

BY-LAW 33-90

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE CLOVER BAR RANCH AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 44.16 HECTARES (109.11 ACRES) IS LOCATED WITHIN THE THE NW 2-53-23-W4.

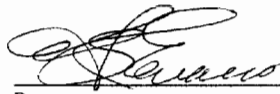
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

1. This By-law be cited as the "Clover Bar Ranch Area Structure Plan".
2. Schedule "A" attached hereto entitled "Area Structure Plan Clover Bar Ranch NW 1/4 Section 2-53-23-W4, Sherwood Park, County of Strathcona No. 20" is hereby adopted as part of this By-law.
3. By-law 21-88, being the previously adopted Clover Bar Ranch Area Structure Plan, is hereby rescinded.

Read a first time this 24th day of April, 1990.

Read a second time this 15th day of May, 1990.

Read a third time and finally passed this 15th day of May, 1990.



Reeve



Corporate Secretary



SCHEDULE "A"

BY-LAW 33-90

RECEIVED
AUG 2 1990
Ans'd

RECEIVED
AUG 27 1990
Ans'd

BYLAW NO. _____
AREA STRUCTURE PLAN
CLOVER BAR RANCH
NW1/4 SECTION 2 - 53 - 23 - W4TH
SHERWOOD PARK
COUNTY OF STRATHCONA NO. 20

PREPARED BY:
G.P.E.C. CONSULTING LTD.
MAY, 1990

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APPENDIX "B" - ENVIRONMENTAL ANALYSIS
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1.1 INTRODUCTION

The Area Structure Plan encompasses those lands in the NW1/4-2-53-23-W4M consisting of Lot B, PLAN NO. 2386 RS and the residual of the NW1/4-2. The area is bounded on the north by Petroleum Way and the north boundary of the property; on the west by Sherwood Drive; on the east by the east boundary of the NW1/4-2-53-23-W4M; and on the south by Lot C (Plan 2386 R.S.) which is situated within the NW1/4-2-53-23-W4M. The Area Structure Plan contains 39.59 ha (97.83 acres) more or less. The Plan area includes an existing subdivision of 258 single family lots developed under previous Area Structure Plan Bylaw No. 82-84, No. 11-87 and No. 21-88.

