The Uplands Area Structure Plan
Bylaw 61-2013

Date of Adoption 2 April 2014

- Plan Boundary
- Possible Future Concept
- Crown Bed and Shore
- Trail Concept with Viewpoint Opportunities
- Municipal Reserve
- Environmental Reserve
- Stormwater Management Facility

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STRATHCONA COUNTY – Planning and Development Services	DRAWN: M.Fraser	DATE: 09/04/14	SCALE: NTS	DWG NAME: D22H0013

BYLAW 61-2013

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

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

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000* c.*M-26* and amendments thereto, enacts as follows:

1. That Bylaw 61-2013 is to be cited as the "Uplands Area Structure Plan".

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

3. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 4 day of March, 2014.

Read a second time this 4 day of March, 2014.

Read a third time and finally passed this 25 day of March, 2014.

Mayor

Pauline Degenstein
A/Director, Legislative and Legal Services

Date Signed: April 2, 2014

Bylaw 61,2013
Schedule "A"

Scheffer Andrew Ltd.
Planners & Engineers

The Uplands

Area Structure Plan

February 17, 2014

File 716-02

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1 Introduction

1.1 Purpose

The purpose of The Uplands Area Structure Plan (ASP) is to provide a framework for the development of a cluster style residential area. The Uplands Area Structure Plan promotes sustainability through the use of conservation design principles in order to retain environmentally sensitive areas and to reduce the human footprint of residential development.

1.2 Background

This document has been prepared on behalf of Sebae Global Ventures Inc. (the proponent) as a prelude to the rezoning and subdivision of the land for country residential purposes. It provides a framework for development, in accordance with section 633 of the Municipal Government Act, Strathcona County policies, and regulations for this type of development. This document is supported by a Municipal Servicing Report which details provision of required infrastructure.

This plan provides references to relevant Strathcona County policies, existing development conditions, background studies, and development objectives upon which the proposed development concept is based. The development concept identifies:

- proposed future land uses;
- site access points and an internal roadway system for the plan area;
- a general utility servicing concept; and
- an implementation scheme.

1.3 Location

The Uplands plan area covers all of NW 17-52-22-W4, and part of SW 20-52-22-W4, and a small section of NE 17-52-22-W4. It is located approximately 4 km southeast of the Hamlet of Sherwood Park in Strathcona County. Highway 630 is approximately 1 km north of the plan area and Township Road 522 is 800 m to the south. Range Road 225 provides the west boundary of the plan area. Poplar Lake lies to the north and Big Island Lake to the southeast. The location of the land is shown on Figure 1: Location. Figure 2: Aerial Photo illustrates the boundaries of the plan area.

1.4 Current Land Use

The total area of lands within The Uplands Area Structure Plan is 93.1 hectares (ha). The proponent has power of attorney for all of Lot B, Block 1, Plan 032 6101. The second largest parcel of land in the plan area is 14.5 ha, Lot A, Block 1, Plan 032 6101. Also included in the plan area is 1.6 ha of municipal reserve owned by Strathcona County, Lot R1, Plan 2372 RS, 8.0 ha of the eight lots in Huntington Hills subdivision Lots 1-8, Plan 922 0204, and two 4.0 ha parcels owned by private landowners, Lots B1 and B2, Plan 962 1714. These properties and their current uses are shown in Table 1: Ownership.

FIGURE 1
LOCATION
THE UPLANDS
AREA STRUCTURE PLAN

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Bylaw 61-2013
Schedule "A"

Plan Boundary

FIGURE 2
AERIAL PHOTO
THE UPLANDS
AREA STRUCTURE PLAN

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*Aerial Photo Dated: September, 2009

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Legal Description	Area (ha)	Use
Lot B, Block 1, Plan 032 6101 (Proponent)	61.0	Farming
Lot A, Block 1, Plan 032 6101	14.5	Farming
Lot R1, Plan 2372 RS	1.6	Municipal Reserve
Lot B1, Plan 962 1714	4.0	Farming
Lot B2, Plan 962 1714	4.0	Farming
Lots 1-8, Plan 922 0204 (Huntington Hills)	8.0	Residential
Total Plan Area	93.1	

Table 1 Ownership

2 Guiding Policy Context

2.1 Capital Region Board

In 2008, the Government of Alberta established the Capital Region Board (CRB) to develop a Capital Region Growth Plan for Edmonton and the surrounding area. The Capital Region Growth Plan: Growing Forward was approved by the Government of Alberta on March 11, 2010. The Growth Plan provides a vision for the Capital Region in the future. Strathcona County is included in the Capital Region as a participating municipality, and is committed to complying with the policies outlined in the CRB Growth Plan.

The Growth Plan includes four components, one of which is a Land Use Plan.

The plan area is not included in a "Priority Growth Area" or in a "Cluster Country Residential Area", but in the "Traditional Country Residential Area" defined in the Growth Plan. The Growth Plan acknowledges that some development can be allowed in the "Traditional Country Residential Area", provided the conditions outlined in the Capital Region Growth Plan are met. (Section 2.2, II, C. Allow Growth Outside of Priority Growth Areas, The Capital Region Land Use Plan: Appendix 2, March 2009). This area structure plan meets the criteria outlined in the Capital Region Land Use Plan.

2.2 Strathcona County Strategic Plan

On April 23, 2013 Strathcona County Council adopted a new Strategic Plan, which is a "principal guiding document for governance, community development, infrastructure and service delivery".

The Uplands ASP supports the following priority areas as identified in the Strategic Plan:

- Helping, caring and safe community;
- Healthy and active community; and
- Protect our environment and preserve our agricultural heritage.

2.3 Municipal Development Plan

Strathcona County's Municipal Development Plan Bylaw 1-2007 (MDP), designates the plan area as "Country Residential Policy Area". Section 5 of the MDP sets out policies specifically related to country residential development, particularly with respect to the relationship between development and the natural environment, with which this plan is consistent. The following sections address particular MDP policy areas and their significance to The Uplands plan.

2.3.1 Residential Density

Policy 5.36 (c) of the MDP allows country residential subdivisions in the Country Residential Area, subject to a maximum of 50 residential lots per quarter section. The intent of this policy is to limit the overall number of dwelling units allowed within the Country Residential Policy Area to ensure that servicing capacities are not exceeded. This property is a unique circumstance as the titled area spans a number of quarters. This being the case, the 50 lot maximum limit can be applied as an average when an area greater than one quarter section (64.8 ha) is included within an area structure plan boundary. As long as the overall lot density does not exceed the maximum of 50 lots per quarter section, there is no need to require that each original quarter section contain no more than 50 lots. However, some lots have previously been created in each of these quarter sections, and not all of each of the quarter sections is included within the area structure plan boundary.

