

BYLAW 18-2001

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE RANGLANDS AT OLD MAN CREEK AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Ranchlands at Old Man Creek Area Structure Plan;


NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:


1. That this Bylaw is to be cited as the "Ranchlands at Old Man Creek Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 13 day of March, 2001.

Read a second time this 13 day of March, 2001.

Read a third time and finally passed this 13 day of March, 2001.


Mayor


Manager,
Legislative and Legal Services

Date Signed: March 20, 2001



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Ranchlands at Old Man Creek Area Structure Plan

Prepared for:
Daytona Land Corp.

Prepared by:
Stantec Consulting Ltd.

File: 161 08833

March 2001

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AREA STRUCTURE PLAN**

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**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**

1.0 Introduction

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**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**

1.0 Introduction

1.1 BACKGROUND

Daytona Land Corp.'s commitment to Strathcona County through the Ranchlands at Old Man Creek ASP is to develop a balanced community of residential and recreational opportunities that respects surrounding areas and preserves the natural wetland and Old Man Creek tributary. In order to achieve this, Daytona intends to develop a high-quality country residential subdivision which is sensitive to its natural environs and respects the lifestyle of area residents.

The purpose of this document is to describe the land use pattern and development objectives for the 94.12 hectares of the ASP. The ASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development.

The ASP has been prepared on behalf of Daytona Land Corp., developers of the land pertaining to the ASP. Area residents and surrounding land owners, Strathcona County Administration and Strathcona County Council played an integral part in the design of this area.

The initial proposal for this area was presented at a public meeting in June of 1998. This proposal contemplated the development of Estate Residential (1/3 acre) lots. Several public meetings were subsequently held on the proposal in which concern about the existing vehicular and pedestrian traffic problems in the area and the future access issues were raised. These issues, although independent of the plan area, were perceived to be compounded with the areas development. Concern was also expressed about the proposed density and parcel sizes and the effect this development might have on the surrounding properties and natural area. The 1/3 acre proposal was ultimately rejected by County Council.

This revised country residential proposal has been developed with significant input from residents. Several workshop meetings and an overall community meeting has been held and it is our belief that this revised proposal is acceptable to a majority of residents in the plan area.

1.2 PLAN AREA

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The Ranchlands at Old Man Creek ASP includes all of the SW ¼ Section 31-52-22-W4 and the north half of the NW ¼ Section 30-52-22-W4 immediately east of Highway 21 midway between Baseline Road and Wye Road.

**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
INTRODUCTION**

As shown on **Figure 1 – Location Plan**, the Ranchlands at Old Man Creek ASP is defined by the following general boundaries:

- **Western Boundary** – Highway 21 (Heritage Hills & Foxboro ASPs are immediately to the west)
- **Northern Boundary** – Valley Point country residential subdivision
- **Eastern Boundary** – Old Man Creek tributary (2nd Avenue and Wyeclyff country residential subdivision are immediately to the east)
- **Southern Boundary** – Extension of Wyeclyff country residential subdivision and Small Holdings parcels

