

BY-LAW 40-92

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,  
FOR THE PURPOSE OF AMENDING THE HERITAGE HILLS AREA STRUCTURE PLAN BY-  
LAW 9-85.

WHEREAS it is deemed advisable to amend the Heritage Hills Area Structure Plan;

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:

That By-law 9-85 be amended as follows:

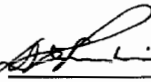
1. That this By-law 40-92 is to be cited as the "Heritage Hills Area Structure Plan  
Amendment".
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 5th day of May, 1992.

Read a second time this 26<sup>th</sup> day of May, 1992.

Read a third time and finally passed this 26<sup>th</sup> day of May, 1992.

DEPUTY

  
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Reeve

  
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Corporate Secretary

BY-LAW 40-92  
SCHEDULE "A"

**PROPOSED  
HERITAGE HILLS  
AREA STRUCTURE PLAN  
AMENDMENT**

**MAY 1992**

**1.0 INTRODUCTION**

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The County of Strathcona No. 20 passed By-law 9-85 on April 16th, 1985. The purpose of that By-law was to adopt the Heritage Hills Area Structure Plan.

The Heritage Hills Area Structure Plan proposed an overall "development concept that will serve to guide the subsequent subdivision and ultimate development of approximately 140 hectares (350 acres) of land within Sherwood Park".

**2.0 AMENDMENT AREA**

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The proposed amendment area is located at the southeast corner of the intersection of Cloverbar Road and Baseline Road, as shown on Figure 1.

The parcel is legally described as Lot A, Plan 651 N.Y. and Lot 1, Block 1, Plan 892-1952 in the NW quarter of Section 36-52-23-W4. The parcel contains approximately 8 hectares (20 acres).

**3.0 PURPOSE OF THE AMENDMENT**

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This amendment retains the existing fire station and a substantial portion of the single family area. It adds a community commercial area and a dry pond. The development concept for this site is shown in Figure 2 which amends Figure 4 Development Concept in the original plan.

The community commercial site, located at the southeast corner of Cloverbar Road and Baseline Road, contains approximately 1.0 ha (2.5 acres). The dry pond, containing 0.2 ha (0.5 acres), lies east of the fire station and south of the commercial site. The remainder of the parcel contains 66 single family lots.

Aside from the changes to Figure 4 Development Concept, and to the tables as described below, the amendment would add the following paragraph to the current plan text on page 11, after the first paragraph under "Retail Commercial".

"In addition, a community commercial site of approximately 2.5 ha will be located at the southeast corner of Baseline and Cloverbar Roads. This site will have vehicular access from Baseline Road and only pedestrian access directly from the Heritage Hills Neighbourhood. This site will be primarily oriented to Baseline Road and will serve an area extending beyond the Heritage Hills Neighbourhood".