In order to treat all the landowners equitably, it is necessary to distribute the total number of lots proportionately between the various landowners in each affected quarter section. The distribution of residential lots is based on the following calculation:

- The developable area of each of the quarter sections involved is calculated by subtracting the area of Provincially owned water bodies and any area already dedicated as municipal or environmental reserve from an assumed quarter section area of 64.8 ha.
- The total of 50 lots is distributed proportionately among the affected landowners based on gross developable land ownership.
- The residential portion of the Poplar Lake subdivision is treated as a single ownership.
- Huntington Hills subdivision in NW 17 52-22-W4 has eight existing lots. The numbers of potential lots for each ownership have been adjusted to account for the eight existing lots.

The distribution is set out in Table 2 and illustrated in Figure 3: Density Calculation.

OWNERSHIP	GROSS DEVELOPABLE AREA	PERCENTAGE	POTENTIAL LOTS
SW20 52-22-W4			
Pt Lot B, Block 1, Plan 032 6101	21.1	53%	27
Poplar Lake Subdivision	18.4	47%	23
Total			*50*
NE17 52-22-W4			
Pt Lot B, Block 1, Plan 032 6101	7.3	22%	11
Remainder of Quarter	25.3	78%	39
Total			*50*
NW17 52-22-W4			
Pt Lot B, Block 1, Plan 032 6101	32.6	52%	25
Lot B1, Plan 962 1714	4.0	6%	3
Lot B2, Plan 962 1714	4.0	6%	3
Lot A, Block 1, Plan 032 6101	14.5	23%	11
Huntington Hills	8	13%	8
Total			*50*

Table 2 Residential Lot Distribution

Because Lot B, Block 1, Plan 032-6101 includes portions of all three of the quarter sections addressed above, a total of 63 new residential lots may be developed within that lot.

2.3.2 Priority Environmental Management Areas

Lands within The Uplands plan area are designated as Medium and High Priority Environmental Management Areas (PEMAs) in the Strathcona County MDP.

The Biophysical Assessment described in Section 4.4 of this plan was prepared by qualified professionals. It provides more detailed site specific information regarding the identification and protection of environmental features than the broad overview information upon which the provisions of the MDP are based. This information is represented in Figure 4.

Different colors denote separate ownership

FIGURE 3

DENSITY CALCULATION

THE UPLANDS
AREA STRUCTURE PLAN

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Plan Boundary

Area recommended for conservation based on Biophysical Report

Waterbody

FIGURE 4
ENVIRONMENTALLY SIGNIFICANT AREAS

THE UPLANDS AREA STRUCTURE PLAN

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*Source: Spencer Environmental Biophysical Assesment - Sept 2010

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The Assessment is aimed at and supports the same objectives related to environmental conservation as are set out in Policies 8.2 to 8.5 of the municipal development plan. This area structure plan is based on the specific findings and recommendations of the Biophysical Assessment and is therefore consistent with the principles upon which the identification of PEMAs is based. The development concept, described later, is intended to implement and to be consistent with all MDP policies relating to conservation design and the protection of the natural environment.

2.3.3 Conservation Design Principles

Policy 5.35 of the MDP requires that all new country residential development adhere to conservation design based principles:

> "a) The ecology of the site must be considered. Lands identified as High and Medium Priority Environment Management Areas must be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between all Priority Environment Management Areas must be maintained wherever possible, through the use of green infrastructure;
>
> b) Development will be directed to lands that are determined to be of lesser environmental significance, such as those identified as Low Priority Environment Management Areas; and
>
> c) The natural landscape and topography must be considered and incorporated into the overall design of the site."

The MDP also contains the following definition:

"Cluster Development: buildings concentrated together in specific areas while achieving the allowable density, rather than being evenly spread out in a parcel. This configuration allows for the preservation of environmentally sensitive features."

Cluster style development for country residential development is an effective design approach for achieving conservation design principles. Clustering residential lots together reduces the footprint of the development and increases the area available for open space, allowing the retention of natural areas and ecological linkages. It can increase the efficiency of utility services and enhance community connections within the residential areas. It promotes compact development by way of smaller lots and the retention of open space. Smaller lots can allow Strathcona County to accommodate its growing population and promote compact residential growth. A description of how the development areas were identified and conservation design principles were used in the preparation of the development concept is provided in Section 6: Development Objectives.

2.4 Country Residential Area Concept Plan

Strathcona County adopted the Country Residential Area Concept Plan (CR-ACP) as Bylaw 58-2011 on May 22 2012. The CR-ACP contains policies, in addition to those in the municipal development plan, to guide development in the Country Residential Area. The Uplands plan area lies within the Low Density Country Residential Area as identified in the Country Residential Area Concept Plan.

The CR-ACP reinforces municipal development plan policies dealing with Conservation Design, the identification and protection of Priority Environmental Management Areas, and residential development densities. As described later, in Section 8, this area structure plan conforms to these policies and others contained in the CR-ACP dealing with land use, minimum lot area, municipal servicing, access, provision of land for public open space, etc.

2.5 Land Use Bylaw

The subject land is presently districted AD: Agriculture Future Development under the Strathcona County Land Use Bylaw 8-2001. Residential development as proposed in this area structure plan will require rezoning to Low Density Country Residential and other districts related to public land uses.

In its "Environmental Setbacks" section, the County's current Land Use Bylaw specifies a 30 m building setback from the top of bank of any watercourse. It further requires no development within the 1:100 year floodway. This plan meets or exceeds these standards.

3 Site Conditions

Sections 3 and 4 describe the plan area in considerable detail. However, as is noted later in Section 11, the types of background studies and analyses that have been completed for land owned by the proponent have not been undertaken for the land included in Stage 2. Similarly, detailed studies have not been conducted within the Existing Development. Information provided in this section is based on aerial photographs, visual inspection of the plan area where possible, and existing information already available from various sources.

It is acknowledged that additional and more detailed information will be required, to the satisfaction of Strathcona County, in these areas before specific development proposals can be considered by the municipality.

3.1 Current Use

The majority of the plan area is currently in agricultural use as pasture. There is some country residential development near Range Road 225, including the Huntington Hills development in the southwest corner of the plan area.

3.2 Surrounding Land Uses

The Uplands plan area is surrounded by lakes, agriculture, and country residential development. Poplar Lake subdivision is located to the northwest of the plan area and there is undeveloped agricultural land to the east and south. Poplar Lake lies to the north and Big Island Lake to the southeast.