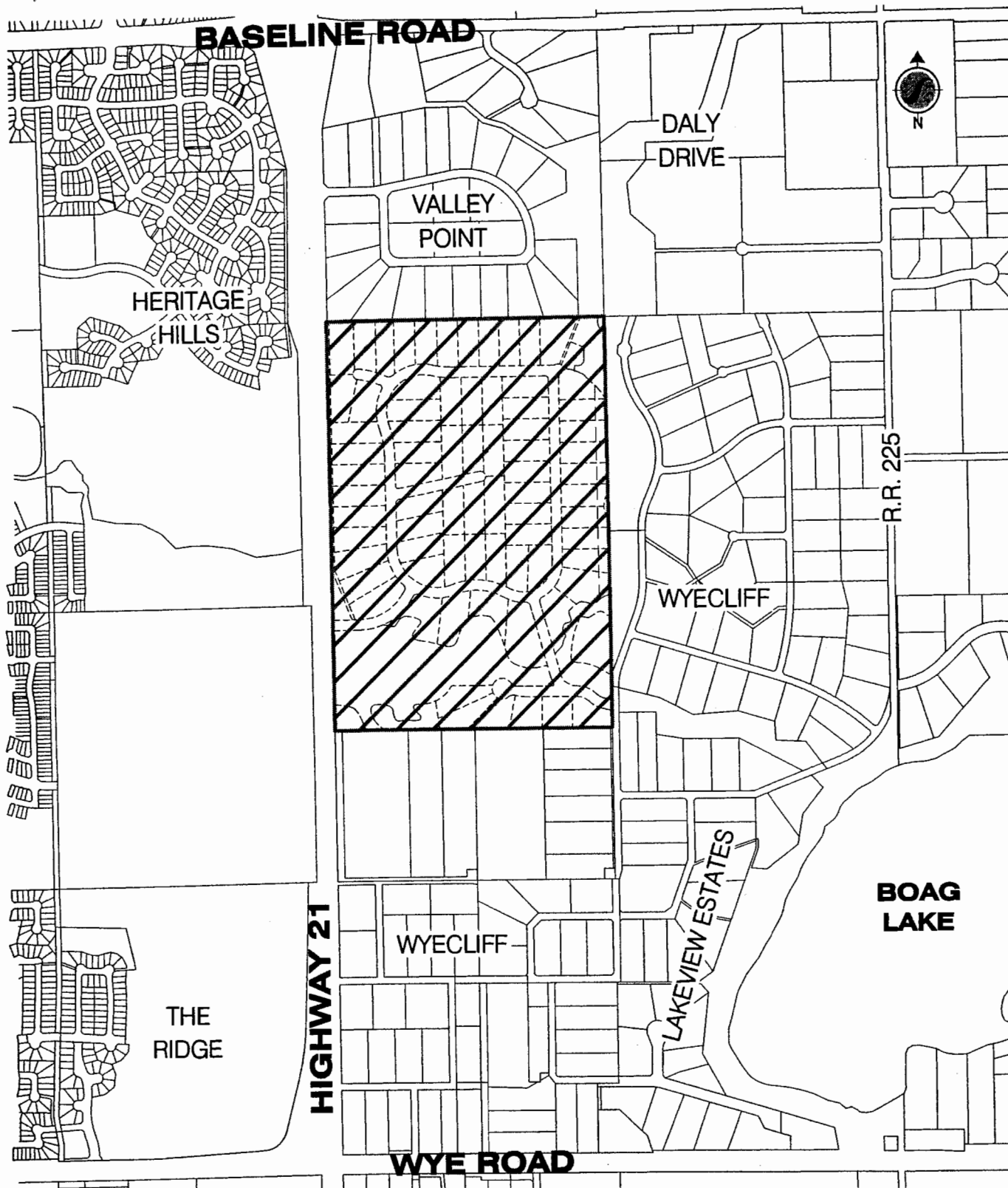
The Ranchlands at Old Man Creek ASP constitutes a logical planning unit with respect to identifiable planning boundaries, ownership and servicing considerations.

1.3 ASP SUMMARY

The Ranchlands at Old Man Creek Area Structure Plan provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities, and the sequence of development. Ranchlands at Old Man Creek is an integrated plan that includes open spaces, walkways, a trail network, and storm water management elements.

The development concept consists entirely of country residential parcels with areas of open space to compliment the existing natural areas. The ASP focuses on preserving the natural wetland while providing high-quality living opportunities. In many locations along the periphery, environmental conservation easements will provide additional protection for the natural habitat and help to ensure that public and private lands are clearly distinguished from one another.

Access into the community is primarily from Highway 21 with a second access in the south east corner of the plan. The wetland and Old Man Creek tributary extend along the full length of the south and east sides of the plan.



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**COUNTRY CROSSING
AREA STRUCTURE PLAN**

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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN

Figure No.

1.0

Title

Location Plan

March, 2001
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**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**

2.0 Site Context and Development Considerations

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RANCHLANDS AT OLD MAN CREEK AREA STRUCTURE PLAN

2.0 Site Context and Development Considerations

Figure 2.0 – Site Features shows an aerial photograph of the Ranchlands at Old Man Creek ASP and surrounding lands.

An environmental assessment was completed in conjunction with the Ranchlands at Old Man Creek ASP with the objective of identifying environmentally sensitive areas and the wetland ecosystem. From the biophysical survey and determination of potential environmental impacts it was concluded that ecological boundaries were established on the basis of wetland vegetation surrounding the freshwater marsh and Old Man Creek tributary.

