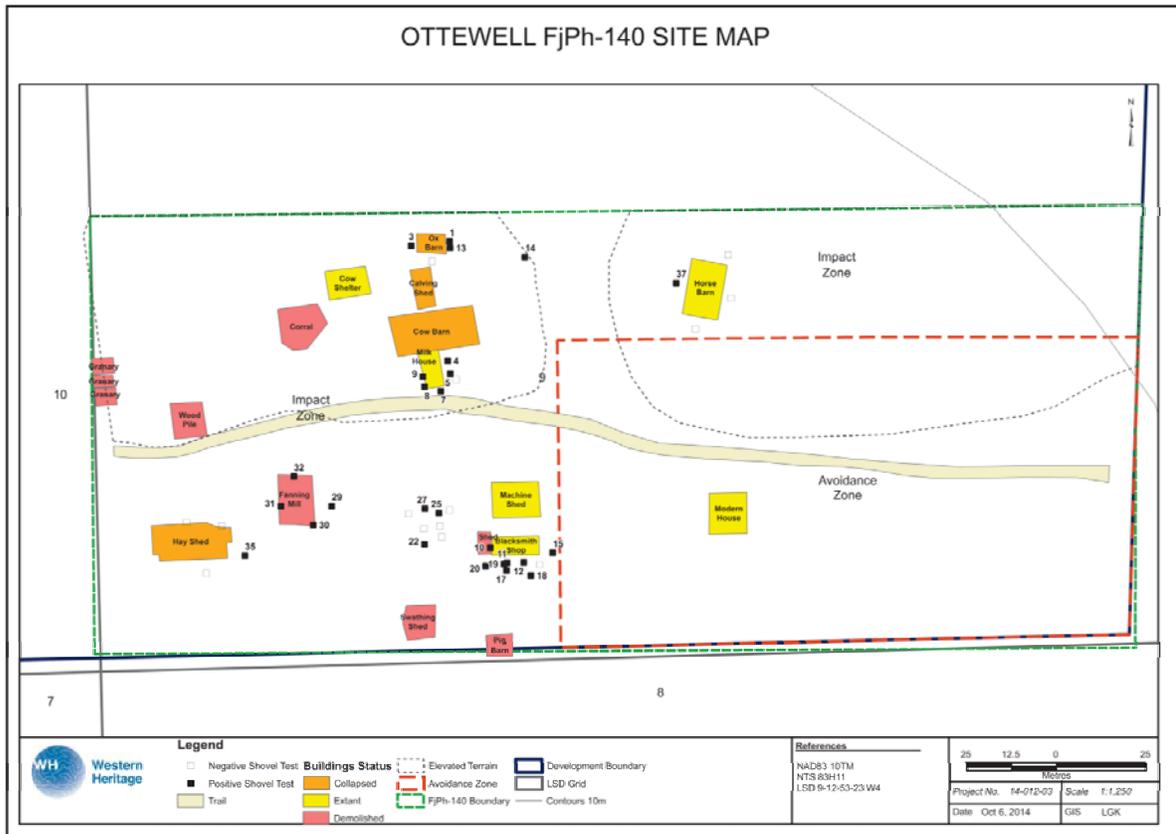
In addition to wetland compensation that is required under the provincial wetland policy, development in the Summerwood North ASP area must meet the requirements of the Strathcona County Municipal Wetland Conservation Policy, which states a goal of no net loss of wetland function. A minimum replacement ratio of 3:1 is required for all wetlands being lost to development. Given that municipal compensation requirements for Class III wetlands will be extinguished through an in-lieu fee payment to DUC (Section 1 above), only Class I wetlands will require compensation under the County policy. The area of Class I wetlands identified in the Summerwood North ASP area is 1.2 ha (Table 2). At a 3:1 replacement ratio, 3.60 ha of compensatory wetland habitat will be required to satisfy the municipal wetland policy.

The proposed development of Summerwood North includes the construction of a 3.63 ha stormwater management facility. The on-site construction and naturalization of the stormwater management facility will be used to satisfy municipal wetland compensation requirements for Class I wetlands, as per discussions with Strathcona County. This facility, at a minimum, will include undulating shorelines, fluctuating hydroperiod (i.e., periodic drawdown of stormwater), and a diversity of vegetation zones that will support an abundance of different wetland vegetation species, all with the objective of creating habitat diversity that will support waterfowl, amphibians, and small mammals. Native vegetation will be used to create upland, wet meadow, and emergent vegetation zones within and surrounding the storm facility to create a sustainable, low maintenance, and resilient system.

Historical Resources Assessment

Western Heritage Services reviewed the Summerwood North lands and presented a Statement of Justification (SOJ) in March 2014 that recommended that a Historical Resources Impact Assessment (HRIA) was not required for the site. Upon Alberta Culture’s review, they identified that their records indicated that these lands may contain structures considered by virtue of their age (built in 1890, 1895, and 1913) and association with the Ottewell family as potentially being of historical significance (**See Figure 3**).

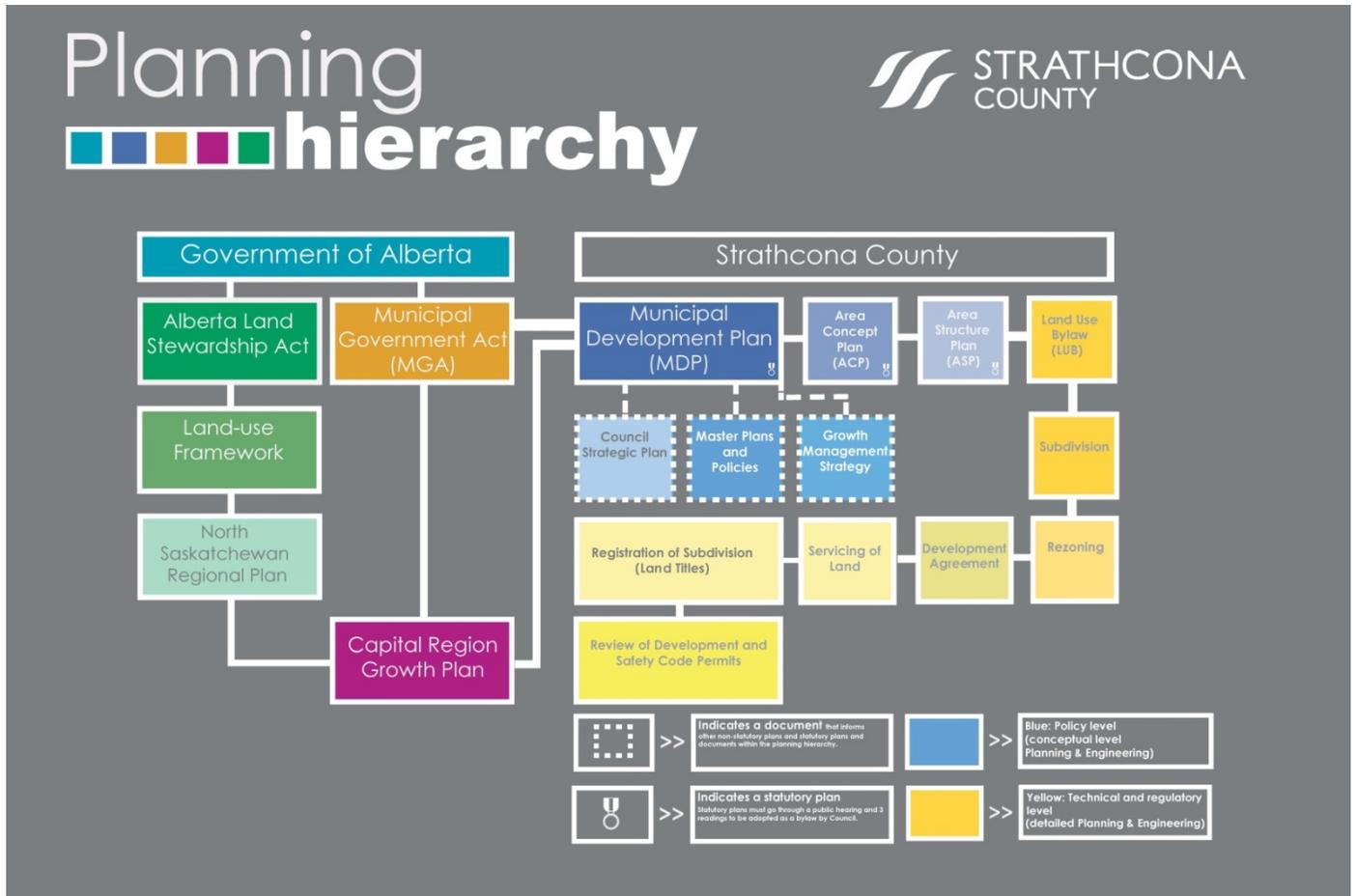
A HRIA for Summerwood North (NE 12-53-23-W4) was performed by Western Heritage pursuant to HRMB Project File # 4835-14-0032-003 for addressing the requirements of the Archeological Research Permit No. 14-219 in accordance with the Historical Resources Act (Province of Alberta). This Report concluded that given the present condition and limited symbolic and artistic value all structures located within the impact zone of the proposed development were considered to be of minor significance and limited interpretive value. Additionally, it concluded that there was no further heritage concern regarding the Ottewell homestead portion of the Impact Zone and that development can proceed. It also recommended that for the remainder of the Ottewell homestead, identified within the ASP’s Avoidance Zone, that a HRIA be required for this area prior to future development. Lastly, the HRIA recommended that the Ottewell Family be provided an opportunity to collect family valuables and any other items of interest prior to the development proceeding. This HRIA was granted Historical Resources Act approval by Alberta Culture and Tourism on November 28, 2014.