3.3 Topography

As shown in Figure 5, the land is quite varied in topographical character, ranging from low lying shore land adjacent to Poplar Lake and Big Island Lake, to open grassland, to high treed knolls. The elevation of the plan area ranges approximately fourteen metres from a low point of 725 m to a high point of 739 m. Natural drainage is generally from the west, draining east toward the water course that flows north from Big Island Lake to Poplar Lake.

Some of the southwest portion of the plan area is undulating, with some small but fairly steep slopes of up to 6 m in topographic variation.

3.4 Resource Extraction

There is no resource extraction activity in or near the plan area, and no easements, leases, or rights of way related to the extraction or conveyance of natural resources are registered on the titles of the subject lands.

The Energy Resource Conservation Board's database shows an abandoned well on SW20 52-22-W4 at the southwest corner of the quarter section. Although no reclamation certificate has been issued for this well, it was never put into production. The surface location of the well head is conceptually shown in Figure 6. The recommended setback to the well head will be contained within the environmental reserve land and the well head will be accessible directly from the Range Road 225, as required.

3.5 Environmental Site Assessment

Hoggan Engineering and Testing conducted a Phase 1 Environmental Site Assessment (ESA) on Lot B, Block 1, Plan 032 6101. The Phase 1 ESA addressed the presence of a former slough that had been drained and filled, located within the southeast side of the site within the area claimed as bed and shore by the Province (see Figure 6). As no imported fill was used, the potential for site contamination was considered to be low. This area will become public land and no development is proposed in the vicinity.

The study also noted the roadways and lakes as vectors for potentially transporting contamination to the site. Due to the absence of intensive agriculture (i.e. intensive pig, chicken, cattle farming) or industry, the risk of potential contamination was considered to be low.

The investigation also found an above ground fuel storage tank approximately 125 m from the site. Due to the distance and the topography of the land, any spills would not immediately enter the site and the risk of potential environmental impact is considered to be low. The report recommends no further environmental investigation or site remediation. The report has been submitted under a separate cover.

Bylaw 61-2013
Schedule "A"

0.5m Contours * From detailed ground survey commisioned by Al-Terra Engineering Ltd. in Dec. 2003

2.0m Contours * Derived from 2003 Digital Elevation Model supplied by Strathcona County

Plan Boundary

Floodplain (726.63m)

Normal Water Level (725.80m)

FIGURE 5
TOPOGRAPHIC FEATURES

THE UPLANDS
AREA STRUCTURE PLAN

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*Topo Information Dated: March, 2004

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3.6 Historical Resource Impact Assessment

A Historical Resource Impact Assessment was conducted by Altamira Consulting Ltd. in August 2004. The Cultural Facilities and Historical Resources Division of Alberta Community Development granted clearance for development within the plan area. A copy of the clearance letter from the department is provided under separate cover.

3.7 Access

Range Road 225 borders the west of the plan area and provides access to the proposed development. Range Road 225 meets Highway 630 1 km to the north and intersects with Township Road 522, 800 m to the south.

There is a 30 m wide undeveloped public road right of way from the Huntington Hills subdivision to the southwest corner of Lot B, Block 1, Plan 032 6101. This access allows the provision of an access to Range Road 225 as required by Strathcona County Design and Construction Standards.

A Traffic Impact Assessment was prepared for this plan and is discussed later in Section 9.3.

3.8 Municipal Services

Municipal water and sewer lines are located along Range Road 225. Municipal utility and road infrastructure are discussed in later sections. Further supporting information and detailed analysis of the water and sanitary servicing will be submitted in The Uplands Design Report.

4 Environmental Factors

Four major environmental factors influencing future development have been identified, and are respected within The Uplands plan area:

- The 1:100 flood line for the restored natural level of Big Island Lake;
- Areas of high groundwater level;
- Significant wetlands with a 50 m environmental reserve buffer; and
- A 30 m wide ecological corridor that provides protected access for local wildlife to and from Poplar Lake and Big Island Lake.

Provincial and municipal wetland policy was adhered to.

These environmental factors are described in the sections which follow. Subject to the limitations identified in the first paragraph of Section 3, Figure 6: Developable Area identifies those portions of the plan area which are subject to environmental constraints that would generally preclude residential development. However, some types of development, such as trails, facilities intended to enhance public enjoyment of public open spaces, roads required for access, and some improvements to facilitate storm water drainage are acceptable in these areas. The remaining area is regarded as developable for general residential use. Figure 6 includes an outline of the proposed residential development described later in this document.

- Plan Boundary
- Floodplain (726.63m) [1]
- Wetland Areas [2]
- 50m Wetland Setback [2]
- High Water Table [3]
- Drainage Course [1]
- Former Slough [4]
- Area to be claimed by Crown
- Abandoned Wellsite [5]
- Developable Area
- Residential Area and Roads

FIGURE 6
DEVELOPABLE AREA
THE UPLANDS
AREA STRUCTURE PLAN

1 From 2003 ground survey commisioned by Al-Terra Engineering Ltd.
2 From 2010 Biophysical Assessment by Spencer Environmental Management Services Ltd.
3 From 2008 Groundwater Report by Hagstrom Geotechnical Services Ltd.
4 From Historical Airphotos in 2004 E.S.A. by Hoggan Engineering
5 From ERCB well spacing map

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4.1 Water Features

Big Island Lake is a 142 ha regionally significant wetland. Poplar Lake is a 39 ha permanent shallow wetland, whose water levels are kept artificially high by way of a weir constructed by Alberta Environment at its outlet.

Big Island Lake drains into Poplar Lake by way of a watercourse that passes through the east portion of the property into Poplar Lake at the north boundary of the plan area. Lands to the west of the watercourse once supported a small shallow wetland.

However, in the 1980's, under previous ownership, the portion of the watercourse on the subject parcel was deepened and straightened. Further earthworks in the area created a small, deeper depression that served as a swale and drained the adjacent lands.

A second watercourse enters the property at the west boundary of the parcel, and drains into Poplar Lake. This watercourse receives significant drainage from adjacent lands.

The surface water features within and adjacent to the plan area have been the subject of considerable investigation and discussion involving the County, the Province, and affected landowners over several years. As a result, the County has established the water level of Big Island Lake at 725.8 m, which results in a 1:100 flood line of 726.63 m. This document uses the 726.63 m 1:100 year flood line associated with the target lake level now established by the County.

The provincial government, under the Public Lands Act, has claimed ownership of the bed and shore of Poplar and Big Island Lakes. In 2004, the Province also indicated they will claim the watercourse which connects the two lakes and the wetland which was historically associated with the drainage channel. While this is not significant in terms of the definition of developable areas, it must be addressed if any future development proposals impact lands claimed by the Provincial government.