**4.0 JUSTIFICATION**

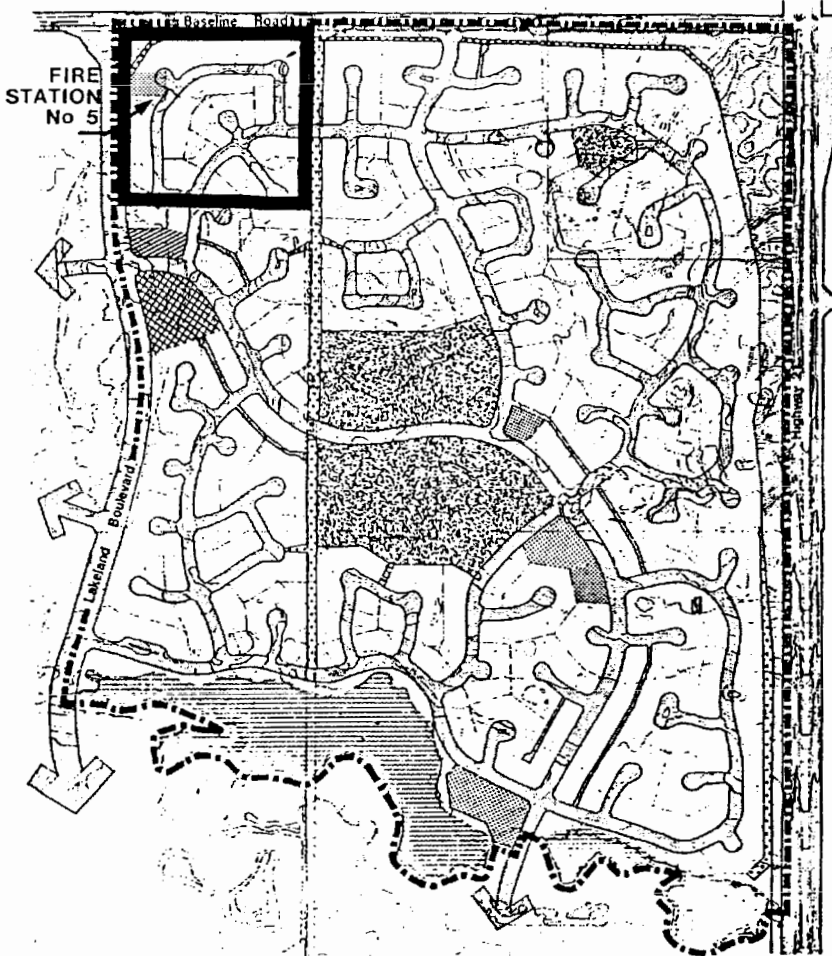
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The amendment will retain the primarily low density orientation of the site, while introducing community commercial uses on a highly visible and accessible site. These facilities will provide a valuable service in this sector of Sherwood Park.

The community commercial site will be developed under the Direct Control District of Strathcona County's Land Use By-law. Meetings have been held with a committee of local residents to ensure that the specific development regulations contained in the DC By-law have the support of affected owners in the vicinity.

The amendment also recognizes the reality of the existing Fire Station #5.

The dry pond site will be necessary for storm drainage.