Source: Western Heritage, Historical Resource Impact Assessment (HRIA) of the Qualico Communities – Summerwood Residential Subdivision; October 2014.

2.0 Planning Context

The following flowchart describes the hierarchy of government policies and plans in the province of Alberta.



3.0 Land Use Concept

3.1 Land Use Concept

Summerwood is a predominantly low density residential development with a range of complementary commercial, open space and medium density multi-family residential land uses set within a series of natural elements. **(See Figure 4)** The area consists of Summerwood South which has completed its final stages of development, and Summerwood North which provides a logical extension to the neighbourhood boundary and is under development for residential land use.

Summerwood South has largely achieved the intent of what was envisioned in the original Summerwood ASP. Its open space elements and collector roadways define a series of logical development modules that integrate natural urban forests, an Oldman Creek tributary, neighbourhood parks, and a large stormwater management facility into a system that contributes beneficially to the quality of life of community residents. Additionally, these open space elements provide a natural buffer between the low density residential uses to the east and the medium density and commercial development to the west. An extensive trail system provides a variety of internal and external linkages to the community-wide trail system. An efficient collector road system has been established providing safe and convenient mobility within the neighbourhood and access to the adjacent Clover Bar Road and Lakeland Drive arterial roads.

West of the creek is comprised of compatible medium density multi-residential and commercial uses located in close proximity. The area provides opportunities for multi-family housing, possibilities for institutional use, and local commercial and professional businesses. Here the neighbourhood provides a location for incorporating more affordable housing choices to satisfy the housing needs of both younger and older market segments. A collector road east from Clover Bar Road across the creek channel ties this to the residential areas east of the creek. The balance of Summerwood South has been built as predominantly low density residential land uses that are provided with abundant open spaces that include central and southern urban forests, north and south stormwater management facilities, and the local creek tributary.

The development of the lands northeast of Summerwood ASP has always contemplated two collector road access points into the Summerwood North area. The development in Summerwood North has continued in a complementary low density residential style and form in keeping with the existing neighbourhood's character established in Summerwood South. The low density components of Summerwood North will be comprised of a combination of single detached, semi-detached and townhousing building types to achieve a minimum density of 25.7 upnrha from the approved plan. The distribution of these different housing types is shown on **Figure 4A**.

3.2 General

The following objectives and policies apply to all components of the Plan.

Objectives

1. Ensure the orderly and efficient use of land and the logical and cost effective extension of existing services in Sherwood Park.
2. Emphasize the preservation, enhancement and regeneration of local natural areas and life sustaining eco-systems.
3. Encourage a reduced dependency on extracted resources.
4. Encourage a reduction in the accumulation of man-made substances in nature.
5. Provide opportunity for every person to meet their basic human needs for shelter, access to food, employment, and day to day services.
6. To promote a high quality of life for neighbourhood residents by balancing and providing a diverse range of social, educational, environmental, health, recreational and cultural opportunities.
7. To promote an experience of community by residents feeling included and receiving an equitable benefit from the distribution of resources and availability of opportunities.
8. To build a complete neighbourhood that provides local residents a sense of belonging and the opportunity within their community to live, work, and play.

These objectives are addressed throughout the design of Summerwood ASP.

Policies

1. Establish a range of housing options to meet the diverse needs and financial realities of residents.
2. Provide multi-modal transportation options by providing facilities and services that support the needs of pedestrians, cyclists, and transit users.
3. Establish a complete community that provides opportunity for nearby access to day-to-day services and goods and supports a reduced need to travel for basic needs.
4. Encourage the preservation, enhancement, or compensation of natural wetlands.
5. Undertake development promoting and achieving an equitable and complete community by the provision of a variety in area uses to allow residents to live, work and play in the neighbourhood.
6. Provide a diverse range of housing types and forms for all ages and incomes groups.
7. Promote community connectedness and interaction by the provision of safe parks, trails, and gathering places that support neighbour interaction, integrate natural areas, and interesting urban design.
8. Promote a variety of transportation options for all local residents.
9. Promote local recreation and services to serve the needs of all ages that in particular recognize the aging population.

3.3 Residential

The Summerwood ASP Land Use Plan identifies the Plan's boundary, major internal roadways, and the location of all designated land use types. These land use classes are discussed in the following sections:

Low Density Residential



Areas designated as low density residential uses in the Land Use Plan consist of single detached dwelling types. The low density areas in Summerwood South are already largely constructed, and the Summerwood North area is similarly developed in form and character as an extension of the established neighbourhood. Area subdivisions will continue to use a mix of lane and laneless subdivisions with lanes being utilized to facilitate rear yard access, increase availability of on-street parking, and limit direct driveway access to collector roadways for pedestrian and traffic safety.

Summerwood North low density residential areas will utilize standard land use districts from the Strathcona County Land Use Bylaw to implement the Land Use Plan. The anticipated low density housing locations and distribution are identified in **Figure 4A**.

Low Density Semi-Detached



Summerwood has multiple Low Density Semi-Detached sites that have been constructed in the areas shown on the ASP's Land Use Plan utilizing the standard R2A District. Low Density Semi-Detached housing locations and units for Summerwood are identified in **Figure 4A**.

Medium Density Residential

Medium density areas are intended for townhousing or low rise apartment forms of development. The locations chosen for these sites on the land use plan have been influenced by their proximity to amenity areas, access to collector and arterial roadways, and/or avoiding any existing low density residential development. Medium density residential is divided into two types in the plan area; Medium Density Townhouse and Medium Density Residential comprising of low rise apartments. These housing areas are intended to accommodate a variety of possible market segments including single persons, families, or mature adults.



A majority of the medium density residential developments designated on the Land Use Plan are located in the south west corner of the plan area adjacent to the power line/ creek corridor. The developments constructed in this area consist of a range of multiple residential housing forms that include townhousing, and four storeys apartments. Townhousing sites are developed with a density of up to 50 units per net residential hectare. Low rise apartment sites are developed with a density up to 75 units per net residential hectare.

Medium density residential areas have contributed towards the achievement of the ASP's original concept of providing a residential component that would be compatible and linked to the plan area's local commercial uses. The Summerwood South medium density residential development is visually unique from other residential areas, providing options for "ageing in place", and allowing a land use transition between the area's commercial and low density residential areas.

Summerwood North has four medium density residential townhouse sites located north east of the plan area and are designated for street oriented development with a density of up to 50 units per net residential hectare.

Objectives

1. Ensure housing diversity that provides for a range of built forms, densities, ages, income levels and tenure of housing for residents.
2. Promote a master planned theme establishing a unique community identity, and ensure that the existing character in Summerwood South is extended to Summerwood North.
3. Incorporate new medium density housing forms to address demographic and market needs in Sherwood Park.
4. Promote high quality and higher density residential developments to encourage sustainability.
5. Ensure the location of medium density housing has regard for the form and character of neighbourhood single detached homes, and provide an interface between single detached developments and higher intensity uses.

Policies

1. Ensure that residential land uses are applied in conformance with Figure 4 and are consistent with Figure 4A.
2. Encourage the development of a wide range of housing types to address economic realities and lifestyle choices of residents.
3. Identify a unique community theme to be carried throughout the ASP area.
4. Implement a high standard of developer-initiated architectural control to support high quality architectural design and address theming elements.
5. Provide high quality medium density housing up to 75 units per net residential hectare including fourplexes, townhouses, and low rise apartments.
6. Medium density housing shall be designed and sited to provide an interface between lower density and non-residential uses and arterial roads.
7. Encourage a mix of housing types within medium density residential including fourplexes, townhouses, and low rise apartments, and ensure these are compatible in scale and design to surrounding developments.
8. Ensure no more than 74.7% of residential development be low density, ranging from 10 - 37 units per net residential hectare, to ensure consistency with the developed areas of Sherwood Park.
9. Ensure for low density residential units that laneways be considered on collector roadways where traffic volumes exceed Strathcona County's engineering requirements for direct street access.
10. Summerwood North residential development shall maintain a minimum density of 25.7 upnrha.

3.4 Potential Historical Buildings

The Potential Historical Buildings classification identifies a unique part of the ASP's low density residential use area that includes part of the Ottewell family homestead. This area has been subdivided from the balance of the Summerwood North lands and is retained by descendants of the Ottewell family. Historical Resources Impact Assessment (HRIA) has been completed in October 2014 by Western Heritage and it may only be redistricted for subdivision for the intended future low density residential development upon undertaking all required historical reviews in conformance with all rules and requirements of Alberta Culture and Tourism.

Objectives

1. Ensure a Historical Resource Impact Assessment is used to support the management of any historical resources present.

Policies

1. Require a Historical Impact Assessment for recommendations related to development in the Avoidance Zone identified in Figure 4.

3.5 Commercial



An approximate 3.24 ha commercial site has been constructed in Summerwood South at the intersection of Clover Bar Road and Lakeland Drive. In this location it takes advantage of higher traffic volumes passing the site, visibility, and access suitable for a strong retail anchor. This site contains a grocery store, drug store, financial institution, and small office and local retail uses. This commercial area in combination with the abutting Medium Density Residential uses achieves the ASP's intended concept of a mixture of compatible and supportive commercial uses with higher density housing.