4.2 Soil Conditions

A detailed soil investigation was conducted by J.R. Paine & Associates Ltd. in December of 2003. The general findings were that:

- Soils are suitable for house foundations.
- Soils are quite impermeable and not very suitable for on-site sewage fields.
- Some areas have relatively high water tables.

A copy of the final report and a supplementary letter prepared in November 2010 has been submitted under separate cover.

4.3 Water Table Testing

Hagstrom Geotechnical Services Ltd. was retained to conduct additional detailed field drilling in May 2008 to delineate appropriate areas for residential development. The report identified areas which are not suitable for residential development based on generally high water tables and the County's standards in that regard.

The report also provides a series of recommendations regarding construction practices that should be referred to at the subdivision and detailed engineering design stages:

- In all cases, the bottom of the concrete footings should be at least 60 cm above the water table at the time of construction, as well as the installation of exterior, interior and lateral weeping tiles.
- In areas where the water table is high, the final grade for the roadways should be raised to at least 1.5 metres above the water table.
- The initial lift of fill should be placed 600 mm in thickness in order to support construction equipment. The first 600 mm lift should be compacted to at least 95 percent of SPMDD within 2 percent of OMC.
- Successive fill should be constructed in 150 mm lifts and compacted to at least 98 percent of SPMDD. Where very soft and high groundwater table is encountered during stripping, a geotechnical engineer should be consulted to review the situation prior to placement of new fill.

A copy of the final report has been submitted under separate cover.

4.4 Biophysical Assessment Analysis

Spencer Environmental Management Services Ltd. (Spencer) conducted a Biophysical Assessment of The Uplands Area Structure Plan area. Spencer recommends key features of the plan area be conserved and integrated into the development. The areas recommended for conservation were identified.

The report addresses the major wetlands – those associated with Big Island and Poplar Lakes, and the "central, altered wetland" – separately from the connecting water courses. Spencer's report recommends the following:

- Maintain a buffer of 50 m around wetlands to protect existing wetland function, wetland biodiversity and regional wildlife movement.
- Preserve a minimum 30 m wide natural corridor along the connecting watercourses to allow for wildlife movement.

These recommendations have been followed in the plan.

Spencer's report also makes a series of additional recommendations regarding specific measures that could or, where noted, should be undertaken to facilitate effective conservation and environmentally-friendly development and to ensure compliance with all environmental legislation and policies. These measures can be implemented at the subdivision, detailed engineering design, or development permit stages. They are especially relevant with respect to activities that may be undertaken by the municipality and/or the developer to restore, preserve, or enhance the natural features within the plan area.

Within the area selected for the majority of development, Spencer noted the following:

- The large area of poplar stands in the southwest of the plan area is degraded due to heavy browsing and trampling by domestic elk. The elk have removed most of the shrubs, and there are many dying or dead trees.

- The "birch swamp" within the southwest of the plan area is not identified in the report as a key biophysical feature and it is likely not sustainable if the remainder of the surrounding forest and drainage is not retained.

The development concept takes the recommendations of the Biophysical Assessment Report into account. Areas of proposed development avoid the key features recommended for conservation that are illustrated in Figure 6.

A copy of the complete report has been submitted under separate cover.

4.5 Tree Retention

As per Municipal Policy SER-009-034 a Tree Conservation Report (TCR) is normally required in conjunction with the biophysical assessment. In this case, however, the majority of the vegetation in Stage 1 (see Figure 7 Development Areas) will be preserved in publicly owned lands. Trees in the residential development areas may require a tree conservation plan, to be prepared at the subdivision stage. However, the majority of the significant trees within the plan area are within Stage 2 (see Figure 7 Development Areas), on land not owned by the proponent. Because no assessment of these trees has yet been done, the requirement for a TCR will be deferred until such time as more detailed work is done on this portion of the plan area.

5 Public Consultation

The original application for this ASP was made in 2004 by Al Terra Engineering. The original application included 110 residential lots within the plan area. Initial planning was based on Strathcona County Cluster Policy 10.31 under the previous MDP (Bylaw 38-98). Extensive consultation was undertaken with landowners within the plan area. A public information meeting was held in April 2004, and was followed by a second public meeting in May 2004. A first draft plan was presented to Strathcona County in June 2004.

Between 2004 and 2009, no further formal public consultation was conducted as additional studies were required in order for the project to continue. These studies were not concluded until 2009. Then, in December 2009, a letter was sent to residents within a 100 m radius of the proposed development, outlining a revised concept for the ASP, and giving the surrounding landowners an opportunity to give feedback. No concerns were raised in response.

Subsequently, conversations between the plan proponent and some other landowners made it clear that some landowners have future development aspirations. Accordingly, the plan does show how neighbouring parcels could be integrated with the proposed development.

In accordance with Strathcona County's requirements for new area structure plans, a draft area structure plan was presented at a third public open house held on the evening of April 19, 2011 at the Colchester Community Hall. This event was attended by representatives of the proponent, as well as Strathcona County staff and the area Councillor. Approximately 23 people attended the open house. Major issues raised at the open house included the proposed density, the potential impact on the environmental features of the plan area, future traffic on Range Road 225, the local

- Plan Boundary
- Existing Development
- Stage 1
- Stage 2

FIGURE 7
DEVELOPMENT AREAS
THE UPLANDS
AREA STRUCTURE PLAN

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road crossing of the proposed environmental corridor, and the potential road connection to the south end of the plan area through Huntington Hills. A deadline of May 3, 2011 was set to receive additional public comments prior to future revisions of this plan. Two responses were submitted to Scheffer Andrew Ltd.; the issues addressed in these responses reflect the aforementioned issues which were raised at the open house.

The various planning analyses conducted by the proponent and the development concept proposed reflect consideration of the concerns identified. The residential density proposed is consistent with County policy, and the overall development approach reflects the County's concern that environmental impacts be minimized. The traffic impact assessment reveals no volume concerns with respect to the proposed accesses to Range Road 225.

During the preparation of this plan, alternative internal road patterns intended to reduce or eliminate the need for a connection to Range Road 225 through Huntington Hills were considered. In the end, however, it was decided, in consultation with County staff, that the full connection should remain part of the plan. The reasons for this decision were as follows:

- Strathcona County Design and Construction Standards require a full second access where more than 20 residential lots are proposed.
- The development of an additional connection west to Range Road 225 through the lands north of Huntington Hills would not eliminate the need for a full access via Huntington Lane since more than 20 lots are proposed south of that potential future connection.
- The development of an access south into the SW 17-52-22-W4 is possible and would remove the requirement for access through Huntington Lane, but the development of such an access may not occur in the foreseeable future.
- This access location supports County Emergency Services criteria.
- The second access would reduce traffic congestion at the north access to the development.
- The existing public roadway through Huntington Hills has the capacity, in terms of right of way and carriageway width, to accommodate substantially more traffic than would be expected from the proposed development.
- The existing public right of way was designed and provided when the Huntington Hills subdivision was registered in 1992 to allow future access to the lands to the east.
- Introduction of the additional traffic through Huntington Hills would result in no unusual issues of traffic safety.