2.1 TOPOGRAPHY AND VEGETATION

The topography of the ASP is generally sloped from north to south with elevations ranging from approximately 735m in the northwest corner of the plan to approximately 715m in the wetland. The ASP is contained in one drainage basin extending outside the plan area to the north and west. Surface drainage throughout most of the development area is towards the wetland and Old Man Creek tributary.

The majority of lands within the plan except for the wetland and areas surrounding the creek tributary, have been cleared of natural vegetation for agricultural purposes. Trees next to the wetland and creek tributary consist of Willow and Alder on the riparian edges with Balsam and Aspen Poplar on the adjacent drier areas including understory Dogwoods, Roses, Gooseberries, Cranberries and grasses. No rare plant species were observed during the field reconnaissance of the environmental assessment.

2.2 SOILS AND GEOLOGY

The soils in the wetland region are predominately alluvial deposits consisting of silt, clay and organic material. Outside of the wetland the soils have developed from glaciolacustrine deposits and consist of bedded silt, sand and clay with till. Notably, there are a number of kame deposits in the north and northeast. These glaciofluvial deposits consist of sand with minor gravel deposits. The remaining area is characterized by glacial till deposits composed of clay, silt and sand with pebbles and boulders.

The geology of the area consists of approximately 20 m of glacial till and 5 m of disturbed Saskatchewan sands and gravels overlying bedrock. The glacial till consists of unsorted, unstratified sediment (clay, silt and sand with pebbles and



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Legend:

//// ASP Boundary

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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN

Figure No.

2.0

Title

SITE FEATURES

RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

boulders) deposited by glacial activity. The bedrock is the Edmonton Formation, which consists of interbedded bentonitic shales and sandstones with coal seams.

A hydrogeological and geotechnical investigation of the area was carried out in 1993 and is included in the associated Engineering Design Brief document. The report indicated that development should not be any more difficult than for similar projects in this part of Strathcona County. Excavations up to 4.0 metres deep would be within the relatively competent glaciolacustrine silty clays and/or glacial sandy clay fill.

2.3 NATURAL AREAS

It can be observed from aerial photographs that the wetland covers a large portion of the southwest plan area and shows classic intermittency depending on the seasonal influx of surface and groundwater. The vegetation response to a lack of or an abundance of standing water is typical for this ecosystem type and therefore this wetland is classified as a semi-permanent historic freshwater marsh.

The plant species found in the marsh are separated by their growth habitat and adaptations to water depth. The four "classic" vegetation zones surrounding this well-developed freshwater marsh are (a) perennial marsh, (b) seasonally saturated marsh, (c) wet meadows, and (d) upland. Perennial marshes are areas, which are permanently or semi-permanently flooded and are dominated by tall emergent plant species, such as cattails and bulrushes. Slightly upland seasonally saturated marsh areas are dominated by sedges and rushes. Farther upland are wet meadows dominated by grasses and rushes, and occur in temporarily or intermittently flooded zones. The upland areas are identified by woody species, such as willow and poplar.

The regularity of agricultural land use through the years, with respect to the cultivation area, has resulted in a definitive upland/lowland boundary. This is most apparent along the northern edge of the wetland area. The southern edge is less defined, due to the lower topography and periods of inundation.

The area surrounding the Old Man Creek tributary along the plan's eastern edge remains in its natural state.

2.4 EXISTING AND SURROUNDING LAND USES

As noted earlier, land in the Ranchlands at Old Man Creek ASP, with the exception of the wetland and watercourse areas, is currently used for agricultural purposes. There is an existing farmstead located in the southeast part of the plan close to where the tributary from Boag Lake connects into the Old Man Creek tributary (see Figure 2.0 - Site Features). The farmstead is accessed from Wyecliff Road across the creek tributary in the southeast corner of the ASP.

**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**
SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

Generally, residential development surrounds the entire Ranchlands at Old Man Creek ASP except for the wetlands in the Heritage Hills ASP immediately to the west across the Highway 21. The land uses on each side of the ASP are described as:

North – Valley Point, a twenty-seven (27) lot country residential subdivision, is north of the ASP with eight properties abutting the ASP boundary.