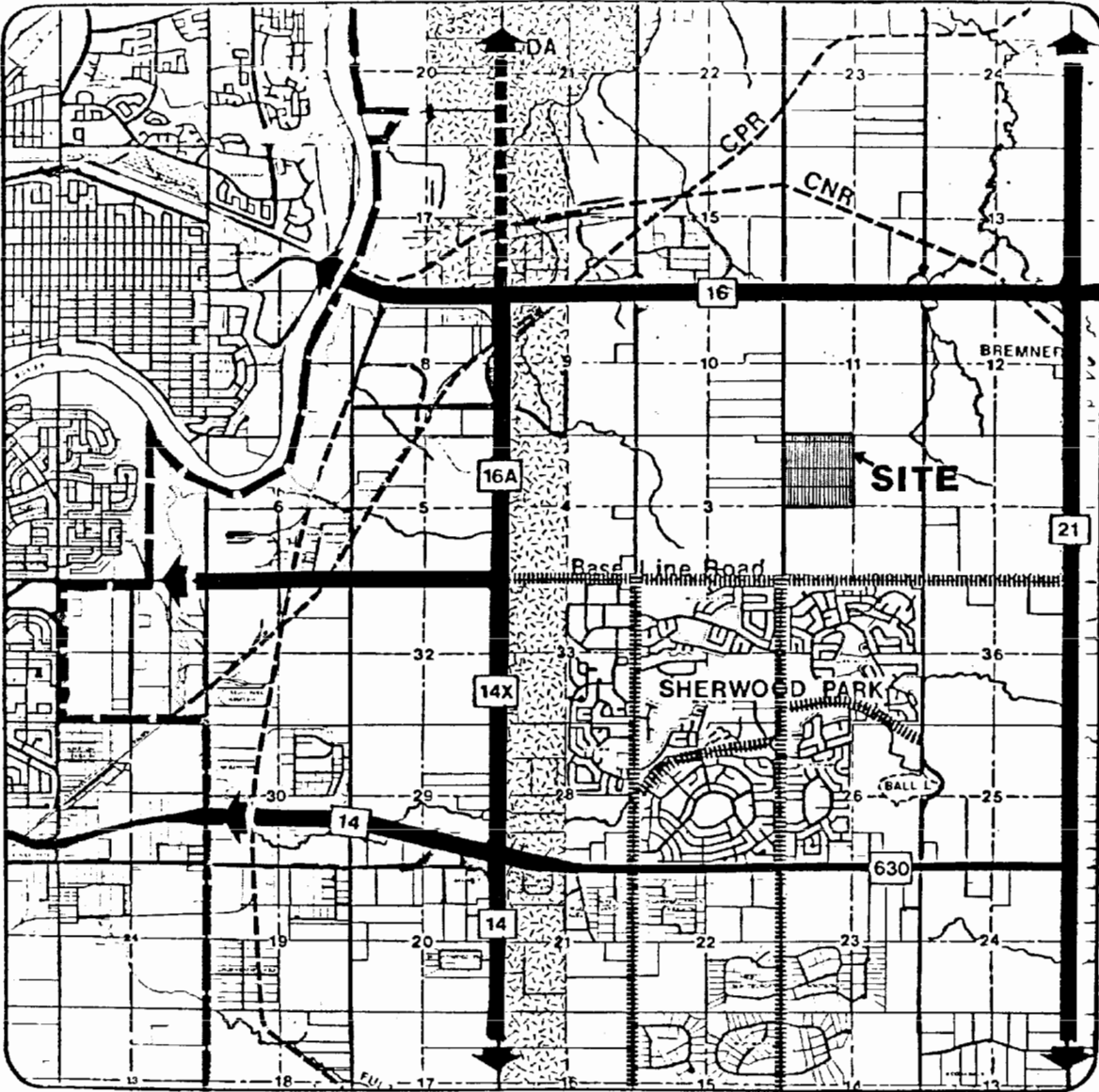
1.2 AREA STRUCTURE PLAN CONCEPT





The Plan provides for low density residential development on a neighborhood scale and consists of typical single family housing. A recreational lake of 2.594 hectare (6.41 acres) will be utilized as a holding facility in the storm and surface water management of the area. A Municipal Reserve of 3.67 hectares (9.07 acres) is located in the south-east corner of the Plan Area. This MR is intended to be part of a larger reserve to the east and south for ultimate incorporation of school and playgrounds. A pocket park of 0.59 hectares (1.46 acres) adjoins the recreational lake along its southern boundary.

Refer Appendix "A" - Concept Map

1.3 EXISTING LAND USE AND OWNERSHIP PATTERN

The existing land use of the undeveloped portion is agricultural and the area is designated under the Edmonton Metropolitan Regional Plan



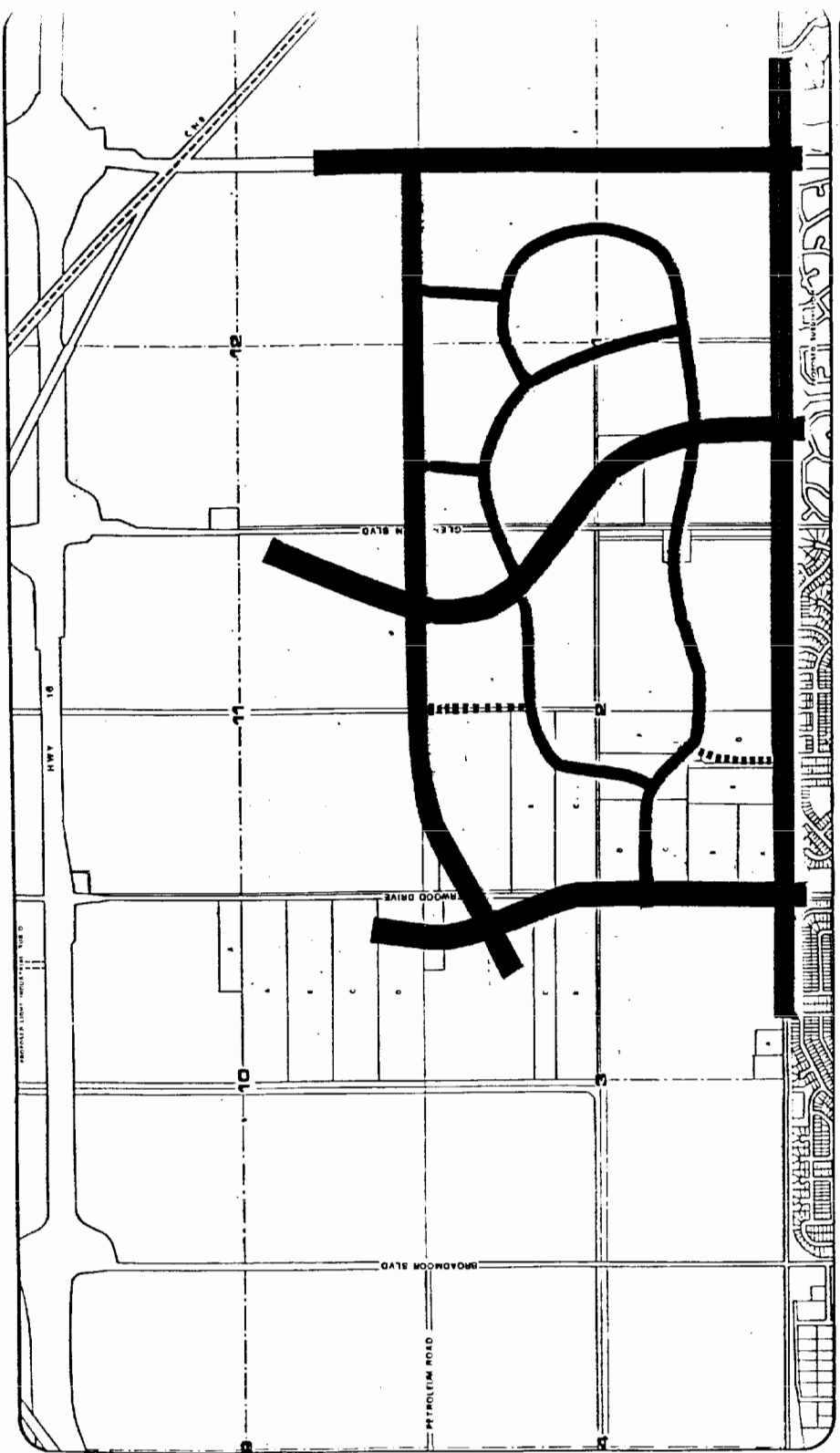
-  Primary Highway
-  Proposed Outer Ring Road
-  Secondary Road
-  Arterial Road

SITE & LOCAL VEHICULAR SYSTEM

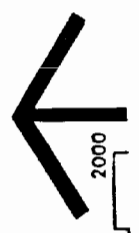


1" = 1 mile

GPEC



■ ARTERIAL
 ■ COLLECTOR
 ■■■■■ MINOR COLLECTOR



OUTLINE PLAN MAJOR ROADS

GPFC

as an area of urban expansion. This area was considered for many years by the County of Strathcona No. 20 as a logical urban expansion of Sherwood Park and is indicated as such in the County of Strathcona's General Municipal Plan.