Objectives

1. Promote adequate commercial opportunities, with appropriate scale and format for local retail and personal service businesses oriented towards the daily shopping needs of residents in the immediate area.
2. Provide an adequate supply of serviced land to support a commercial development to meet the day to day retail and service needs of the neighbourhood.
3. Ensure commercial sites are compatible with local residential areas, offer variety in day to day shopping and service uses, and are convenient and safe.
4. Encourage commercial land use design to have continuity of architectural style, scale and form, and be to integrate with adjacent developments.

Policies

1. Ensure that commercial lands uses are sited in conformance with Figure 4.
2. Ensure that commercial areas are safe and promote Crime Prevention through Environmental Design (CPTED) principles.

3. Provide for community scale commercial developments (up to 4.0 ha) at intersections of arterial roadways for local retail and personal service businesses oriented towards the daily shopping needs of residents in the immediate area.
4. Ensure that commercial land use design reflects a continuity of architectural style, scale and form to integrate with adjacent developments.
5. Provide convenient multi-modal access to commercial areas.
6. Provide land for the development of a variety of commercial business types oriented to support the local service and shopping needs of residents.
7. Locate and orient commercial land use to ensure high visibility and convenient access by pedestrians, transit, and vehicles.

3.6 Park / Open Space



Summerwood's parks, natural areas and other open spaces support a variety of passive and active recreational activities, preserve significant natural features, and provide an internal pedestrian circulation system with links to adjacent neighbourhoods. **(See Figure 5)** The overall system has seven major elements including: a central urban forest, a southwest urban forest park, neighbourhood parks, a creek and channel area, a wetland, stormwater management facilities, and a power line corridor.

In Summerwood South two urban forests provide major park features, and the retained forests provide a natural open space amenity within the community with a combined area of approximately 8.69 ha/21.47 ac. The two treed areas comprise nearly 50% of the Summerwood ASP's total Municipal Reserve, and the size and location of these stands was established through discussions with Strathcona County. To sustain these areas neighbourhood drainage is directed into these forests, and it is recognized that natural succession and increased human activity will cause changes in the urban forest conditions until a climax ecosystem level is reached. The maintenance required of the urban forest areas is anticipated as minimal to meet Strathcona standards for naturalized areas, and no maintenance edge was provided around the perimeter of the urban forest.

Summerwood South includes four neighbourhood parks that are each approximately 0.8 ha/2.0 ac in size, and these provide additional variety to the open space systems. The parks allow a setting for both passive and active recreational activities, and provide the Municipal Reserve dedication required of Summerwood South. These parks are located centrally within the central, east, southwest and northwest modules of residential development.

Summerwood North will be dedicating 10% Municipal Reserves in the form of land which will comprise of four parks located throughout Summerwood North and shall include lands in the northeast corner of Summerwood South. The remaining reserves to be dedicated in Summerwood South will be in the form of environmental reserve surrounded by municipal reserve which will provide a buffer for public access in the form of a trail and provide protection of the wetland from surrounding urban uses.

An overhead electrical transmission located in URW Plan 942 3120 has been retained as a public utility lot and it is combined with a portion of the realigned and enhanced Oldman Creek tributary (Municipal Reserve) to provide open space and linkages within in Summerwood South. The level of landscape development of these corridors was determined by the access and maintenance requirements of the utility companies and Strathcona County.



The overall neighbourhood open spaces by way of parks, natural areas, and other spaces (utility rights-of-way and stormwater management facility) comprise over 19 percent of the ASP's Gross Developable Area, and it will serve to ensure a spacious appearance of the neighbourhood. Summerwood's contribution of Municipal Reserve provides approximately 17.32 hectares / 42.8 acres of land for parks.

The Summerwood open space system includes two large stormwater management facilities that provide the neighbourhood with both visual amenity and passive recreational opportunities. In Summerwood South a large western stormwater management facility has been constructed and integrated with the existing Oldman Creek tributary with several pedestrian pathway linkages into the neighbourhood. The Summerwood North facility will provide an attractive buffer from the Canadian National Railway line, and also connect into the areas pedestrian network.

The area's two stormwater management facilities provide major local amenities, but as these have a public utility function they do not qualify for municipal reserve credit.

Objectives

1. Provide a variety of active and passive recreational opportunities in the area's park, and open spaces that promote healthy lifestyle choices for all ages.
2. Integrate natural areas, parks, regional trails and pedestrian linkages in to the neighbourhood for the benefit of both area and Sherwood Park residents.
3. Existing wetlands should be utilized as part of area stormwater management facilities where feasible.
4. Stormwater management facilities should be designed and landscaped to simulate the form and function of a natural wetland.
5. Providing direction on public agriculture and edible landscapes.
6. Require that Municipal Reserve be dedicated in accordance with the Municipal Government Act and Strathcona County policy.
7. Promote parks that can be used as joint use spaces.
8. Summerwood North will dedicate a minimum 10% municipal reserve as land.

Policies

1. Ensure to develop parks and open spaces in accordance with the Strathcona County Open Space and Recreation Facility Strategy.
2. Develop recreational infrastructure in accordance with the Open Space and Recreation Facility Strategy and the Strathcona County Design Standards.
3. Provide 10% of the gross developable area being subdivided as Municipal Reserves.
4. Ensure Municipal Reserves are used for the retention of natural areas, parks, and recreation.
5. Ensure stormwater management facilities are designed and landscaped to simulate the form and function of a natural wetland, and integrating existing wetlands where possible.
6. Encourage land used for utilities to contain pathways that extend and connect to the open space network.

7. Commit to pedestrian linkages throughout Summerwood North to minimize pedestrian and vehicular interaction within the plan area. Pedestrian pathways will be provided throughout the plan area to encourage walkability and the use of the amenity spaces provided by the SWMF.
8. Municipal reserve owed by all properties within Summerwood North shall ultimately be dedicated as land equalling 10% of the Gross Developable Area as defined in the Municipal Government Act.
9. Full municipal reserve dedication for Summerwood North shall include the municipal reserve to be dedicated in the northeast corner of the SE 12-3-23-W4 within Summerwood South as shown on Figure 4.
10. Dedication of all municipal reserves owing for the Summerwood North lands that does not include Lot 1, Block 1, Plan 162 3236 shall be completed prior to or concurrent with the last stage of subdivision in Summerwood North that does not include Lot 1, Block 1, Plan 162 3236.
11. Full municipal reserve dedication owing for Lot 1, Block 1, Plan 162 3236 shall be allocated to the most northeast corner of the SE 12-3-23-W4 at the time of subdivision of Lot 1, Block 1, Plan 162 3236.
12. Should an applicant for subdivision where municipal reserve dedication is required in accordance with Policy 3 and 4 have ownership of the titled area to which reserves within the northeast corner of SE 12-3-23-W4 are to be dedicated, money in place of municipal reserve land may be considered in accordance with the MGA to ensure the provision of the proportionate share of municipal reserve for Summerwood North is fulfilled with future dedication of reserves in Lot 1, Block 1, Plan 162 3236.

Environmental Reserve

The Summerwood neighbourhood has one proposed environmental reserve site in the northeast corner of the plan area. This area is surrounded by municipal reserve and is located south of Lot 1, Block 1, Plan 162 2336. The County will require additional background information prior to addressing the land with the final stages of the neighbourhood. The area and measurements will be confirmed once a biophysical or wetland assessment and survey have been completed.

Objectives

1. Preserve and enhance natural systems through the design of open spaces and the preservation of natural areas.
2. Ensure the provision, upkeep, and integration of sustainable natural open spaces for the benefit of the environment and the enjoyment of residents.

Policies

1. Require the designation of Environmental Reserve areas to protect all environmentally significant features that meet the criteria listed within the Municipal Government Act.
2. Protect sustainable tree stands and wetlands by integrating them into the area.

3.7 Urban Design

A holistic urban design approach is used for Summerwood that addresses groups of buildings. Streets and green spaces will make it a functional, attractive and desirable neighbourhood to live, work and play. This has been largely accomplished in the build areas of Summerwood South, and this design approach will be continued into the Summerwood North to ensure consistency through the Summerwood plan area.

Objectives

1. Promote a higher standard of design and aesthetics for privately owned lands being developed within 800 m of the Highway 16 right-of-way.
2. Provide inviting and attractive public and semi-private spaces that conserve and enhance the natural environment and promote community use and social interaction.
3. Utilize quality building materials and a high standard of architectural design to enhance community aesthetics and supports a human scale public realm.
4. Provide appropriate land use interface with surrounding areas and the natural environment.
5. Development strives to create distinctive identity and character for residential modules within the overall neighbourhood plan.

These objectives inform the design expectations for on-site developments to enhance livability and the overall quality of the neighbourhood.

Policies

1. Develop a walkable residential community that includes pedestrian connections to the mix of neighbourhood uses and locating medium density multiple residential uses near commercial and transit routes.
2. Provide an attractive and inviting neighbourhood theme and aesthetic that is consistent throughout the neighbourhood and which considers adjacent community areas, community usage and resident interaction, and views from Highway 16.
3. Incorporate material and quality standards to create an attractive and consistent aesthetic for the neighbourhood's residential and commercial buildings through use of architectural design guidelines.

3.8 Land Use and Population Statistics

The Summerwood neighbourhood will have a density of approximately 28.2 upnrha (2,909 units/102.94 ha), with a total population of approximately 7,629 persons.