East - The Old Man Creek tributary meanders north along the entire eastside of the ASP. 2nd Avenue is east of the creek tributary with the Wyeclyff country residential subdivision beyond.

South – The Wyeclyff country residential subdivision extends around the southeast corner of the ASP with four (4) small holdings parcels and 1 country residential subdivision adjacent to the south boundary.

West – The Heritage Hills wetland is located immediately west of Highway 21 with existing and proposed urban residential uses north and south in the Heritage Hills and Foxboro ASPs.

2.5 POLICY CONTEXT

The Ranchlands at Old Man Creek ASP has been prepared in accordance with Strathcona County's policy regarding Area Structure Plan preparation.

The residential land use contained in the ASP complies with the Strathcona County Municipal Development Plan, Bylaw 39-98.

**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**

3.0 Development Concept

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RANCHLANDS AT OLD MAN CREEK AREA STRUCTURE PLAN

3.0 Development Concept

The integration of new country residential development, existing residences and the wetland requires that special attention be paid to the method of interface and the application of transitional land use planning principles. As a result, the development concept for the ASP takes into account adjacent natural and developed areas and strives to strike a balance between these elements.

3.1 LAND USE

The land use pattern for the Ranchlands at Old Man Creek ASP is shown in **Figure 3.0 – Development Concept** with the associated land use statistics shown **Appendix 1 – Land Use Statistics**.

3.1.1 Residential

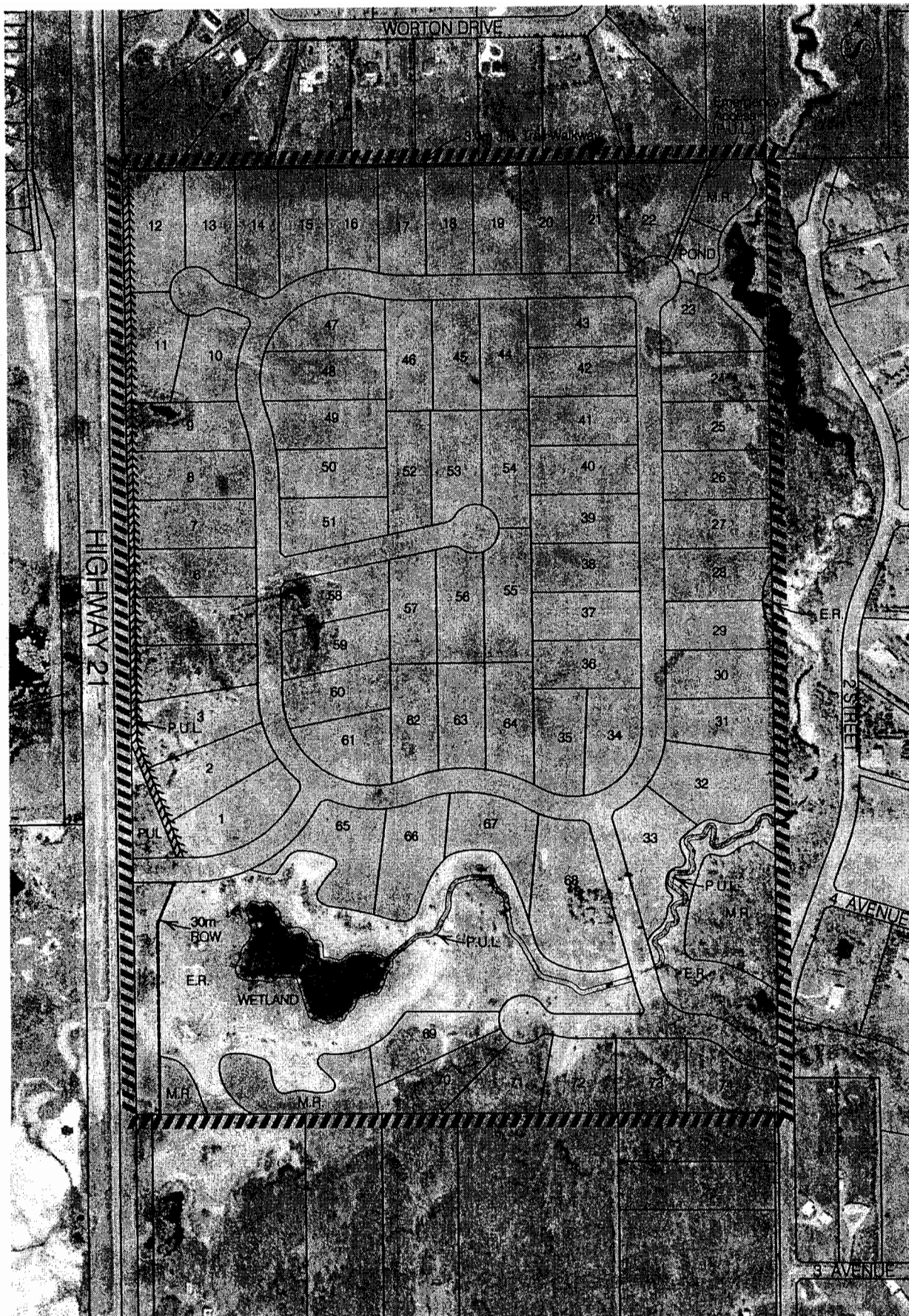
Land within the ASP is intended for a country residential land use and will be developed under the criteria of the Land Use Bylaw's RC Country Residential District. This districting is consistent with the surrounding developments in the area which area also currently districted RC Country Residential.