The NW1/4 of Section 2 is subdivided into four parcels of land with HAV Homes Ltd. and Falcon Ridge Homes Ltd. (363093 Alberta Ltd.) owning Lot B and the balance of the NW1/4 of Section 2.

1.4 TOPOGRAPHY

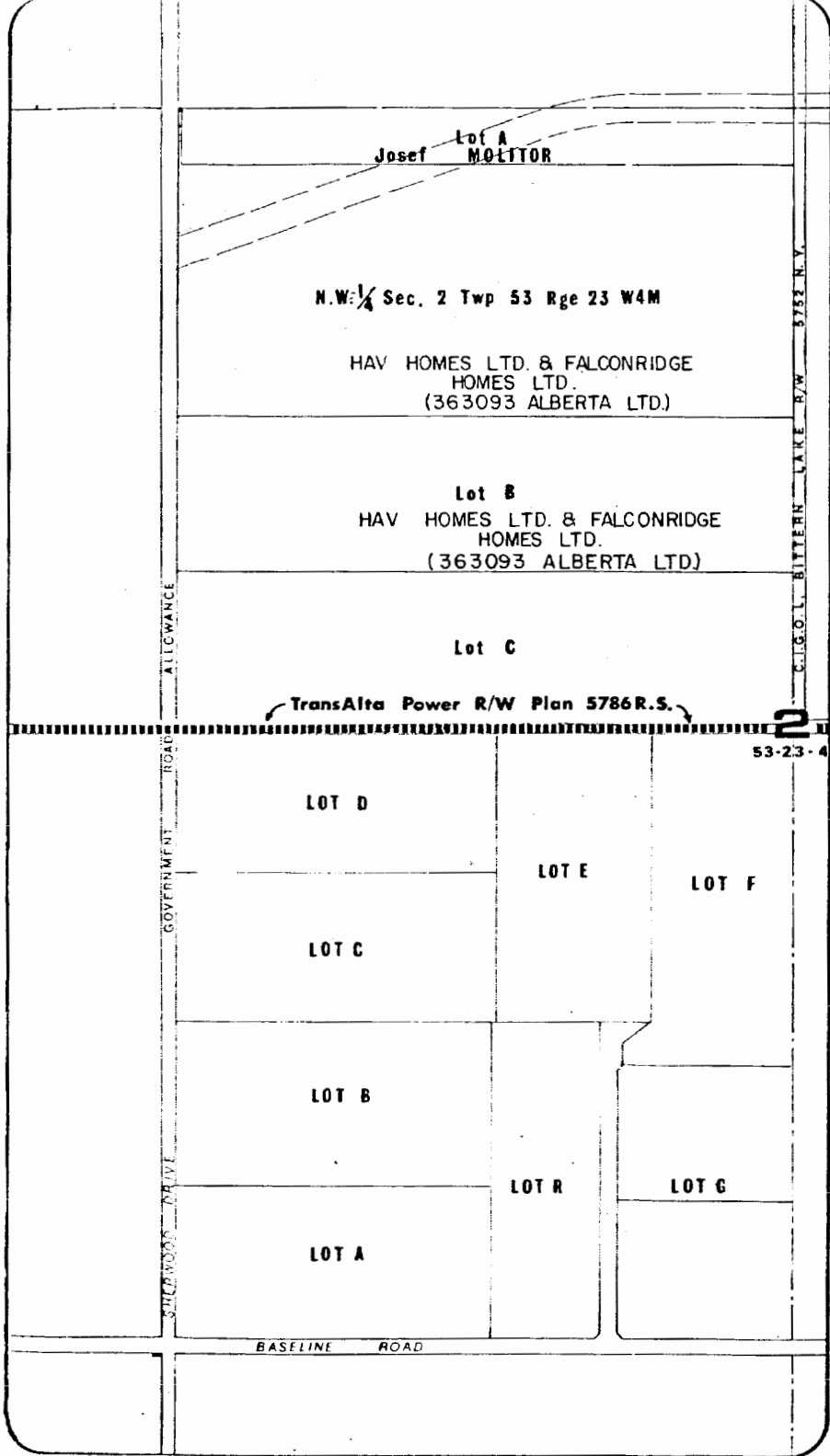
The terrain consists of an irregular (morainal) topography which varies from rolling to gently rolling. The main direction of the slope is from south to north with an elevation difference from 694.9m to 713.2m.

Refer Appendix "C" for Contour Plan.

1.5 MAN-MADE CONSTRAINTS

Minor constraints to the development are two utility lines that bound the site on the west and east boundaries.

- Northwestern Utilities adjoins the west boundary incorporating a 2 inch Gas Main;
- Midwest Gas Transmission adjoins the east boundary incorporating a 10 inch Gas Main.