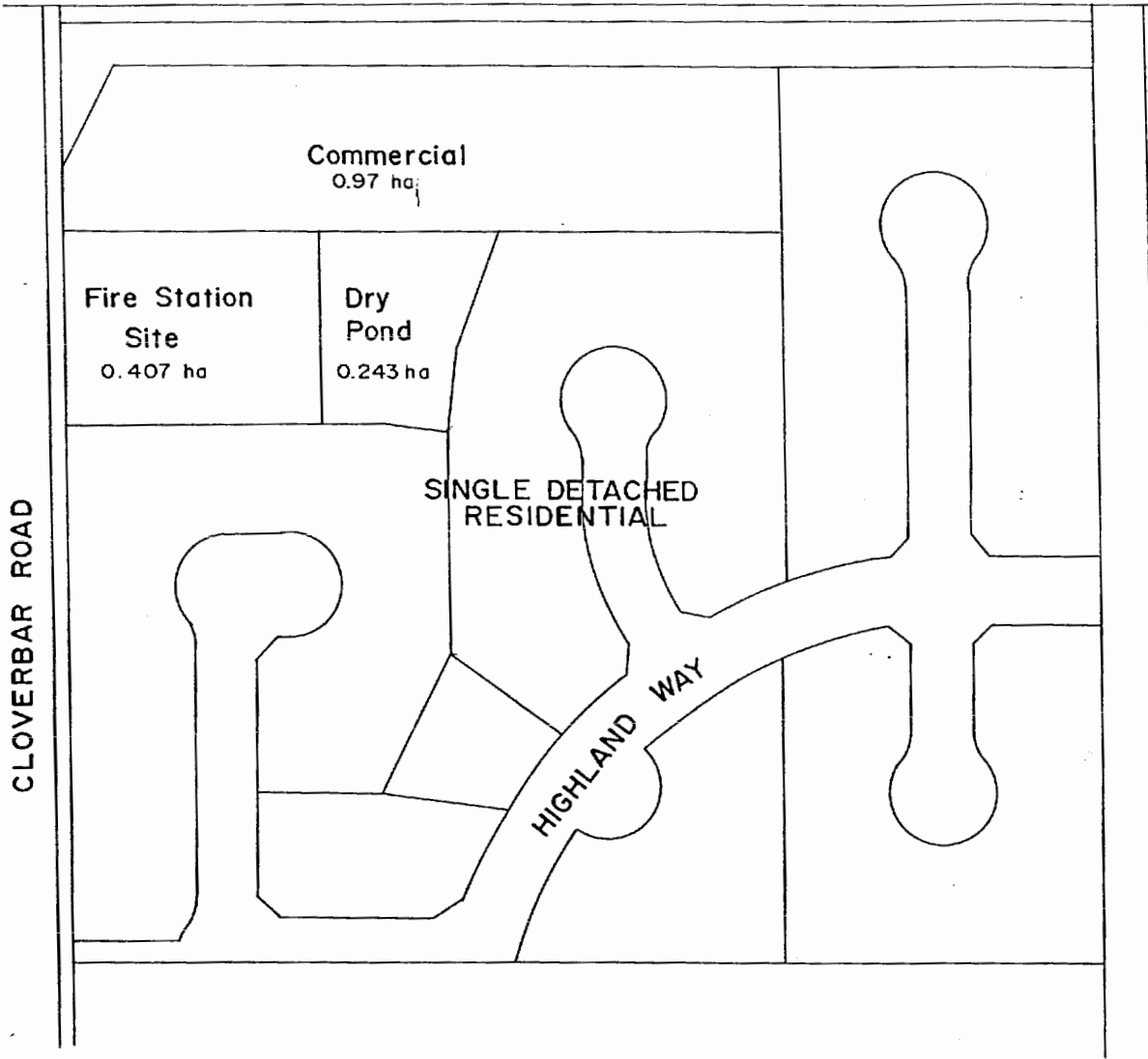


AMENDMENT AREA



I.D. ENGINEERING COMPANY LIMITED  
Planners and Engineers

BASELINE ROAD



PROPOSED AMENDMENT



LD. ENGINEERING COMPANY LIMITED  
Planners and Engineers

**5.0 IMPACT**

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Revised versions of Tables, 1, 1A, 2, and 2A from the original plan are attached. There will be no significant changes to population and student generation.

The fire station has only been relocated, and will have no impact on the land use allocation. The introduction of the commercial and dry pond elements will slightly reduce the area available for residential development. The minimal changes reflected in the revised tables will have no impact on the provision of municipal or educational services in the area.

This amendment will have no impact on the provision of municipal or school reserves.

Utility servicing will be in accordance with the general scheme indicated in the original ASP.

**6.0 IMPLEMENTATION**

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The entire amendment area, excluding the fire station which already exists, is to be developed as a single phase such that the single detached residential and the commercial components are developed concurrently.

Noise attenuation must be provided adjacent to the residential areas in accordance with the County Standards and Noise Attenuation Policy.

Should any conflicts be perceived between the Heritage Hills Area Structure Plan and this amendment, this amendment shall take precedence.

**7.0 CONCLUSION**

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The amendment will have a positive impact in that it will allow for the development of community commercial services, in a viable location, for this sector of Sherwood Park.

TABLE 1 (Revised)  
GENERAL LAND USE ALLOCATION

*Heritage Hills*

<b>GROSS AREA</b>			<b>348.1 ac</b>
<i>Less:</i>			
Highway 21 (widening)	15.1 ac		
Norcca right-of-way	3.8 ac		
Baseline Road (widening)	6.9 ac		
Stormwater Retention Ponds	30.6 ac		
<b>GROSS DEVELOPABLE AREA</b>			<b>291.6 ac 100%</b>
<i>Residential Land Use:</i>			<b>183.4 ac 62.8%</b>
Single-Family	177.2 ac	61.4%	
Low Density Multiple Family	4.0 ac	1.4%	
<i>Open Space / Institutional:</i>			<b>30.2 ac 10.3%</b>
Neighbourhood Park	7.4 ac	2.6%	
Local Park	1.5 ac	0.5%	
Public Elementary School	8.0 ac	2.7%	
Separate Elementary / Junior High School	10.9 ac	3.7%	
Churches (2)	1.4 ac	0.5%	
Fire Station	1.0 ac	0.3%	
<i>Commercial:</i>			<b>5.5 ac 1.9%</b>
Neighbourhood Commercial	3.0 ac	1.0%	
Community Commercial	2.5 ac	0.8%	
<i>Circulation:</i>			<b>75.6 ac 25.9%</b>
Lakeland Boulevard (1/2R/W)	5.3 ac	1.8%	
Neighbourhood Collector (24 m)	12.2 ac	4.2%	
Minor Neighbourhood Collector (22 m)	22.9 ac	7.9%	
Local Roads	28.9 ac	10.1%	
Lanes	1.5 ac	0.5%	
Walkways (Minor)	0.7 ac	0.2%	
Buffer	3.4 ac	1.2%	