Table 1: Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.
Summerwood South Area	136.80				
Summerwood North Area	40.45				
GROSS AREA	177.25				
Environmental Reserve	0.31				
Rail Buffer	1.24				
Lakeland Drive	1.73				
TransAlta Power Line	0.75				
GROSS DEVELOPABLE AREA	173.22				
Land Uses					
Municipal Reserve *	17.32	10.0%			
SWMF	15.01	8.7%			
Circulation	34.71	20.0%			
Commercial	3.24	1.9%			
SUBTOTAL – LAND USES	70.28	40.6%			
RESIDENTIAL					
Summerwood South					
Low Density Residential	65.24	37.7%	1,409	48.4%	3,945
Low Density Semi-Detached	4.55	2.6%	186	6.4%	520
Medium Density Townhouse	4.87	2.8%	169	5.8%	473
Medium Density Residential	3.69	2.1%	513	17.6%	923
Summerwood North					
Low Density Residential	17.25	10.0%	396	15.1%	1,108
Low Density Semi-Detached	4.85	2.8%	126	4.8%	352
Medium Density Townhouse	2.49	1.4%	110	4.2%	308
SUBTOTAL - RESIDENTIAL	102.94		2,909	100.0%	7,629

Summerwood South Residential Density (actual)

Low Density Residential	21.6 upnrha
Low Density Semi-Detached	40.9 upnrha
Medium Density Townhouse	34.9 upnrha
Medium Density Residential	81.4 upnrha

Summerwood North Residential Density

Low Density Residential	23.0 upnrha
Low Density Semi-Detached	26.0 upnrha
Medium Density Townhouse	44.2 upnrha

Persons per Unit

Low Density Residential	2.8 pprha
Low Density Semi-Detached	2.8 pprha
Medium Density Townhouse	2.8 pprha
Medium Density Residential	1.8 pprha

Dwelling Units per Net Residential Hectare: 28.2 upnrha

Table 2: Student Generation Statistics

Dwelling Units	K - 9	Senior High	Total
Public Students	1,076	378	1,454
Separate Students	349	58	407
Total Students	1,425	436	1,861

K – 9 Public: 0.37 per unit
 Separate: 0.12 per unit

Senior High Public: 0.13 per unit
 Separate: 0.02 per unit

Table 3: Summerwood North - Housing Distribution

Dwelling Types	Hectares	Units	UPNRHA
Single Family	17.25	396	22.9
Semi-Detached	4.85	126	26.0
Townhousing	2.49	110	44.2
Totals	24.59	632	25.7

4.0 Transportation and Circulation

Roadways



Summerwood's internal transportation system is composed of hierarchical network roads where local roads feed collector roads and these in turn tie into abutting arterial roadways. The neighbourhood provides three arterial road accesses south toward Lakeland Drive and one major access westward to Clover Bar Road. **(See Figure 6)**

Two of the neighbourhood's access points are provided south to Lakeland Drive, aligned with Davenport Drive in Davidson Creek and Clarkdale Drive in Clarkdale Meadows, and a third access is located midway between these intersections. In efforts to minimize shortcutting through the neighbourhood these intersections are designed to restrict traffic south from Summerwood. A fourth all directional access is provided west into Clover Bar Road to serve all residents, the commercial area, and the nearby mixed use/medium density multi-residential area. Boulevard and/or median landscape treatment at the main neighbourhood entry points create and reinforce a sense of entry into a distinct, identifiable neighbourhood. A right-in, right-out intersection is provided east of Clover Bar Road on Lakeland Drive. The potential limitations of the four access points has been addressed through the development of appropriate roadway standards, installation of appropriate signalization and traffic calming devices.

Summerwood South has four internal collector to collector intersections, and based on the Transportation Impact Assessment (UMA 2003) appropriate levels of traffic calming will be incorporated at these intersections. The two most northern intersections accommodate a looping collector road for traffic to and from Summerwood North, and the capacity of this loop limits the type and density of land uses appropriate in this expansion area. Attention will be given to pedestrian crossings to ensure pedestrian safety and convenience. The TIA also evaluated where front yard driveways from private residences may access onto major collectors. In Summerwood North traffic calming as used in Summerwood South will carry forward and include separated collector road parking.

Traffic noise from highway and railway traffic has impacts on the resident quality of life, and noise levels will be mitigated by sound attenuation where required in agreement with Strathcona County. Noise attenuation is provided along the east side of Clover Bar Road, and the north side of Lakeland Drive as required by Strathcona County. Additionally, noise attenuation is supplied where required on the west boundary of Highway 21, and on the south side of Highway 16 / CN rail line where it will be facilitated through the provision of a public utility area of variable width abutting the existing railway right-of-ways. This public utility lot will accommodate future noise attenuation to standards as defined by Strathcona County. The noise attenuation as required by Strathcona County will be addressed at the subdivision stage.

Transit

The area's collector roads define a route for transit service that is within 400 metres of most area residences, which supplements the access provided along the Clover Bar Road and Lakeland Drive arterial roads.

Pedestrians Linkages



Pedestrian linkages in Summerwood are focused on the provision of sidewalk along roadways and within public utility lots as identified in **Figure 5**. The hierarchical trail system envisioned for the plan area includes a major pedestrian system associated with the collector road system and a supportive minor pedestrian system comprised of the following elements:

- Trails linking the Stormwater Management Facility to Municipal Reserve areas and tying them to the major collector roadway system.
- A trail through the central native tree stand that is constructed on grade with minimal interference with the existing vegetation, i.e. no clearing, excavation, grading or root barrier.
- Open areas for undefined walking routes along the south portion of the creek channel and other green areas.
- Additional linkages through the neighbourhood to be facilitated by a combination of on-roadway sidewalks, public utility lots, Municipal Reserve and open spaces.
- Ties from the collector road pathway systems to the pathways on Clover Bar Road and Lakeland Drive.

This varied combination of Strathcona County rights-of-way, on-sidewalk collector systems, defined and undefined creek/ channel trails, stormwater management facilities, and urban forest walkways provides opportunities for functional and interesting pedestrian experiences within the Summerwood community. The unique nature tree retention areas require particular attention for the development of safe and convenient trail system. All trails will be developed in accordance with Strathcona County standards, and greater detail will be determined at the time of subdivision.

A 3.0 metre ATCO Pipeline easement exists on the west boundary of Summerwood North, and this provided an opportunity for extending the trail network along this corridor. However, after consideration it was concluded that a trail in this area was not beneficial as it did not extend the trail system in an area that would likely see use due to need as pedestrians were reasonable accommodated with the abutting neighbourhoods, and the narrow corridor would be fenced on both sides presenting safety issues.

Objectives

1. Provide an integrated internal traffic routes for pedestrians, cyclists and vehicles that are safe, efficient, deter traffic short cutting, and increases access between neighbourhoods.
2. Consider the routing, length, and design of collector and location of arterial road accesses required to serve the area.
3. Promote reduced vehicle trips and support alternatives to vehicles by providing an interconnected system walkable routes and trails.
4. Provide for the logical extension of transit services to and within the neighbourhood with consideration of the provision of short walking distances to transit services.

Policies

1. Develop a transportation network in accordance with Figure 6.
2. Design and construct new roads in accordance with the information provided by Traffic Impact Assessments that support this ASP and the County's Design and Construction Standards.
3. Ensure that transit site locations are identified at subdivision stage along designated transit routes for inclusion on construction plans.
4. Provide that access to transit stops from residential and commercial sites should be no greater than 400 m walking distance.
5. Ensure self-enforcing traffic calming measures on all collector roadways, that local straight roads shall not exceed have a length of 215 m, and that continuous, long and excessively wide collector roadways are discouraged.
6. Ensure the maximum volume on collector roads is not greater than 5,000 vehicle trips per day, except within 200 m of intersections with arterial roads, where volumes could be expected to increase by 50% providing the lane design is adequate to accommodate the traffic volumes and turning movements.
7. Ensure no single family lot access to collector roads except in low-volume sections consistent with the Strathcona County Engineering Servicing Standards.
8. Driveway locations shall be designed to provide on street parking opportunities that shall be achieved by utilizing lanes and by providing lot design which provides for the least amount of conflicts between driveways.

Safety

It is a basic necessity that the residents of Summerwood are provided a safe environment within which thereby provides a safe neighbourhood for residents to live, work and play.

The Summerwood neighbourhood is predominately a residential area located in the extreme northeast corner of Sherwood Park, and it is bounded on its northeast corner by a CNR Principal Main Line route.

Objectives

1. Ensure emergency and protective services are considered in the design of subdivisions to allow appropriate access and egress for emergency vehicles.
2. Incorporate appropriate setback and buffering from Highway 16 and 21.
3. Respect the existing railway line and provide required safety setbacks, and mitigate measures to address sound and vibration.

Policies

1. Ensure the neighbourhood system of roads and accesses is accessible to emergency vehicles.
2. Ensure that the design and location of crosswalks prioritize the safety and comfort of pedestrians by applying factors such as land use, pedestrian demand, vehicular speed, street width and crash history.
3. Provide pedestrian infrastructure along active transportation infrastructure and transit controlled locations.
4. Encourage pedestrian safety measures, such as pedestrian islands, raised intersections and curb extensions as well as midblock crosswalks.
5. Provide adequate sound attenuation and separation from Highway 16 and Highway 21.
6. Ensure that the residents are separated and appropriately mitigated from the existing railway in the northeast corner.