**MAN-MADE DEVELOPMENT
CONSTRAINTS & OWNERSHIP**

GPEC

117200
18600

0 100 200 300 400 meters
0 200 400 600 800 1000 1200 feet

North

1.6 SURFACE DRAINAGE

The topography of the site is rolling with a general slope to the north. Ultimately surface waters find their way northwards to the North Saskatchewan River. The Plan area has one well defined drainage course which has a north/south alignment and bisects the area. The configuration and topography of the northern end of the drainage course within the Plan area is such that it lends itself to the provision of a recreational lake. In addition it will functionally serve as a storm water management facility for the area.

The storm management lake is developed and is being maintained in accordance with the County's Storm Water Lake Guidelines.

Any and all development of a residential nature will be above the 1:25 year frequency flood level. Pending formal transference, the responsibility in maintenance and liability associated with the lake will rest with the developer and a caveat to that effect has been registered.

1.7 ENVIRONMENTAL ANALYSIS

See Appendix "B" for Environmental Analysis commentary.

1.8 EXISTING AND PROPOSED LAND USE

The habitable Land Use for the area covered by the Area Structure Plan is single family residential. The Land Use distribution is shown in the following table:

LAND USE

<u>BREAKDOWN OF TOTAL AREA</u>	<u>HECTARE</u>	<u>ACRES</u>	<u>PERCENT OF TOTAL</u>
single family residential (net)	22.11	54.63	55.8%
roads/lanes (inclusive of Petroleum Way)	10.40	25.70	26.3%
Public Utility Lots (inclusive of Lake)	2.84	7.02	7.2%
Municipal Reserve	4.24	10.48	10.7%
TOTAL	<u>39.59</u>	<u>97.83</u>	<u>100.0%</u>

1.9 POPULATION

Estimates of population can be calculated on the basis of housing units and persons per housing unit. The average number of persons per household for Sherwood Park (1989 Census) was 3.17.

Housing units in this Area Structure Plan will be 383 single family residences. Accordingly the population is projected to be:

$$383 \times 3.17 = 1,214 \text{ persons}$$

1.10 SCHOOL POPULATION

It is possible to estimate the total school population for the proposed residential development by using school generation figures by housing types. The most recent figures available are from the Edmonton Public School Board. These are as follows:

SINGLE FAMILY HOUSING

Elementary - .43 pupils per unit

Junior High - .20 pupils per unit

Senior High - .16 pupils per unit

Based on these ratios the following school population are calculated:

SCHOOL POPULATION

<u>HOUSING TYPE</u>		<u>ELEMENTARY</u>	<u>JUNIOR HIGH</u>	<u>SENIOR HIGH</u>
Single	383	165	77	61
Family				

Approximately 25% of the school population in Sherwood Park attends Separate Schools. Application to the estimated school population resulted in the number of pupils anticipated for both public and Separate School System.

<u>SCHOOL</u>	<u>PUBLIC</u>	<u>SEPARATE</u>
Elementary	124	41
Junior High	58	19
Senior High	46	15
	<hr/>	<hr/>
TOTAL	228	75

Neither the public elementary school population or the separate elementary school population generated by the Area Structure Plan is adequate to warrant enough classroom demand to provide the school within the boundaries of the plan. Additional developments in the future to the east and south will provide sufficient student population for a school in the designated and future Municipal Reserve in the southeast corner.

The separate elementary school because of larger school catchment area will be centered elsewhere and serve the entirety of Section 2-53-23-W4th.

1.11 LANDSCAPING

Boulevards, public open space and all other landscaping will be in accordance with the detailed requirements of the County's Open Space Guidelines and Specifications. The south boundary of Petroleum Way will be landscaped with a 6 foot berm and 6 foot fence for noise attenuation purposes.

1.12 MUNICIPAL INFRASTRUCTURE

Municipal infrastructure related to servicing of this area has been addressed in previous Area Structure Plan submissions and are updates of the engineering report initially prepared by Walker Newby and Associates Ltd. in 1984. A sanitary sewer trunk line will be constructed to service the undeveloped portion of the Area Structure Plan as well as all future areas to the south extending to Base Line