TABLE IA (Revised)  
**GENERAL LAND USE ALLOCATION**  
*Heritage Hills*

<b>GROSS AREA</b>			<b>140.8 ac</b>
<i>Less:</i>			
Highway 21 (widening)	6.1 ha		
Noreca right-of-way	1.5 ha		
Baseline Road (widening)	2.8 ha		
Stormwater Retention Ponds	12.4 ha		
<b>GROSS DEVELOPABLE AREA</b>			<b>118.0 ha 100%</b>
<i>Residential Land Use:</i>			<b>73.3 ha 62.1%</b>
Single-Family	71.9 ha	60.9%	
Low Density Multiple Family	1.6 ha	1.4%	
<i>Open Space / Institutional:</i>			<b>12.2 ac 10.3%</b>
Neighbourhood Park	3.0 ha	2.5%	
Local Park	0.6 ha	0.5%	
Public Elementary School	3.2 ha	2.7%	
Separate Elementary / Junior High School	4.4 ha	3.7%	
Churches (2)	0.6 ha	0.5%	
Fire Station	0.4 ha	0.3%	
<i>Commercial:</i>			<b>2.2 ha 1.9%</b>
Neighbourhood Commercial	1.2 ha	1.0%	
Community Commercial	1.0 ha	0.8%	
<i>Circulation:</i>			<b>30.3 ha 25.7%</b>
Lakeland Boulevard (1/2R/W)	2.1 ha	1.8%	
Neighbourhood Collector (24 m)	4.9 ha	4.2%	
Minor Neighbourhood Collector (22 m)	9.3 ha	7.9%	
Local Roads	11.7 ha	9.9%	
Lanes	0.6 ha	0.5%	
Walkways (Minor)	0.3 ha	0.3%	
Buffer	1.4 ha	1.2%	



**TABLE 2 (Revised)**  
**POPULATION, HOUSING UNITS**  
**& SCHOOL GENERATION**

*Heritage Hills*

Land Use	Acres	Units/ Net Acre	Total Units	Persons/ Units	Population
Single Family	1772	7.3	1,294	3.4	4,398
Low Density MF	40	15.0	60	3.4	204
<b>TOTAL</b>	<b>1812</b>	<b>n/a</b>	<b>1,354</b>	<b>n/a</b>	<b>4,602</b>
<b>DENSITY OF DEVELOPMENT</b>					
= Total Population + Gross Developable Area					
= 4602 persons / 291.6 ac					
= 15.8 persons/GDA					

<b>STUDENT GENERATION</b>				
School	# Families	Factor	Distribution	Student Generation
Public Elementary	1354	.43	.75	437
Separate Elementary	1354	.43	.25	146
Public Junior High	1354	.20	.75	203
Separate Junior High	1354	.20	.25	68
Public Senior High	1354	.16	.75	162
Separate Senior High	1354	.16	.25	54