5.0 Utilities

Utilities Overview

The servicing concept for the Summerwood ASP includes full urban standard sanitary, water and stormwater servicing in accordance with the Strathcona County engineering standards.

Objectives

1. Provide urban level service including roadways, sanitary sewer, storm sewer and water in all areas of the Plan Area in an efficient and cost effective manner.
2. Existing municipal utilities, electrical lines and gas pipelines will remain and be accommodated within plans for new urban development.

Policies

1. Ensure new development is connected to municipal services and that these connections are based on reasonable extension of existing services.
2. Design and construct new utilities in accordance with the information provided in support of this ASP and the County's Design and Construction Standards.

Water

The existing water network and the ASP's proposed water main system are indicated schematically in **Figure 7**.

The water supply for the ASP is from two connections to the 600 mm water main in Clover Bar Road. A third connection point, if required, would be from the existing 300 mm water main at Davenport Drive and the Lakeland Drive intersection. An existing 300 mm water main is located in the Strathcona County right-of-way connecting Lakeland Village Mobile Home Park and Davidson Creek. The purpose of this main is to provide emergency water supply to Lakeland Village Mobile Home Park.

The Summerwood Neighbourhood Water Network analysis was prepared by Stantec Consulting Ltd for the Summerwood Land Company Ltd in December 2004. This water model included Summerwood North and stated that approximately 100 hectares can be serviced from existing water service in Summerwood. The flow rates in the simulation were assumed for the entire development area based on the ultimate full development scenario.

The water system in Summerwood North will consist of a looped 300mm water main extended north from the two existing connection points at the south end of the site following the collector road system. The remainder of the internal water network will consist of 150mm to 200mm mains with hydrants, valve spacing and looping with appropriate pressure and fire hydrant flows designed to meet the current Strathcona County servicing standards. An updated water network analysis has been included under separate cover.

Sanitary Servicing

The existing Northeast Sanitary Trunk Sewer (NSTS) is located in Clover Bar Road on the west ASP boundary, and Summerwood South will connect to this system using a gravity sanitary sewer with a primary connection point in the area's northwest corner. Dependent on staging and market conditions, the proposed medium density multi and commercial area adjacent to Clover Bar Road could be serviced internally within the ASP lands, or more likely by direct connection to the NSTS. The ASP sanitary servicing concept is shown in **Figure 8**.

In the Summerwood North a small portion of the southern development area (Stage 1) gravity drain southward into the existing Summerwood South sanitary sewer system, while the remaining north lands will be drained northward. The remaining north lands can be serviced from the connection to the Ardrossan sanitary sewer. A lift station is located in the development's northwest corner to pump sewage through a force main connecting into the Ardrossan sanitary sewer.

Based on the Summerwood North Sanitary Lift Station and Forcemain Technical Memorandum Update, it states that due to existing ground elevations, this area couldn't be serviced by a gravity system; therefore it is serviced by a lift station and forcemain which was completed in the Spring of 2018.

Stormwater Management

Area stormwater drainage trends northwesterly, and ultimately reaches the North Saskatchewan River via Oldman Creek. The existing drainage course that roughly follows the cancelled alignment of a Strathcona County right-of-way through the ASP area will be realigned from the south Park/Urban Forest area to the north boundary to facilitate development. This would be undertaken in accordance with any requirements of Strathcona County and Alberta Environment. The stormwater systems in Summerwood are directed into two stormwater management facilities (SWMF) that will control the release of water into the receiving drainage course as agreed in the Stormwater Management Plan.

Summerwood South runoff water will be controlled and stored in one SWMF located in the neighbourhood's northwest near Clover Bar Road. The stormwater in Summerwood North generally flows northward, and it will be captured in a SWMF located adjacent to the existing CN railway in the area's north east corner.

The Summerwood North SWMF will be used to mitigate stormwater runoff in the event of a 1 in 2 years or greater storm event. It will be designed with two storage zones one active storage zone which fluctuates above the normal water level as runoff collects during extreme rain events, and a permanent pool below the normal water level that promotes settlement and acceptable water quality. Minor drainage will be conveyed through a gravity pipe system sized to handle the 1:5 year event based on the Rational Method. The major system will utilize both streets and swales to convey water in occurrences over a 1:5 year storm event. Both major and minor systems will collect in the SWMF, and discharge through an existing culvert to convey the storm water under the rail line at less than the pre development flow rate.

The total public utility lot (PUL) area for area stormwater facilities is estimated at 15.01 ha, which is about 8.7% of the neighbourhood area. The Summerwood stormwater management facilities will meet Alberta Environment and Strathcona County standards required for their design and operation. Further information on the system operations will be provided in the Design Brief to accompany this ASP. Stormwater patterns are shown schematically on **Figure 9**. The north SWMF will be designed to accommodate the 1:100 year post development runoff controlled to an allowable release rate specified within the Old Man Creek Hydrology Study and sufficient engineering review has been conducted to confirm the size of the stormwater management facility.

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.

6.0 Implementation

Amendment

A portion of the lands (remainder of the Ottewell homestead) within the ASP boundary have not been investigated within a Historical Resource Impact Assessment. Should these lands have identified historical significance determined through further studies, this area may require an ASP amendment to define how these lands are to be incorporated in to the plan area.

Land Use Bylaw Amendment

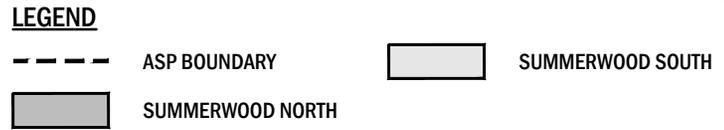
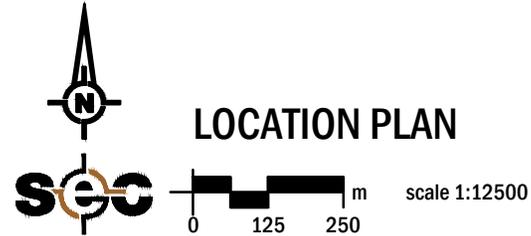
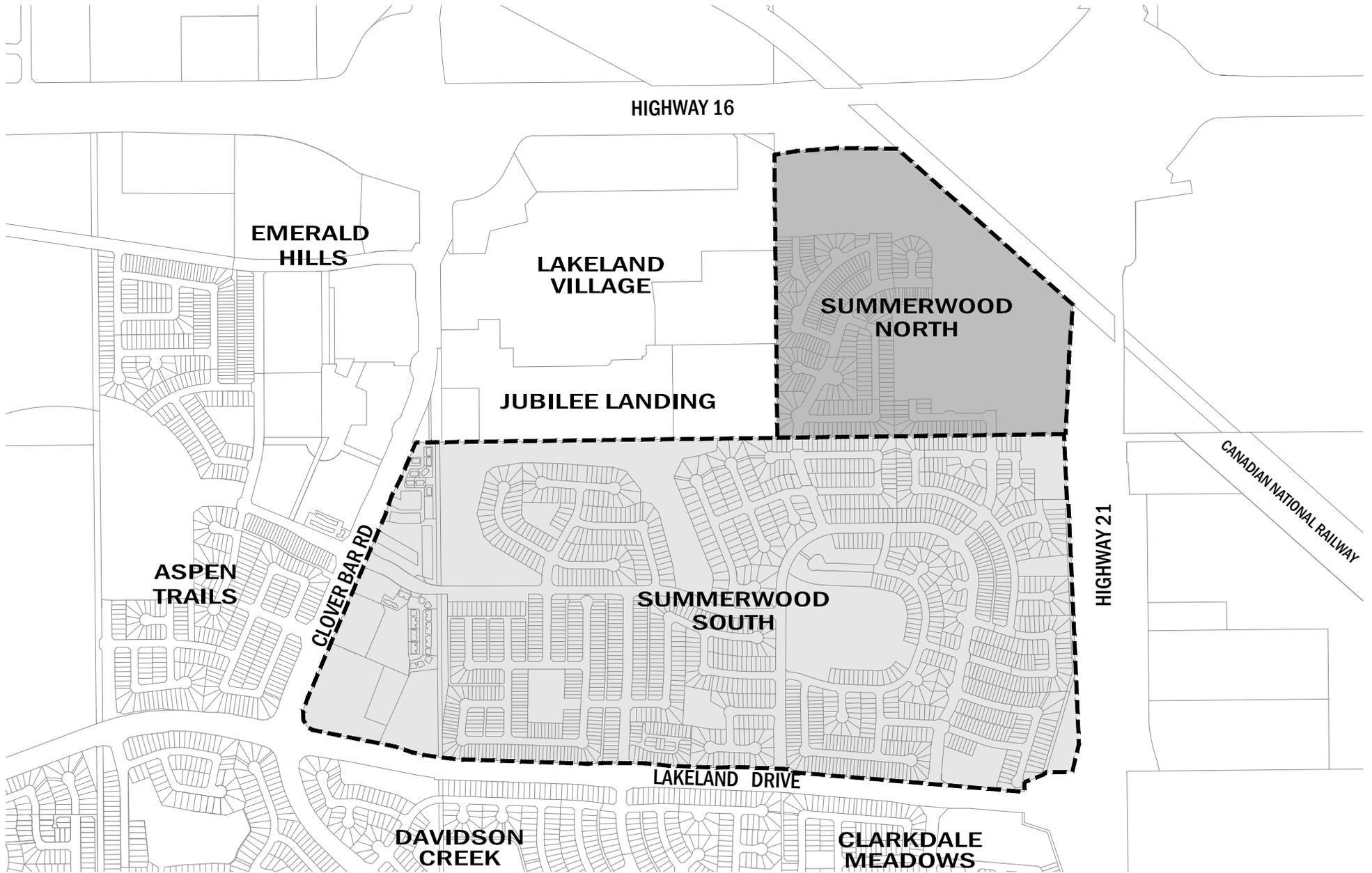
Summerwood ASP will be implemented by the use of standard districts of the Land Use Bylaw that correspond to the Land Use Concept defined in Section 6.0. However, the use of Direct Control Districting may be used for development areas requiring innovative site designs.