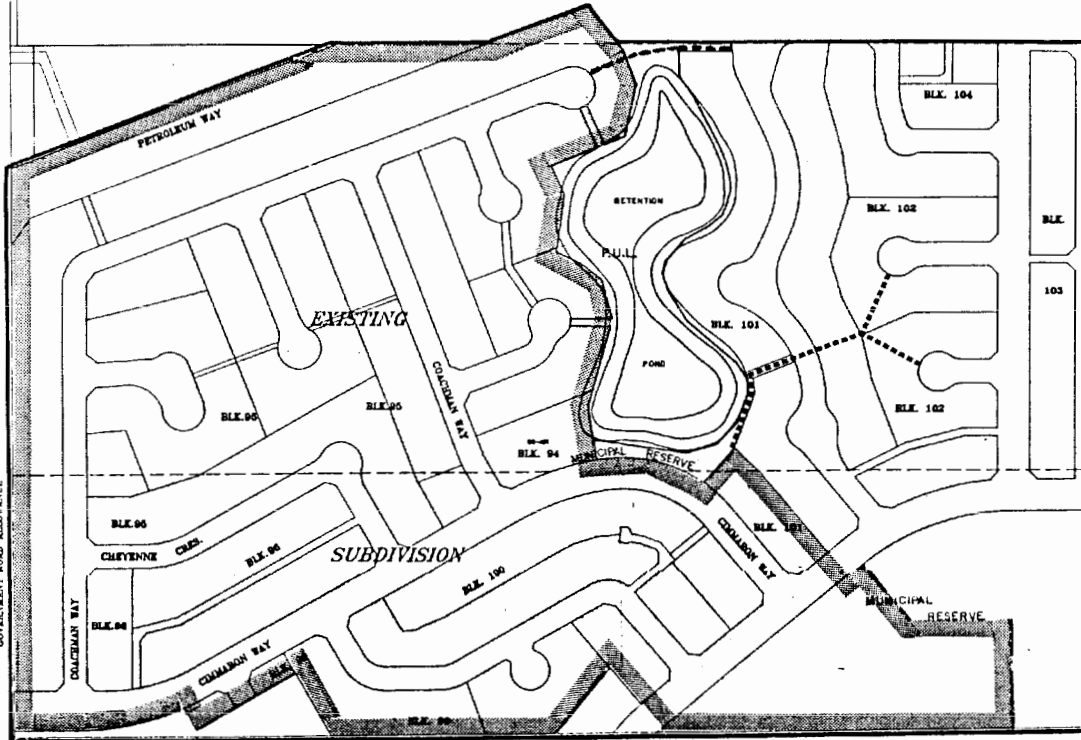
Road. This trunk will be connected to the existing outfall line. A water line loop will be constructed to connect the Area Structure Plan are to the Chelsea Heights area. All other municipal services will be in accordance with previous documentation and reports. The County's current engineering standards and requirements will be complied with as required.

1.13 STAGING

As previously mentioned 62% percent of the total area is currently developed. The remainder is anticipated to be developed in 1990 as a single phase.

APPENDIX "A"
AREA STRUCTURE PLAN
AMENDMENT
CLOVERBAR RANCH

LOT A



LOT C

LEGEND:

- M.R. MUNICIPAL RESERVE
- P.U.L. PUBLIC UTILITY LOT
- EXISTING SUBDIVISION
- WALKWAYS

ALL LANDS TO BE USED FOR SINGLE FAMILY DEVELOPMENT

**AREA STRUCTURE PLAN - CONCEPT MAP
CLOVER BAR RANCH**

N.W.1/4 SEC. 2-53-23-4
SHERWOOD PARK, ALBERTA
COUNTY OF STRATHCONA NO. 20
MARCH - 1990

APPENDIX "B"

A complete environmental analysis of the neighborhood was undertaken by Makale & Kyllö Planning Associates Ltd. in 1979 for the Area Structure Plan, Sherwood Park Stage 11B and III, County of Strathcona for Genstar Development Company. Environmental features investigated included climate, geology, hydrology, soils, vegetation and wild life. It was found that the area, in general, lacks high quality environmental features, consequently environmental conflicts arising from urbanization are expected to be minimal.

The following description of environmental concerns has been condensed from the analysis completed in 1979.

SURFICIAL GEOLOGY

The surficial geology of the site is primarily ground moraine which is a glacial till compound of clay, silt and sand with boulders, pebbles and gravel in variable thicknesses. There are a few areas of Lake and slough deposits overlaying the ground moraine, however, they do not create serious constraints to development. Surficial Geology of the area is shown on the following Map.

SOILS

Most soils in the area have developed from glacial till and should pose no major problems to development. The soils in this area fall within Canada Land Inventory Classes 2 and 3. Class 2 soils are considered to have moderate limitation due to topography and Class 3 have moderate to severe limitations due to topography.

Data from the Alberta Soils Survey indicate much of the site consists of Angus Ridge Loam which is a well drained Elevated Black soil of Chernozemic

Soils Great Group. These soils can be very stony a few feet below the surface, have medium texture and have developed on till. The southern part of the site consists mainly of Falun Loam. Falun Loam is an Orthic Dark Grey Soil of the Chernozemic Soils Great Group. It has developed on till and is usually quite stony.

VEGETATION

The existing vegetation on site consists of cropped open field, grassland and small areas of tree cover and slough vegetation.