A fourth public open house was held on June 20, 2013. No further concerns were identified.

6 Development Objectives

The primary objective is to create an attractive, sustainable, residential development which respects and complements the surrounding development and minimizes negative impacts on the local natural environment. The more specific objectives of this plan are:

- To respect existing residential development within the plan area.
- To provide flexibility in plan implementation to account for the different development interests within plan area.
- To be consistent with the County's and the Capital Region Board's policies, guidelines, and regulations.
- To integrate new development in the plan area with County's plans for Big Island Lake and Poplar Lake, the wetland, and the water course.
- To provide recreational opportunities and public access to natural areas, as land surrounding the lakes will no longer be privately owned.
- To create a well planned residential community while respecting and protecting the natural environment.

7 Development Concept

An overall development concept has been prepared for the 93.1 ha of land in the plan area. As shown in Figure 7: Development Areas, three distinct development stages have been identified within the overall plan area. These are:

- "Existing Development", which consists of the Huntington Hills subdivision. This plan area is addressed in Section 7.1.
- "Stage 1", which is the portion of the plan area owned by the proponent of this plan, Lot B, Block 1, Plan 032 6101. It is to include country residential development and associated infrastructure, and a large public open space area. The development concept for Stage 1 is described in Section 7.2.
- "Stage 2" consists of a 14.5 ha parcel (Lot A, Block 1, Plan 032-6101), two 4.0 ha parcels (Lots B1 and B2, Plan 962-1714), and 1.6 ha of municipal reserve (Lot R1, Plan 2372 RS). The development concept for Stage 2 is addressed in Section 7.3.

The proposed land use pattern is shown in Figure 8.

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- Plan Boundary
- Possible Future Concept
- Crown Bed and Shore
- Trail Concept with Viewpoint Opportunities
- Municipal Reserve
- Environmental Reserve
- Stormwater Management Facility

FIGURE 8
DEVELOPMENT CONCEPT
THE UPLANDS
AREA STRUCTURE PLAN

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The land use distribution for the entire plan area is shown in Table 3: Land Use Distribution. Some of the areas shown in Table 3 are subject to revision depending on the detailed analysis and planning for the Stage 2 Development Stage.

	Area (ha)	% of Plan Area
Gross Plan Area	**93.1**	
Provincially Owned Bed & Shore	7.7	
Environmental Reserve	28.2	
Developable Area	57.2	100.0%
Residential (Existing)	6.6	11.5%
Residential (Future)	31.5	55.0%
Infrastructure (SWM)	3.3	5.8%
Infrastructure (Roads)	9.4	16.4%
Municipal Reserve	4.8	8.4%
Municipal Reserve (existing)	1.6	2.8%
Total	**57.2**	**100.0%**

Table 3 Land Use Distribution

As shown in Figure 8, the development concept pays particular attention to the preservation and integration of the natural areas. Consequently, approximately 45% of the total plan area is to be retained as public open space.

The four major environmental factors described in Section 4: Environmental Factors and illustrated in Figure 6: Developable Area have been taken into account as follows:

- No development will occur below the 1:100 flood line of Big Island Lake (726.63 m).
- No development is proposed in areas of generally high ground water levels. Smaller local areas of higher water table within the proposed residential development will be graded to ensure full separation between building footings and near surface water table in accordance with the Strathcona County Design and Construction Standards and as recommended in the 2008 ground water report. Foundation drainage will be provided, to the County's satisfaction, for specific lots as needed.
- All recommended buffers are respected and no development will occur within 50 m of protected wetlands.
- A natural corridor at least 70 m wide between the two lakes and west to Range Road 225 will be protected from residential development.

The development uses a cluster design, which is described in Section 2: Policy Context, and responds to the recommendations of the background analyses described in Section 3: Site Conditions.

The following sections address the proposed development concept for each of the plan stages.

7.1 Development Concept - Existing Development Area

The Existing Development area consists of the Huntington Hills Estates subdivision, which is fully developed. No further subdivision is anticipated in this area.

7.2 Development Concept – Stage 1 Development Area

7.2.1 Public Open Space

In consideration of the four environmental factors described earlier, the development concept provides a significant amount of public open space. Much of Stage 1 is provincially-owned bed and shore, or will be dedicated to Strathcona County as environmental reserve. Developable lands (i.e. those not claimed by the Province, and not designated as environmental reserve) not included as residential lots or required for roads or servicing infrastructure are proposed to be dedicated to Strathcona County as municipal reserve (MR). The open space component of this development concept is in accordance with Policy 5.35 of the Municipal Development Plan, which requires that the natural characteristics of a site be respected in the development concept.

The boundaries between private and public reserve lands should be marked, either through post and rail fencing, marker posts, or similar indications, where necessary to avoid encroachments onto public reserve land.

Wetland Conservation

The ASP has been prepared with particular consideration for conservation of habitat and wetlands. The proposed development concept ensures that the wetlands are protected by a 50 m buffer to enhance the ecological function and biodiversity of the conserved areas.

Within the plan area, there is a wetland midway along a watercourse which runs from Big Island Lake to Poplar Lake. The wetland and watercourse have been modified in the past and both have been claimed by the Province of Alberta as historical bed and shore under the Public Lands Act. The Province has indicated that it will require, under the provisions of the Public Lands Act, the restoration of the wetland and the re-introduction of a "natural" meander to the watercourse alignment. The re-alignment of the watercourse must maintain or increase the required development setbacks from the watercourse.

The implementation of this portion of the development concept will require cooperation between the landowner, the County, and the Provincial authorities at the subdivision and detailed engineering design stages to determine final land ownership and specify the configuration and function of the wetland/watercourse/storm water management facility. The proponent will bear financial responsibility for the restoration work.

Ecological Connectivity

Ecological connectivity between habitat areas is important for ecosystems, genetic exchange for animals and plants, and animal movement. The Biophysical Assessment report conducted by Spencer found that the subject parcel is currently well connected to natural habitats on adjacent lands both through terrestrial and hydrological features. The watercourse connecting Poplar and Big Island Lakes is a high functioning ecological corridor that directly contributes to the sustained biodiversity at the lakes. Where road crossings are required, culverts or drop curbs can be constructed so that the wildlife is not restricted along the corridor. These crossings will be designed in consideration of the area wildlife, and to the satisfaction of the County.