Phasing

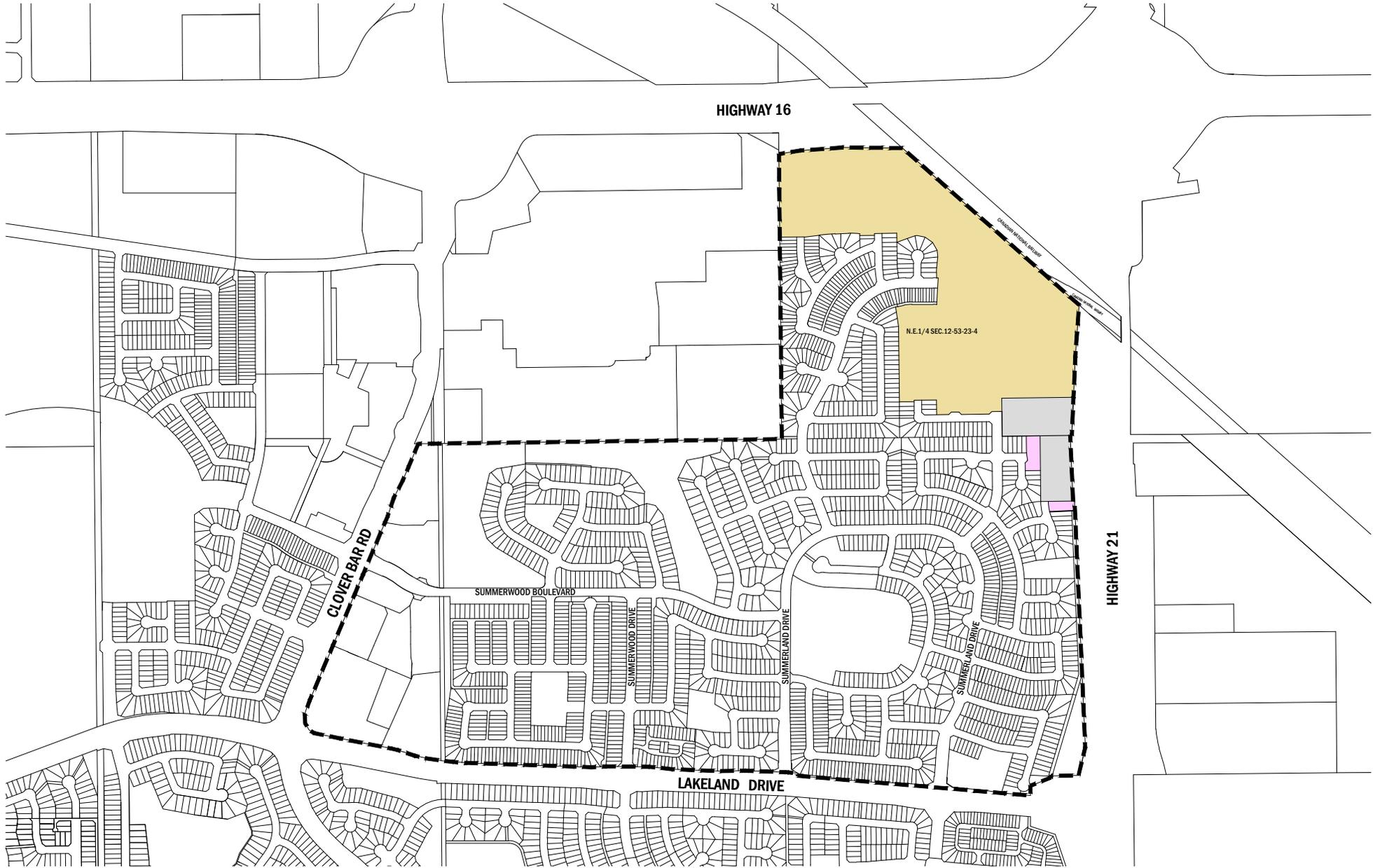
The development of Summerwood ASP will generally move incrementally from the area's west and south boundaries towards the northeast corner. Individual stages will be sized to meet market conditions.

APPENDIX A

Area Structure Plan Figures



SUMMERWOOD ASP
STRATHCONA COUNTY



LEGEND

--- ASP BOUNDARY

■ SUMMERWOOD NORTH DEVELOPMENTS LTD.

■ SUMMERWOOD LAND COMPANY LTD.