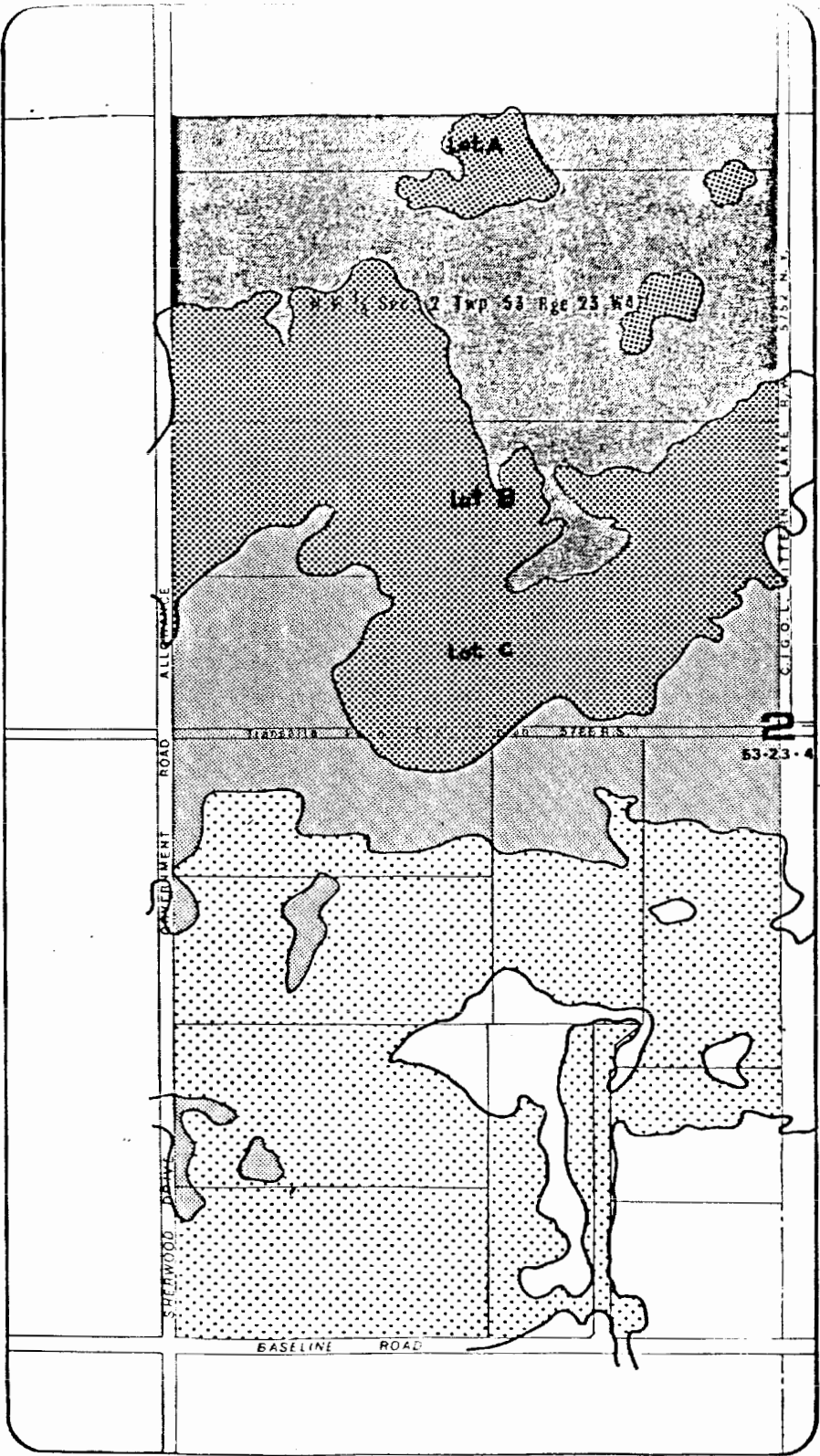
There is one large slough area in the north central part of the site which has low shrub willow and similar vegetation.

The only woodlot is located in the south central part of the site. This contains primarily trembling aspen and balsam poplar.

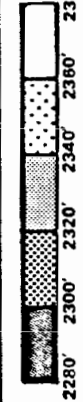
ARCHAEOLOGICAL REVIEW

The general area was subject to archaeological survey by Aresco Ltd., which while totally surrounded did not cover in detail the lands under the Area Structure Plan.

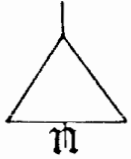
The main finding was "that the region is intensively cultivated with vestiges of the native Parkland occasionally visible at sloughs and along streams". Out of 22 findings in four sections only 3 require further examination, some in proximity of the subject lands.