The proposed development concept preserves ecological corridors associated with the watercourses in which no residential development will be permitted. To provide for the width of the watercourse, plus the 30 m setbacks required on either side under the Land Use Bylaw, the planned corridors will be no less than 70 m wide. This substantially exceeds the minimum corridor width of 30 m recommended in the Biophysical Assessment.

The proponent will work with the County to design a trail system (shown conceptually in Figure 8: Development Concept) within this open space. At the subdivision stage of development, the specific alignments and design of the trail system will be planned in conjunction with the County, consistent with the recommendations of biophysical specialists to ensure minimal habitat disturbance and maintenance of wildlife corridors.

7.2.2 Residential

Based on the calculations described in Section 2.3.1 Residential Density, 63 additional residential lots can be created in the Stage 1 development area. These lots are arranged in clusters within the land areas which have been determined to be developable.

The residential development proposed in the south part of the plan area is contiguous with existing residential development. In order to minimize the impact of this new development on existing residents in Huntington Hills, two municipal reserve lots, totaling 0.4 ha, are proposed adjacent to Huntington Hills. As dictated by County policy, this public open space, in addition to the proposed roadways, will provide a minimum 38 m separation between the new development and the existing larger lots in Huntington Hills.

The internal road layout of this development area has been designed:

- to provide a convenient school bus route which does not require the buses to turn around;
- to provide two full accesses for emergency services; and
- to accommodate water looping and the efficient provision of municipal services.

Access and circulation for the plan area is described in more detail in Section 9. Public utility lots (PUL) have also been allocated appropriately throughout the Stage 1 development area to allow for stormwater management facilities.

7.3 Development Concept – Stage 2 Development

Although the current landowners in the Stage 2 development area are not proposing to develop their land at this time, the land to the north of Huntington Hills as far as the north boundary of Lot A, Block 1, Plan 032-6101 has some potential for development. However, the types of background studies and analyses completed for land owned by the proponent have not been undertaken for the land included in Stage 2. Accordingly, the development concept shown in Figure 8 for Stage 2 is based on aerial photography and contour mapping available when this document was prepared. The possible land uses and internal road pattern shown in Figure 8 must be refined based on more detailed site investigations before re-zoning for development is considered.

Two accesses, one directly from Range Road 225 and a one from the local road network in the Stage 1 development area, are anticipated. In addition to vehicle access, the rights-of-way created by these roads will provide options for future utility connections between the east and west portions of the plan area.

A possible location for a storm water management facility is also shown. This location is based on available topographic information.

The existing municipal reserve Lot R1, Plan 2372 RS is proposed to remain as municipal reserve.

8 Community Services

The projected population from the proposed development is based on the total number of dwellings multiplied by the expected number of persons per dwelling, which is taken from Strathcona County's 2008 Municipal Census Report.

A total of 88 dwellings can be accommodated in the plan area. This total includes existing dwellings and future residential parcels. Based on an expectation that there will be three people per dwelling, it is anticipated that the total population for the entire plan area will be 264 people.

8.1 Schools

Based on the total number of proposed dwelling units and using the 2004 student generation per dwelling unit factors from the Elk Island Public and Separate School Boards, the number of students in the plan area would be as follows:

	Public		Separate		Total
Level	**Factor**	**Students**	**Factor**	**Students**	
Elementary	0.2640	23	0.0753	7	30
Junior High	0.1116	10	0.0400	4	14
Senior High	0.1298	12	0.0185	2	14
Total		45		13	58

Table 4 Student Generation

8.2 Parks

The development concept will create a substantial area of publicly owned open space. Of this open space, approximately 28 ha will be dedicated as environmental reserve as it is within the 1:100 flood line or within recommended buffers from the wetlands and ecological corridor. Approximately 7.7 ha (shown conceptually in Figure 8) has been or is expected to be claimed by the provincial government as bed and shore under the Public Lands Act.

A 1.6 ha lot, located on Range Road 225 in the west portion of the plan area, is currently designated as municipal reserve and this lot is to be retained for park purposes.

Areas which are considered developable (see Figure 6: Developable Area), but are not designated for residential development, will be designated as municipal reserve. This has been done to avoid designation of land as environmental reserve which does not meet the legal requirements for that designation set out in the Municipal Government Act.

The area to be designated as municipal reserve will total approximately 6.4 ha, which is approximately 11.2 percent of the developable portion of the plan area. Municipal reserve dedication within the plan area will therefore exceed the statutory upper limit of 10% of the net developable titled area by approximately 1.2%. The majority of dedication of municipal reserve in excess of the statutory 10% will affect Lot B, Block 1, Plan 032 6101.

Table 5 shows a calculation of municipal reserve generation from the plan area based on the provisions of the Municipal Government Act, and contrasts this with the total area within the plan boundary proposed to be designated as municipal reserve.

	Area (ha)	Percent
Gross Plan Area	93.1	
Provincially Owned Bed & Shore	7.7	
Environmental Reserve	28.2	
Developable Area	57.2	100.0%
Municipal Reserve Generation (10%)	5.7	10.0%
Existing Municpal Reserve	1.6	2.8%
Planned Municipal Reserve	4.8	8.4%
Total Municipal Reserve Dedication	6.4	11.2%
Municipal Reserve Over-Dedication	**0.7**	**1.2%**

Table 5 Municipal Reserve Balance

9 Access and Circulation

A Traffic Impact Assessment has been prepared in conjunction with The Uplands ASP and submitted under separate cover. The general conclusion from the TIA is that the current roadway network supports the proposed land use. Required improvements to the roadway network as detailed in the Transportation Impact Assessment will be addressed at the detail design stage.

9.1 Site Access

Access to the development is proposed off Range Road 225, one being opposite the access to Hillsdale subdivision (west of Range Road 225) at Sunset Drive, and the second access roughly 1 km south, through the Huntington Hills subdivision.

The proposed four-way intersection of Range Road 225 and Sunset Drive can be an unsignalized intersection with stop controls on the east and west legs. Under the County's requirements, acceleration and deceleration tapers on Range Road 225 should be constructed to the County's "B-8 Rural: Typical Intersection Treatment – Country Residential Subdivision Road to Class-II Grid Road" standard.

In accordance with the Strathcona County Design and Construction Standards, an access to Range Road 225 will be provided via Huntington Lane, which is adequate to accommodate the additional traffic from The Uplands. Acceleration and deceleration tapers on Range Road 225 at Huntington Lane will be upgraded by the developer to meet current County standards. Physical improvement of intersection sight lines will be completed at the developer's cost such that Strathcona County Design and Construction standards are met or exceeded, at the discretion of the County.