■ PRIVATE OWNER

□ SUBDIVIDED LANDS - PRIVATE OWNERS

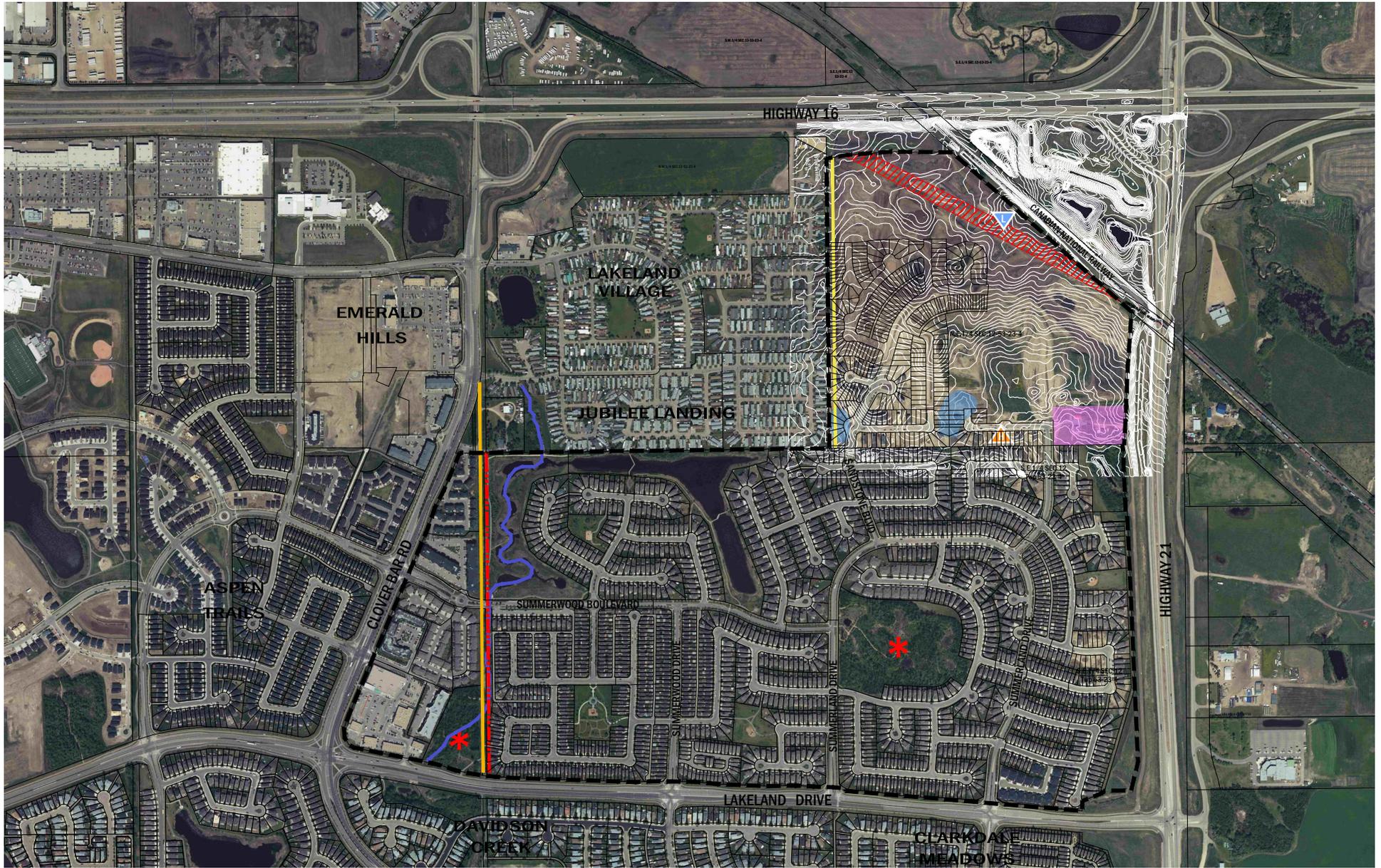
SUMMERWOOD ASP
STRATHCONA COUNTY



LAND OWNERSHIP



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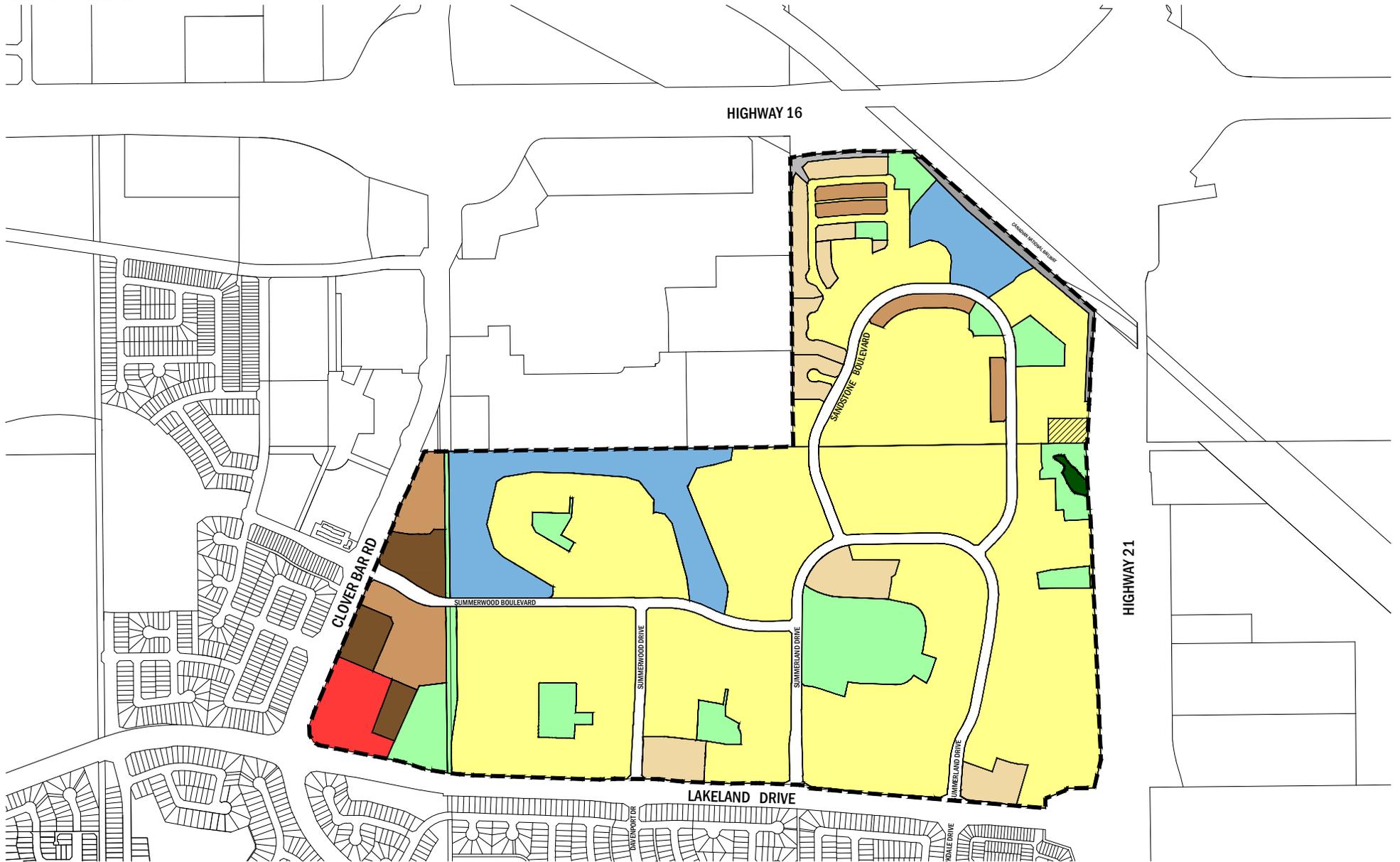
LEGEND

- ASP BOUNDARY
- * RETAINED TREES
- ▲▲ HIGH ELEVATION: 698 m
LOW ELEVATION: 682 m
- EXISTING FARMSTEAD/
POTENTIAL HISTORICAL STRUCTURES
- WETLAND (CLASS 2 OR 3)
- ABANDONED RAILWAY R/W
- OLD GLEN ALLEN ROAD R/W
- ORIGINAL TRIBUTARY CREEK
- OVERHEAD TRANSMISSION LINE
- 3.0m GAS URW

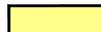
SUMMERWOOD ASP
STRATHCONA COUNTY

EXISTING SITE FEATURES

scale 1:12500



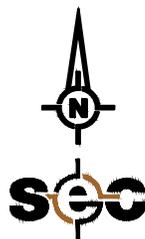
LEGEND

-  ASP BOUNDARY
-  LOW DENSITY RESIDENTIAL
-  LOW DENSITY SEMI-DETACHED

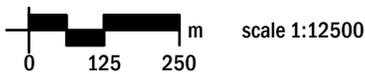
-  MEDIUM DENSITY TOWNHOUSE
-  MEDIUM DENSITY RESIDENTIAL
-  PARK/OPEN SPACE
-  ENVIRONMENTAL RESERVE

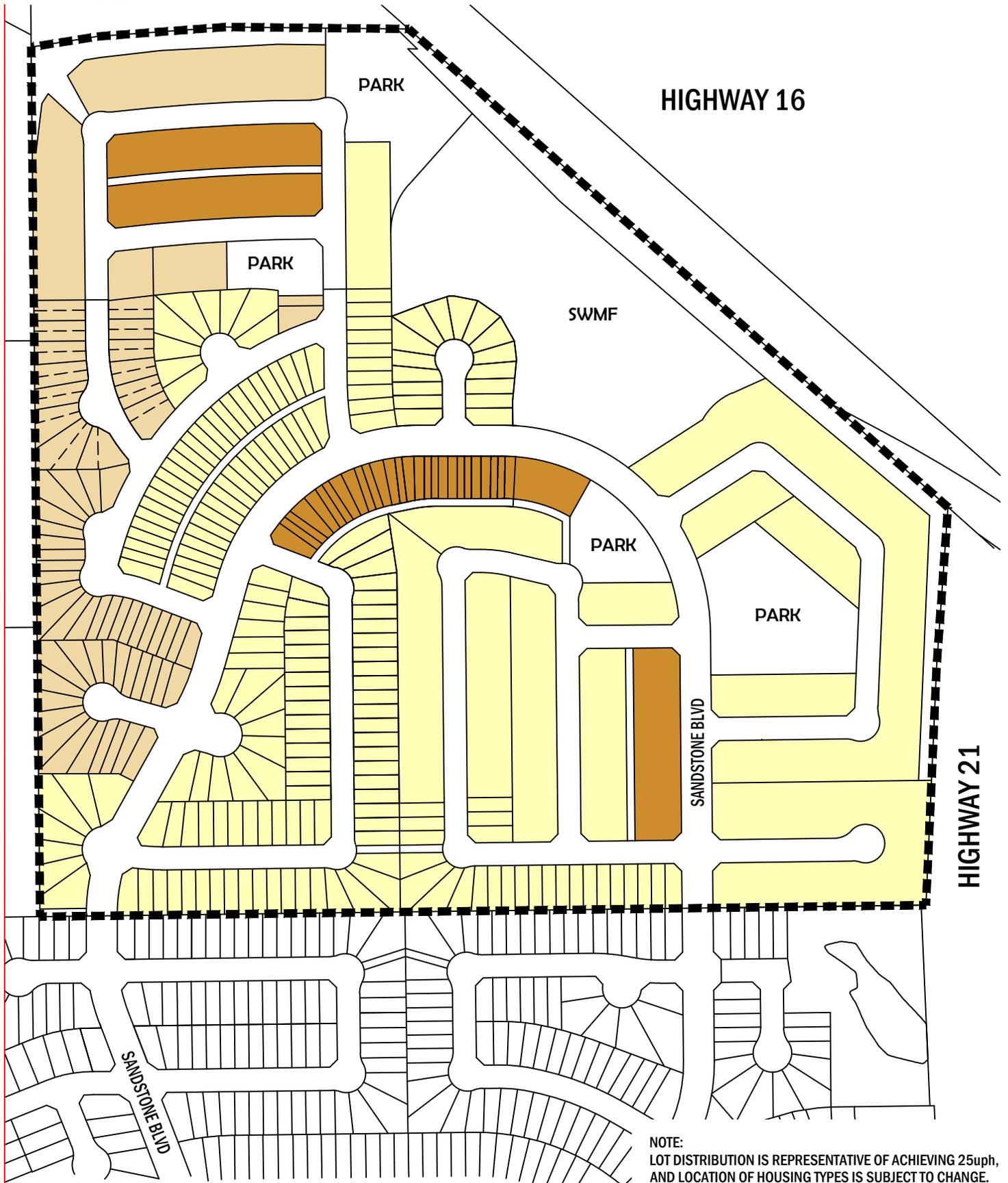
-  STORMWATER MANAGEMENT FACILITY
-  COMMERCIAL
-  AVOIDANCE ZONE
-  RAILWAY BUFFER/ PUL

SUMMERWOOD ASP
STRATHCONA COUNTY

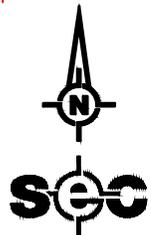


LAND USE PLAN

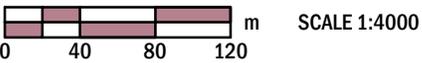




NOTE:
 LOT DISTRIBUTION IS REPRESENTATIVE OF ACHIEVING 25up,
 AND LOCATION OF HOUSING TYPES IS SUBJECT TO CHANGE.