scale 1" = 600 ft

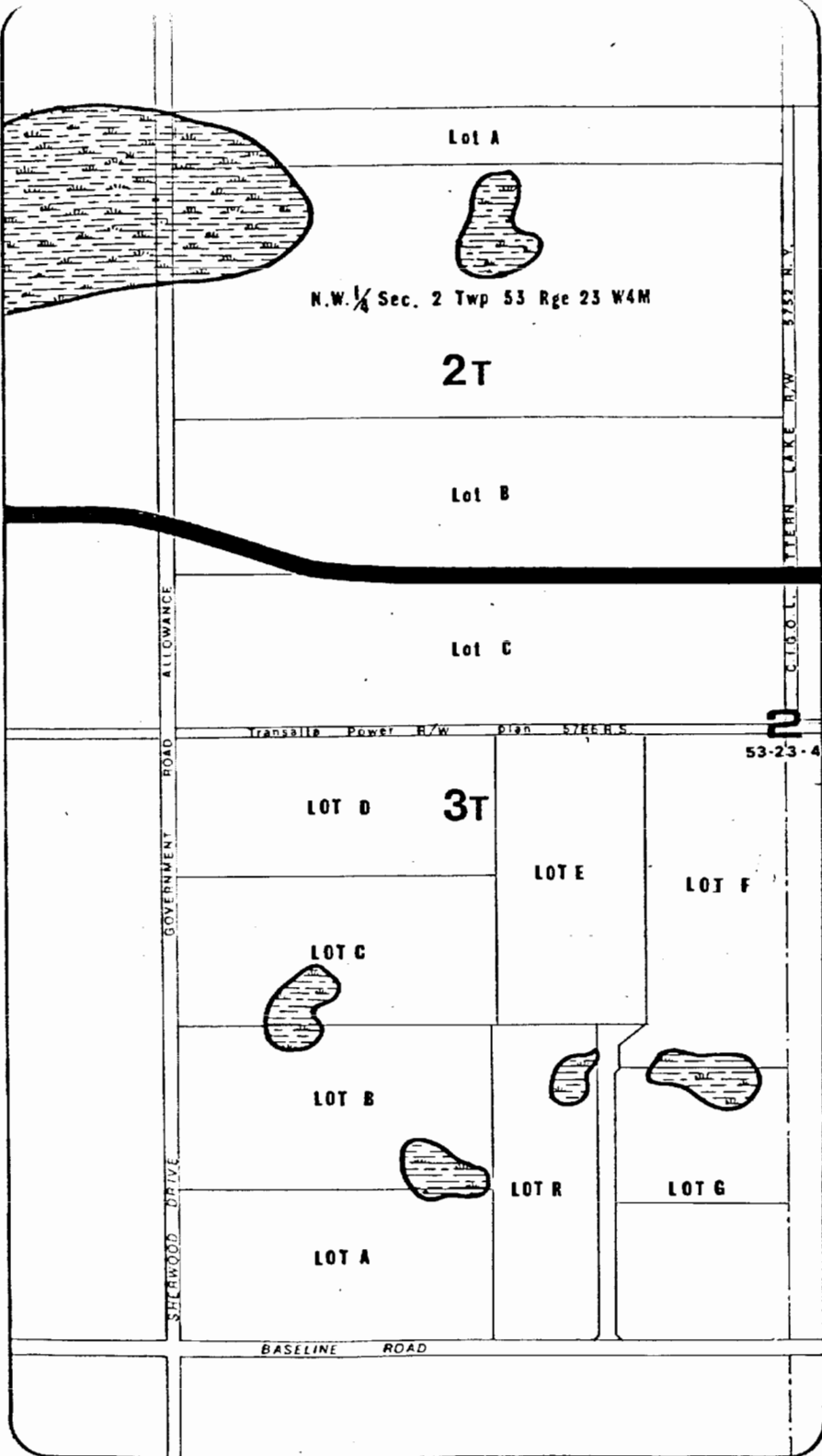


2280' 2300' 2320' 2340' 2380' ABOVE SEA LEVEL



ELEVATIONS

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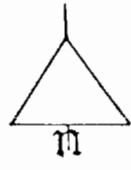