TABLE 2A (Revised)  
**POPULATION, HOUSING UNITS  
 & SCHOOL GENERATION**

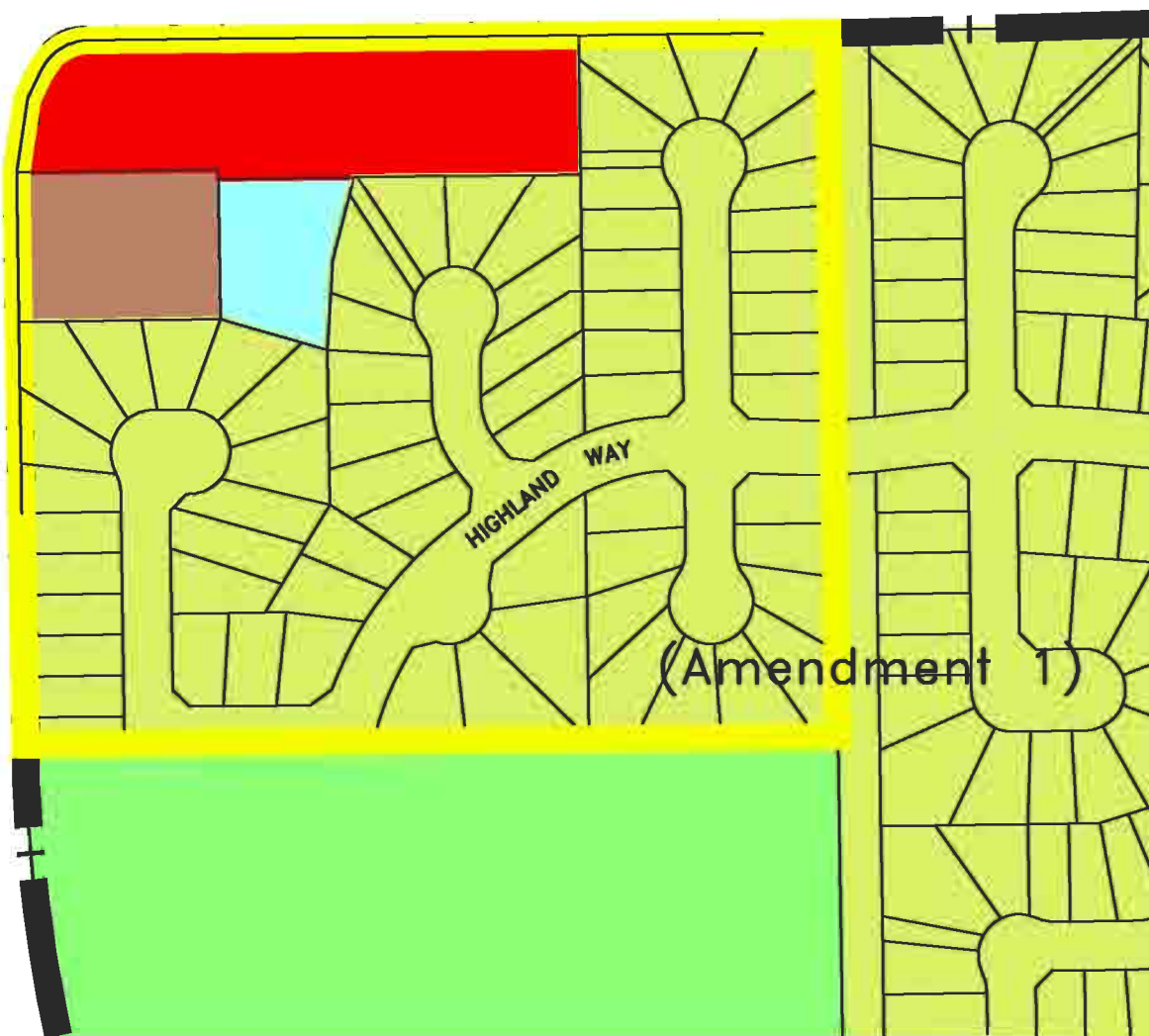
*Heritage Hills*

Land Use	Acres	Units/ Net Acre	Total Units	Persons/ Units	Population
Single Family	71.7	18.0	1291	3.4	4,398
Low Density MF	1.6	37.1	60	3.4	204
<b>TOTAL</b>	<b>73.3</b>	<b>n/a</b>	<b>1,351</b>	<b>n/a</b>	<b>4,658</b>

**DENSITY OF DEVELOPMENT**

- Total Population + Gross Developable Area
- 4,658 persons / 118.0 ha
- 39.4 persons/GDA

STUDENT GENERATION				
School	# Families	Factor	Distribution	Student Generation
Public Elementary	1351	.43	.75	436
Separate Elementary	1351	.43	.25	145
Public Junior High	1351	.20	.75	203
Separate Junior High	1351	.20	.25	68
Public Senior High	1351	.16	.75	162
Separate Senior High	1351	.16	.25	54



# Heritage Hills Area Structure Plan Bylaw 40-92 (Amendment 1)

Residential		Road Plan	
Commercial		ASP Boundary	
Dry Pond		Amendment Boundary	
School/Park			