The lot sizes for Country Residential vary with a minimum parcel size of 0.81 hectares (2 acres) as required by the Strathcona Land Use Bylaw. The majority of lots will be situated to take advantage of the open space amenities, the marsh area, Old Man Creek tributary, storm water management areas and trails. The particular types and styles of homes will be based largely on market conditions and consumer preferences at the time of development.

Lots backing on to the wetlands area in the south and the existing Environmental Reserve area in the east will have a Conservation Easement placed on the back of lots to ensure development does not encroach into these areas. Due to the sensitive nature of these interface lots, some may be configured such that the required depth in the RC District is not provided. These lots will, however, maintain the required 0.81 hectare minimum.

3.1.2 Environmental Reserve

The marsh and Old Man Creek tributary are set aside to protect the wetland and associated ecosystem. The edge of the system coincides with the boundary defined by the environmental assessment surrounding the open water and extends along both sides of the creek tributary. In general, the area east of the marsh follows the cultivated edge along the north side, and the high-water-level (approximately 716m



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Legend:

//// ASP Boundary

>>>>> Noise Attenuation

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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN

Figure No.
3.0

Title
**DEVELOPMENT
CONCEPT**

March, 2001
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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

contour) to the south. The vegetation zone widths are narrower on the north side, compared to the south with the south/southeast edge of the wetland having been cultivated less frequently (lower elevation). Two areas of higher land south and southwest of the marsh are designated for park area and left as open space. (Infrequent inundation events are more likely to extend into these areas than to the north.)

The wetland area of the plan, particularly the open marsh and its associated vegetation zones, is intended to preserve the natural systems. They will act as storm water management and filtration areas, much like they do naturally, and also provide areas for enjoyment and education. Some of the central area will be designated as a public utility lot for maintenance purposes. This will allow for ease of routine maintenance to ensure appropriate flows.

There are four design principles included in the ASP that assist in balancing preservation and use of the wetland:

1. Set aside enough area to reasonably sustain the natural ecosystem.
2. Use storm channels (ditches) rather than sewer pipes throughout the residential areas wherever possible to act as pre-filtration systems and also to reduce the peak flows; and, discharge the storm water into the wetland in several separate locations and as far upstream as possible to reduce the effects of channeling.
3. Ensure that pathways, walkways, viewing areas and natural education sites are kept outside of the four vegetation zones (described above) as much as possible.
4. Undertake a replanting and regeneration program, in consultation with Ducks Unlimited and Strathcona County, in areas under conservation easement where appropriate and economically feasible.

3.1.3 Parks and Open Space

In addition to the extensive lands set aside for the wetland and Old Man Creek tributary, there are a number of open space areas identified in the Ranchlands at Old Man Creek ASP totaling approximately 3.93 hectares (8.5 acres). The balance of the required Municipal Reserve dedication will be paid as a cash in lieu payment.

The existing J.R. Trail, which extends along the entire length of the north side of the plan, is proposed as M.R. and provides additional separation from Valley Point properties.

RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

A Municipal Reserve (M.R.) lot is located in the south east portion of the plan area which strives to protect a significant portion of existing trees. Smaller M.R. parcels are located along the southern boundary of the plan area which incorporates the southern transition edge of the wetlands area. Municipal Reserve is also located in the extreme north east of the plan area and provides an extension of the existing M.R. parcel in Valley Point.

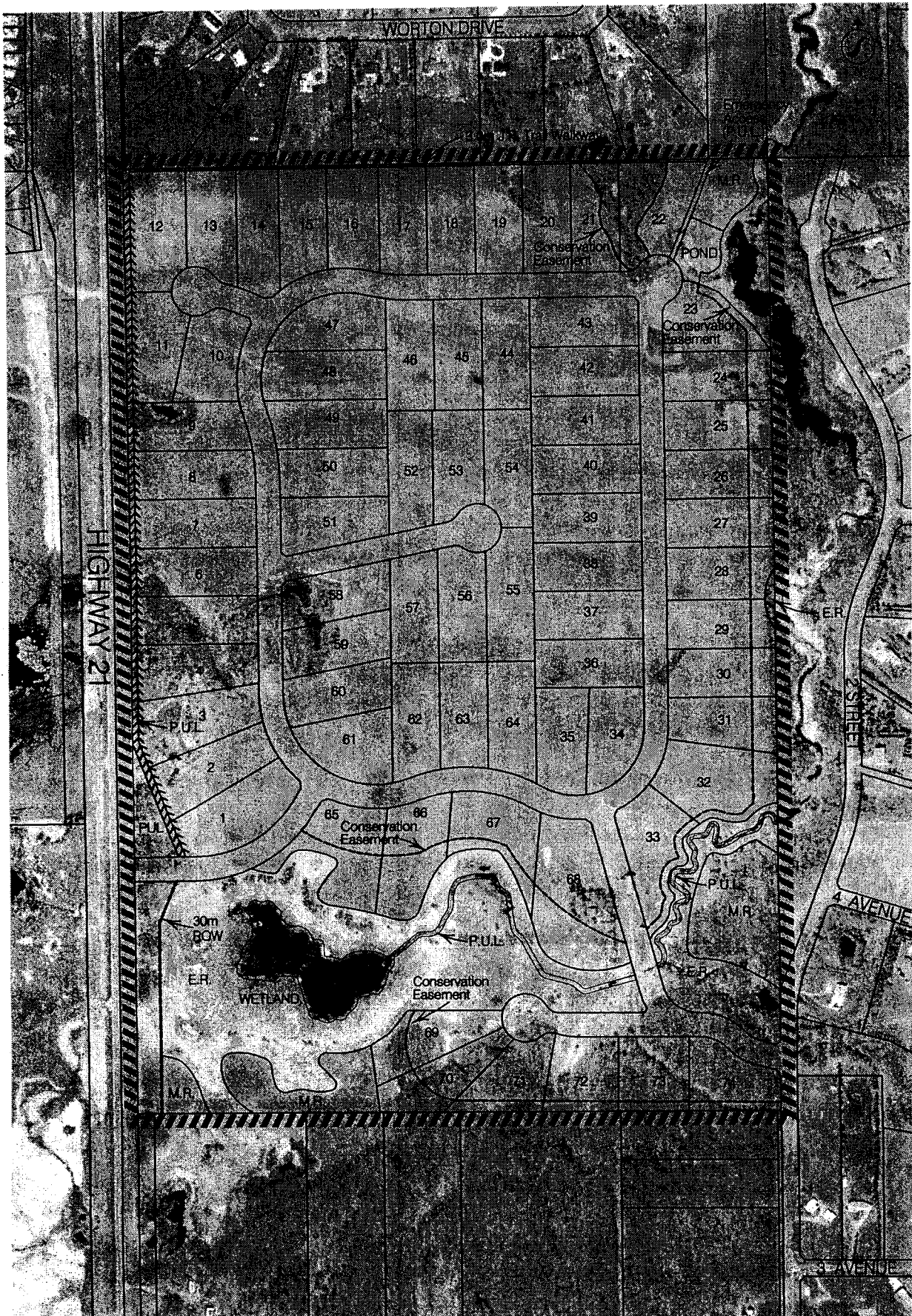
3.1.4 Conservation Easement

The boundary of the conservation easement area shown of **Figure 4.0 - Conservation Easement Areas** has been defined in consultation with Strathcona County Staff. The easement will be implemented through Strathcona County's standard Conservation Grant and Easement Agreement. Some minor adjustments are proposed which will tailor the document towards country residential development. As well as protecting natural features of the area, the Conservation Easement will strive to protect key edges of the southerly wetland habitat. This will ensure that an appropriate buffer is maintained between development and the wetland habitat. It is anticipated that approximately 5.8 ha (14.3 ac) of land will be placed under conservation easement.