CLASS 2 - MODERATE LIMITATIONS
 CLASS 3 - MODERATELY SEVERE LIMITATIONS
 SUBCLASS T - ADVERSE TOPOGRAPHY

GROUND MORaine
 LAKE & SLOUGH DEPOSITS

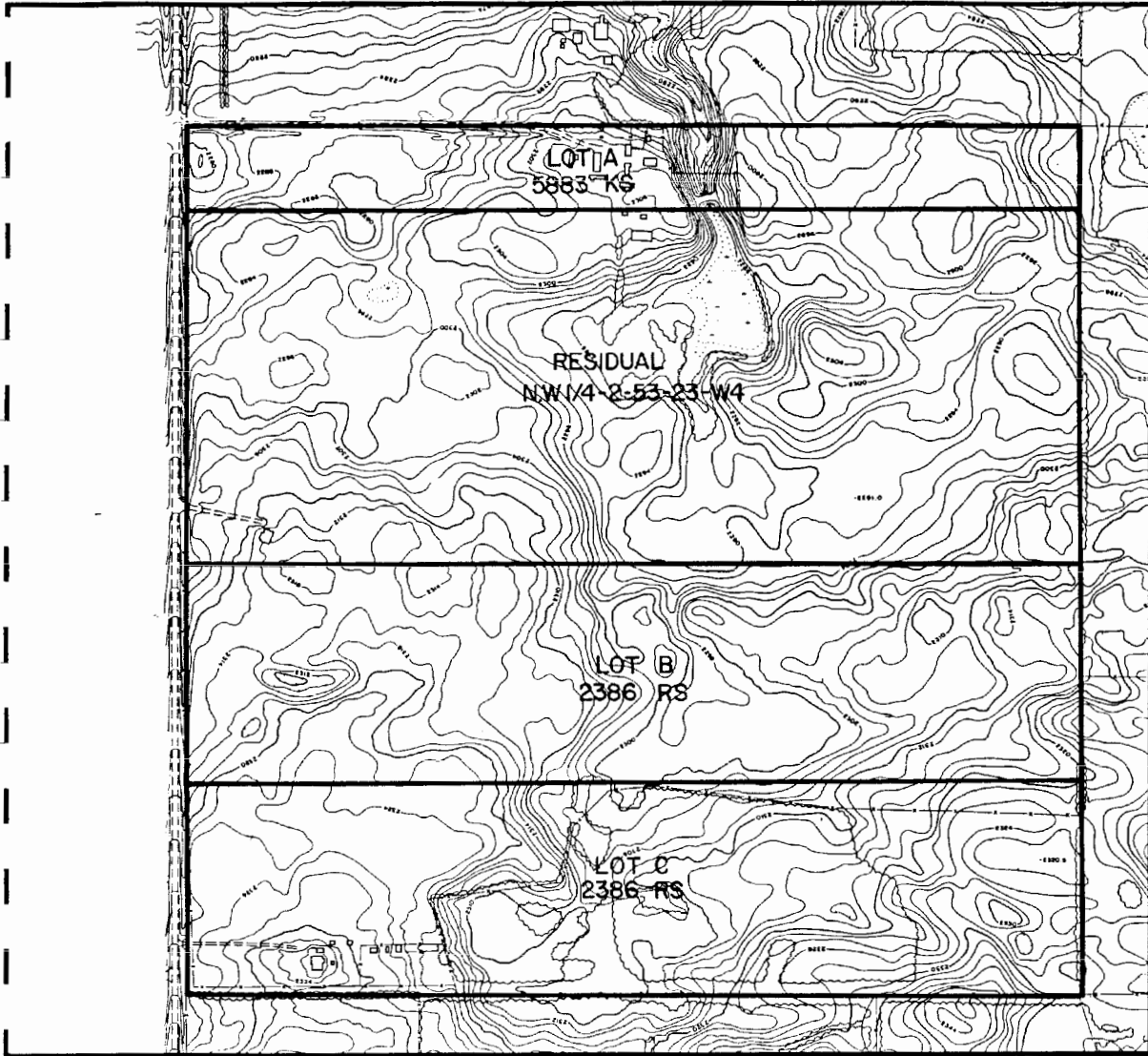
SURFICIAL GEOLOGY & SOILS

scale 1"=600 ft



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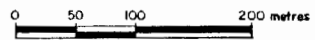
APPENDIX "C"
CONTOUR MAP

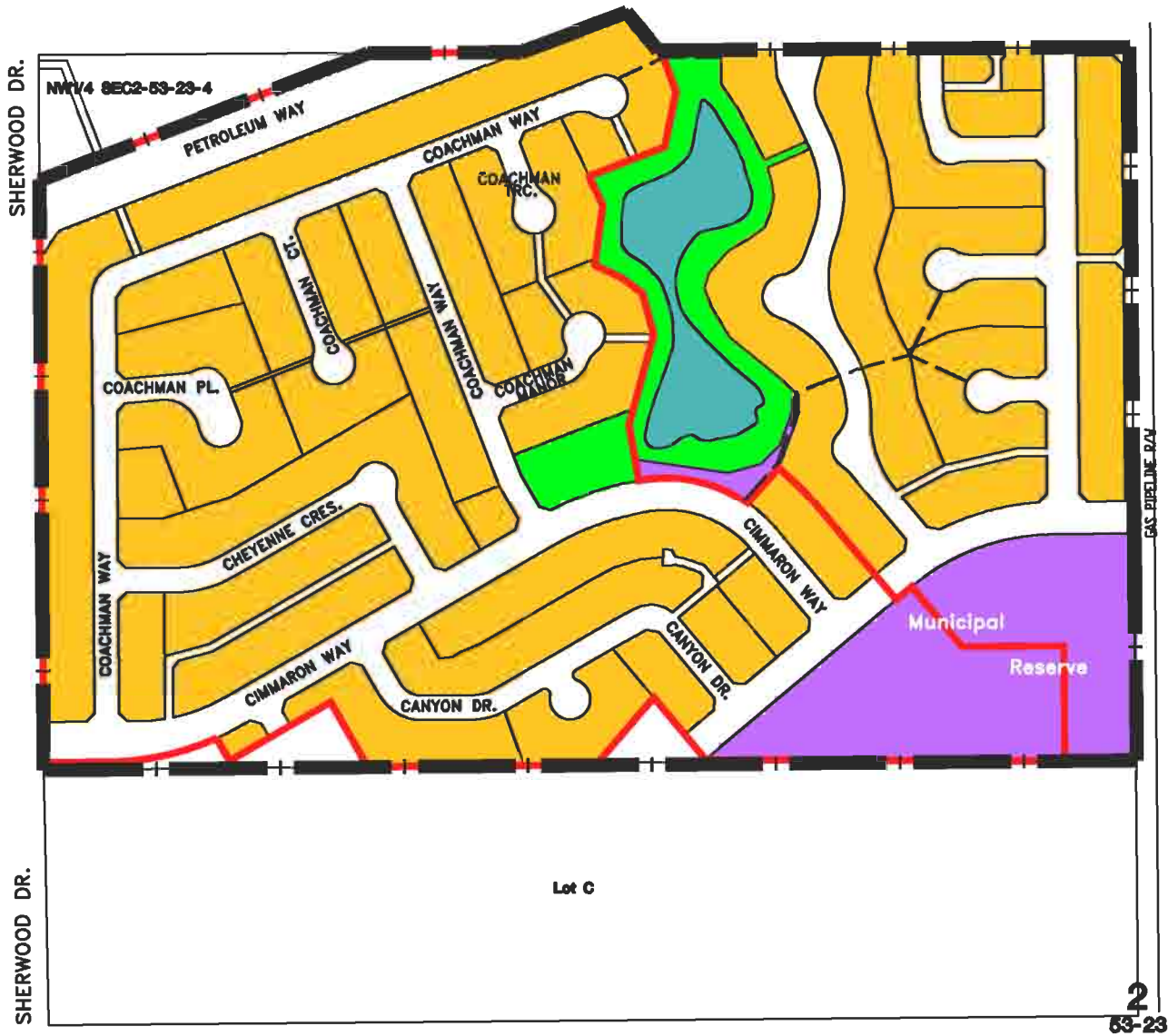


CONTOUR MAP
N.W. 1/4-2-53-23-W4M
COUNTY OF STRATHCONA No. 20








NOTE:

- ELEVATIONS ARE IN FEET
- CONTOUR INTERSTICE ARE TWO (2) FEET





Clover Bar Ranch Area Structure Plan Bylaw 33-90

- | | | | |
|---------------------|---|----------------------|--|
| Single Family (S/F) |  | Road Plan |  |
| Municipal Reserve |  | ASP Boundary |  |
| P/U Lots |  | Existing Subdivision |  |
| | | Walkways |  |