**SUMMERWOOD NORTH
 HOUSING DISTRIBUTION**



LEGEND

- SEMI DETACHED
- TOWNHOUSE

- SINGLE FAMILY

SUMMERWOOD ASP
 STRATHCONA COUNTY



LEGEND

- ASP BOUNDARY
- MAJOR PEDESTRIAN LINKS
- MINOR PEDESTRIAN LINKS
- PARK/OPEN SPACE
- ENVIRONMENTAL RESERVE
- STORMWATER MANAGEMENT FACILITY

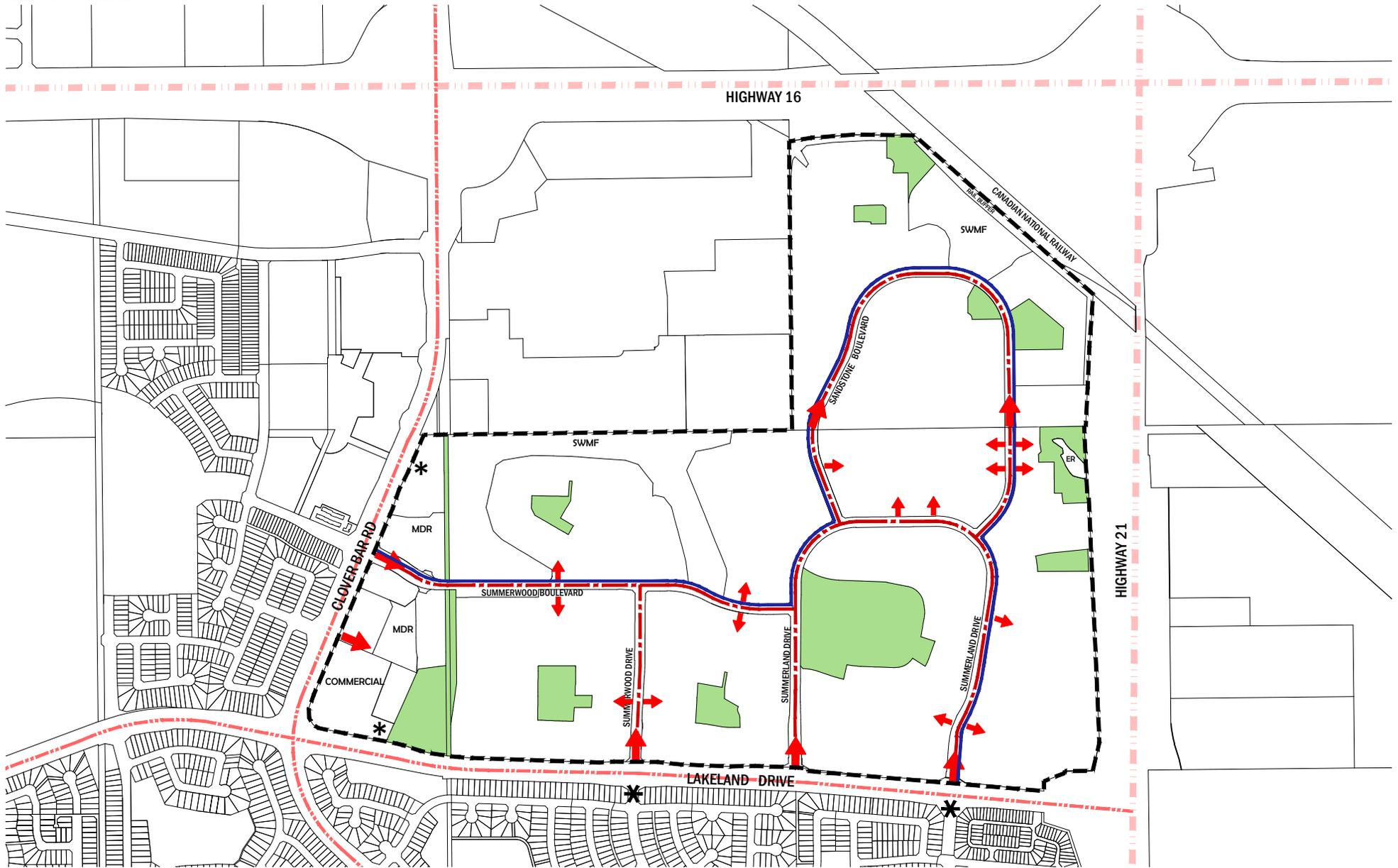
SUMMERWOOD ASP
STRATHCONA COUNTY



OPEN SPACE AND LINKAGES



0 125 250 m scale 1:12500



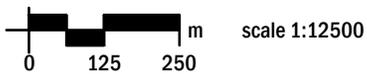
LEGEND

- ASP BOUNDARY
- HIGHWAYS
- COLLECTOR ROAD
- ARTERIAL ROAD
- TRANSIT ROUTE
- RIGHT IN/ RIGHT OUT ACCESS
- PARK/OPEN SPACE
- RESTRICTED ALL DIRECTIONAL

SUMMERWOOD ASP
STRATHCONA COUNTY



TRANSPORTATION





NOTE: SUMMERWOOD SOUTH WILL REMAIN AS APPROVED, SUMMERWOOD NORTH IS THE ONLY PART OF THIS AMENDMENT WE ARE MODIFYING.

WATER SERVICING

scale 1:12500

LEGEND

	ASP BOUNDARY		EXISTING WATERMAIN
	PROPOSED WATERMAIN		PARK/OPEN SPACE
			STORMWATER MANAGEMENT FACILITY

SUMMERWOOD ASP
STRATHCONA COUNTY



NOTE: SUMMERWOOD SOUTH WILL REMAIN AS APPROVED, SUMMERWOOD NORTH IS THE ONLY PART OF THIS AMENDMENT WE ARE MODIFYING.

- LEGEND**
- ASP BOUNDARY
 - SANITARY FLOW DIRECTION
 - NORTHEAST SANITARY TRUNK SEWER
 - FORCE MAIN

SANITARY SERVICING

SEC

0 125 250 m scale 1:12500

SUMMERWOOD ASP
STRATHCONA COUNTY



NOTE: SUMMERWOOD SOUTH WILL REMAIN AS APPROVED, SUMMERWOOD NORTH IS THE ONLY PART OF THIS AMENDMENT WE ARE MODIFYING.

- LEGEND**
- ASP BOUNDARY
 - DRAINAGE DIRECTION

SUMMERWOOD ASP
STRATHCONA COUNTY

STORM SEWER

scale 1:12500

0 125 250 m

APPENDIX B

Public Consultation

1.0 Public Engagement

Summerwood South's public participation process through plan preparation, involved considerable dialogue with adjacent residents and other stakeholders at two public open house/meeting sessions. Strathcona County Council approved the public participation program on December 12, 2000. These sessions were held on January 17, 2001 at Festival Place, prior to any concepts being prepared, and the second meeting was held February 22, 2001 in Festival Place. 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 retention of the chosen wooded areas. A number of specific issues related to perimeter land uses were also identified. Following the second meeting, the draft document was finalized and circulated to appropriate agencies for comments. Necessary revisions were completed prior to Council consideration. Throughout the process regular meetings were held with County administrative staff to review progress and resolve issues.

1.1 Public Information Meeting 1

A public hearing was held June 12, 2001 for Summerwood, as presented, however it was not approved at that time. Subsequently the Summerwood ASP lands were purchased by Qualico Developments West Limited, and a new public information program was approved by Council to proceed with a slightly expanded Summerwood Plan. This new program required a public meeting and a new public hearing. On February 6, 2002, a Public Open House was hosted by the developer at Festival Place where approximately 50 people attended, and the revised plan was generally well received. The ASP had a Public Hearing and was passed by Council on April 9, 2002.

1.2 Public Information Meeting 2

Summerwood North's Public Information Program (PIP) for the ASP was approved by Council on August 13, 2013. This program included two public information meetings, community wide advertisements, and mail out notifications to local residents for providing opportunity for input. The first Public Information Meeting was held at the Millennium Place on September 17, 2013 and it included a presentation and display boards. The meeting was attended by the project proponents and County Administration, and all attendance records and comments received were summarized and provided to the County.

1.3 Public Information Meeting 3

A Public Information Meeting was held January 29, 2014 prior to the application being advanced for Public Hearing to County Council. The purpose of this meeting was to update the public as to the status of the application, display information about important aspects of the plan, receive public input, and answer questions about the plan. The meeting was attended by approximately 18 members of the public, and was well received as to its design and direction. A copy of the meeting sign-in sheet and all comments received were summarized and provided to the Strathcona County.

Additionally, all stakeholders and the public will have an opportunity for input to Council at a statutory Public Hearing for the new Summerwood ASP.

1.4 Public Information Meeting 4

A public open house was held on October 2018 at Millennium Place for an amendment to allow for removal of the school designation in Summerwood North and reallocation of Municipal Reserve as several smaller park spaces and an MR buffer around newly designated Environmental Reserve in south Summerwood. 17 people attended the open house and comments were provided through email. A summary of the comments along with copies of written comments and the sign in sheet were provided to the County.

1.5 Public Information Meeting 5

A public open house was held on May 29th, 2019 at Millennium Place for an amendment to allow for removal of the school designation in Summerwood North and reallocation of Municipal Reserve as several smaller park spaces and an MR buffer around newly designated Environmental Reserve in south Summerwood. 5 people attended the open house and comments were provided through email. A summary of the comments along with copies of written comments and the sign in sheet were provided to the County.