9.2 Circulation System

9.2.1 Roadway Network

The proposed development will have a good level of accessibility to the Metropolitan Edmonton Area and Strathcona County by the following arterial and collector roadways:

- Highway 630 is a west-east highway, running from Anthony Henday Drive between Edmonton and Sherwood Park to Highway 14 west of Tofield. It is also known as Wye Road within the Sherwood Park Urban Service area.
- Highway 628 runs west-east from Anthony Henday Drive to Highway 21 just south of Sherwood Park. It is also known as the Whitemud Extension.
- Highway 21 is a north-south highway, which is considered an alternate route to the Queen Elizabeth II Highway.
- Range Road 225 is an unimproved Class II Strathcona County road.
- Township Road 522 is an unimproved Class II Strathcona County road.

Local roadways will be developed to provide property access for proposed residential lots. This hierarchy of roads provides the necessary interconnections, effectively serving the transportation needs of residents of The Uplands.

From the main access to Range Road 225 in the northwest portion of the plan area, the internal local road will extend east to the middle of the site. There will be an intersection near the centre of the site where the road will branch to the east to provide access to the

lots in the northeast and to the south to serve the larger cluster of residences in the south-central portion of the plan area.

Public access to the open space within the plan area will be possible along portions of the internal road network. As shown conceptually in Figure 8: Development Concept, local roads can be developed to provide access to lands within Stage 2 to either Range Road 225 or the main north-south local road in Stage 1.

A modified urban cross-section on a 24.75 m wide right-of-way with swales on each side of the road is proposed within the residential areas. The proposed cross-section will be based on that constructed in the Grange Estates subdivision, and was chosen for the Uplands development based on consultation with the County. Between areas of residential development, the road network will be developed using a 30.0 m wide right-of-way.

As is the case throughout the County, some roads required to provide access to development are proposed to pass through or between public open spaces, environmental reserves, and other natural areas. Culverts and bridges may be necessary where roads traverse watercourses. Infrastructure will be constructed to minimize the impact to these environmentally sensitive areas to the satisfaction of Strathcona County. The details of the required infrastructure will be determined at the time of detailed engineering.

9.2.2 Pedestrian Circulation

Public trails are also proposed to be developed within these types of open spaces to facilitate public access to and enjoyment of the natural environment. A trail network will be developed within the public open space area, as shown conceptually in Figure 8. Where possible at the subdivision design stage, public walkway connections will be provided to complement trails that are proposed for the public open space portion of The Uplands plan area.

The development of trails within the public open spaces may require the use of public utility lots and/or road rights-of-way (walkways). Approvals from the Provincial government may also be required.

The developer will be responsible for the construction of the trail network.

9.3 Noise Impact Assessment

A Noise Impact Assessment (NIA) was undertaken to determine whether noise attenuation will be required for the development. The assessment concluded that a berm should be constructed within a PUL along the proposed lots backing on to Range Road 225 to provide an adequate degree of protection from the Range Road.

The revised NIA has been submitted under separate cover. At the detail design stage, the noise calculation should be reviewed to confirm that the recommendations are still valid. If necessary, an update of this Noise Impact Assessment should be conducted.

A similar noise impact assessment must be completed for Stage 2 when the details of future development are known.

10 Utility Servicing Concept

The following sections provide a general description of the proposed utility servicing concept. A supporting Design Report has been submitted under separate cover.

In accordance with Policy 5.36 (d) of the MDP, all lots will be fully serviced by municipal sanitary and water systems from Range Road 225.

10.1 Water Servicing Concept Plan

The existing municipal water supply system currently has the required capacity to service all lots within The Uplands plan area. The water supply to the plan area is proposed from the existing 150 mm municipal water main that runs along the east side of Range Road 225. An internal network of small diameter mains is proposed for water servicing of the development area. In accordance with the Strathcona County Rural Water Program the internal water distribution network will be sized to deliver 1.9 liters per minute to each residence. The water distribution system can only deliver low-pressure trickle-feed service to The Uplands - fire flow capacity is not available from the existing municipal system. An onsite storage cistern and pressure pump will be required at each residence to boost the in-house water system pressure for household uses. Sizing of the internal water mains was determined by a detailed water network analysis and is presented in the Uplands Design Report (submitted under separate cover).

Two connection points to the existing water main are proposed to provide efficient looping in the plan area. A connection point at the intersection of Sunset Drive and Range Road 225 will provide a water supply point for the internal water distribution network within the plan area. To complete the network loop, a second connection is proposed at the intersection of Huntington Lane and Range Road 225, through the existing Huntington Hills subdivision. The extension of the proposed water main through the Huntington Lane will enhance the water quality in the proposed water network and enable the existing residences in the Huntington Hills subdivision to be serviced with municipal water. The proposed water supply system is illustrated schematically on Figure 9.

10.2 Sanitary Sewer Servicing Concept Plan

The existing municipal sewer system currently has the required capacity to service all proposed and existing lots within The Uplands plan area.

The proposed development will be connected to an existing 150 mm municipal sanitary force main that is part of the Strathcona County's Septic Tank Effluent Pump (STEP) System. The existing forcemain ultimately discharges the collected effluent to the Sherwood Park gravity sewer system. This system requires each residence to have a septic tank and a pump that is capable of pumping screened, pre-treated effluent into the pressure line.

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FIGURE 9
WATER SERVICING
THE UPLANDS
AREA STRUCTURE PLAN

Existing 150mm Municipal Watermain
Proposed Trickle-Feed Water Distribution Mains

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The existing 150 mm sanitary forcemain is located along the west side of the Range Road 225 and is part of the Basin #3 STEP system. A single connection point is proposed to the existing forcemain at the intersection of Sunset Drive and Range Road 225 to service the proposed development area through a network of small diameter on-site sewer forcemains. A schematic of the proposed sanitary sewer system is illustrated in Figure 10.

Figure 10 shows a possible extension of the proposed sewer forcemains west to serve existing development within Huntington Hills. This option may be considered by the residents and the County as an alternative to a direct connection from Huntington Hills to the existing forcemain on Range Road 225.

The existing Basin #3 STEP system has been analyzed to determine if it has capacity to service the proposed development at Uplands. Based on the analysis, the existing forcemain system has the necessary capacity to service the Uplands without upgrades to system mains. Detailed modeling and discussion of results is presented in the Uplands Design Report (submitted under a separate cover).

At the Design Brief or detail design stage, the sanitary modeling calculations should be updated and recommendations reviewed if other developments connect to Basin 3 STEP system prior to Uplands or if upgrades to the current forcemain network are implemented prior to the connection of Uplands.

The proposed sanitary servicing scheme meets the Strathcona County Rural Low-Pressure Sanitary Servicing Standards and is consistent with the Strathcona County Country Residential Wastewater Master Plan, dated April 2010, and the Strathcona County Country Residential Policy Area Basin 3 STEP System Technical Analysis and Optimization Memorandum, dated October 17, 2012.

10.3 Stormwater Management Concept Plan

The following section provides a brief summary of the proposed concept plan that was developed to manage stormwater run-off in the Uplands ASP area. Comprehensive stormwater management system design information is provided in the supporting Uplands Design Report, submitted under separate cover.

The general drainage pattern proposed for The Uplands plan area is shown on Figure 11. The proposed development area is located within the Poplar Lake and the Big Island Lake drainage basin. Majority of the runoff within the plan area will be routed to the centrally-located wetlands associated with the drainage course between the two lakes. The proposed drainage plan responds to the pre-development lay of the land. It will enhance the quality of the post-development run-off flowing into the lakes and the surrounding low areas.

As shown in Figure 6, some areas of high water table overlap with the lot configuration. These areas will be re-graded as required in accordance with County policy and the recommendations of the 2008 ground water report to allow full development of the entire area of affected all lots to the satisfaction of Strathcona County. At the discretion of the County, restrictive covenants may be required to be registered against individual lots to address any possible ground water issues.

Existing 150mm Sanitary Forcemain (STEP)
Proposed Sanitary System (STEP)
Potential Sanitary Extension

FIGURE 10
SANITARY SERVICING
THE UPLANDS
AREA STRUCTURE PLAN

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- Plan Boundary
- Major Overland Flow
- Controlled Release
- Culverts

FIGURE 11
STORMWATER MANAGEMENT
THE UPLANDS
AREA STRUCTURE PLAN

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More information may be required to be submitted to the County by the applicant at the time of subdivision application to ensure that lots within the high water table are not negatively impacted.

Appropriate foundation drainage will be provided by the developer as deemed necessary by the County at the detail design stage. Foundation drainage must be designed to minimize potential impacts on adjacent lots or on facilities within the public open space through grading, the use of pipes or culverts, and the location/design of such facilities.

Existing trees and natural vegetation will be preserved where possible to reduce the post-development run-off and improve the quality of water entering the lakes.

Further enhancement of water quality will be provided by stormwater retention facilities, sediment-trapping ponds, and erosion protection measures.

The majority of the drainage within the south lot cluster will be routed via overland flow paths to the existing southeast low-lying area. This low area will function as a stormwater management facility, SWMF-1, and will provide the necessary storage for the post-development increase in run-off from a 1:100 year rainfall within the south development area before being discharged north to the previously mentioned wetlands near Poplar Lake. In accordance with Strathcona County requirements, the rate of stormwater release for the proposed SWMF-1 will be controlled to 4 L/s/ha during a 1:100 year storm event. The four other facilities, namely SWMF-2, 3, 4, and 5, are proposed in the northern half of the cluster development as shown on Figure 11. Stormwater runoff from the roads and lots will be conveyed by roadside swales to the sedimentation ponds for treatment and then outlet to the environmental reserve lands before entering Poplar Lake. SWMF 2, 3, 4, and 5 are proposed as sedimentation ponds and are designed for stormwater quality improvement based on flows from a 1:5 year rainfall. Outflow release rate control is not proposed.

The proposed stormwater management facilities will provide the necessary water quality control measures for the post-development conditions by removing suspended solids and other pollutants carried with the run-off. These facilities will be designed to meet Strathcona County and Alberta Environment standards and guidelines. Appropriate approvals, notices, and licensing will be applied for prior to the detailed design of the subdivision.

10.4 Other Utilities

Electrical power and communication services will be installed in Uplands. Local service providers are Fortis Alberta Inc., Telus Communications, and Shaw Communications. Installation and operation of gas mains will be carried out by ATCO Gas.

Power on site is proposed to be underground in accordance with Strathcona County Standards.

11 Implementation

Implementation of this area structure plan will be required to conform to County standards and policy in effect at the time of future subdivision application(s). The land use concept is

conceptual only, and final location of property lines and parcel areas will be determined at the time of subdivision. All proposed lots must comply with the regulations of the Land Use Bylaw.

A substantial area of land in the east portion of the plan area is intended to be publicly owned. Specific plans and designs for the development of this land for conservation, recreation, and trails will be prepared once this area structure plan is approved. Approval of this plan will provide the municipality and other development interests an overall land use concept within which to complete this work.

The development sequence is shown in Figure 12: Development Sequence. It is expected that within Stage 1 there will be three phases of development. The main north/south road and the new residential lots proposed for the northwest portion of the plan area will be developed first. The main cluster of lots in the south, just east of Huntington Hills, will be developed next as the main road to the south is constructed. Lastly, the small clusters of lots in the northeast end of the plan area may be developed separately and at a later stage.

This plan anticipates and provides for the future development of the lands in Stage 2A, the western portion of the plan area. Such development can take place concurrently with, or at any time after, development in the Stage 1, east portion of the plan area. Stage 2A and 2B will depend on when the landowners wish to start development. As noted in Section 7 Development Concept – Stage 2, additional background studies, analyses, and refinement of the concept have to be undertaken for this area. These studies need to be completed and approved by the County prior to rezoning and subdivision. This area structure plan may need to be amended to reflect the detailed findings. Rezoning will be required.

If part of the existing municipal reserve lot is to be used as road, or re-distributed to other locations within the plan area, the municipal reserve designation of the affected land must be removed by bylaw, in accordance with the Municipal Government Act, as amended.

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POPLAR LAKE ESTATES

POPLAR LAKE

2165 RS
LOT C

SUNSET DRIVE

LOT D

BLOCK 1

NE 17-52-22-W4

RANGE ROAD 225

LOT A

LOT B

Stage 2A

Future SWMF

Stage 1

CONSERVATION EASEMENT
RIGHT OF WAY

Possible Future Road Connection

R1

LOT B1

Stage 2B

LOT B2

HUNTINGTON HILLS ESTATES

LOT 1 LOT 2 LOT 3 LOT 4

Existing Development

LOT 8 LOT 7 LOT 6 LOT 5

BIG ISLAND LAKE

BLOCK E

Possible Future Road Connection

SW 17-52-22-W4

LOT C

Plan Boundary

Possible Future Concept

FIGURE 12
DEVELOPMENT SEQUENCE
THE UPLANDS
AREA STRUCTURE PLAN

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