The Easement Document is registered on title for perpetuity and is enforced by Strathcona County. The document specifically details what uses and activities are allowed within the easement area. The details and specifics are determined during the subdivision stage with registration and endorsement occurring concurrently with subdivision plan registration.

The easement along the eastern edge provides for a continuous wildlife corridor along the Old Man Creek. The proposed easement area, when coupled with the existing Environmental Reserve lot protecting the Old Man Creek, provides for a substantial north - south corridor for wildlife.

A majority of the lands proposed under the 30m conservation easement area along the eastern boundary have been under cultivation for some time. Daytona Land Corp., in partnership with Ducks Unlimited, proposes to undertake a replanting and regeneration program. This proposal would see the replanting of the easement area with indigenous grasses and plants. This area would be permitted to re establish as disturbance within a Conservation Easement area is prohibited. In time the existing edge of the Environmental Reserve area and Conservation Easement area would merge to create a larger, contiguous corridor. Similar treatments are also proposed for the lots backing onto the wetlands to the south where appropriate and beneficial



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Legend:

//// ASP Boundary

----- Noise Attenuation

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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN

Figure No. **4.0**

Title
**CONSERVATION
EASEMENT AREAS**

March, 2001
161 08833

**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

3.1.4 Storm Water Management

The storm water drainage concept for the ASP is identified in the Engineering Design Brief previously submitted under separate cover. The land is divided by a ridge in the northeast that defines the drainage patterns for this area. Lands to the west and south of the ridge drain into the wetland while lands north and east are collected in a storm water detention pond before discharging into the Old Man Creek tributary.

The wetland will continue to function as a natural storm water control area fluctuating with periodic and large event rainfalls. Areas of the wetland will require occasional care and upkeep to maintain the integrity of the watershed, and as such subdivision plans incorporating the wetland will include both Environmental Reserve (ER) and Public Utility Lot (PUL) designations.

3.1.5 Boundary and Transition Areas

The detailed plans of subdivision for the perimeter areas of Ranchlands at Old Man Creek will comply with the ASP and the Country Residential Policy Area of the Strathcona County Municipal Development Plan regarding boundary and transition areas.

The north Municipal Reserve serves to acknowledge the J.R. Trail and act as a separation from existing country residential properties in Valley Point.

At the time of subdivision, the size of building sites will be restricted for parcels south and north of the wetlands and adjacent to the Old Man Creek tributary along the east side, with environmental reserve easements charged against appropriate areas. Fencing will be at the discretion of the homeowner and will not be permitted within the areas under Conservation Easement. To ensure that encroachment does not occur, posts will be located at the back of lots demarcating the end of private and beginning of public lands.

3.2 TRANSPORTATION

The ASP is bounded on the west by Highway 21, a provincial highway. The highway is currently two lanes wide with plans to add two additional lanes bringing it to a 4 lane divided highway. Highway 21 was the subject of an access management study conducted in 1996 that was accepted by Alberta Infrastructure and Strathcona County (with some modifying conditions and Council directives in the case of the County). It allowed for an at-grade access onto Highway 21 for the lands proposed for the ASP. The proposed access / intersection is located in accordance with the Highway 21 access management study and will be constructed to a safe, engineered standard to the satisfaction of Alberta Infrastructure and Strathcona County. The

RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

Highway 21 access management study does not contemplate controls (lights) at this intersection, however volumes will be monitored overtime to determine if, in the future, controls area required.

3.2.1 Roads

The Ranchlands at Old Man Creek ASP has no direct access to the existing areas north or south of the plan although the area does connect to 2nd Avenue in the southeast corner of the plan.

Strathcona County requires that all Country Residential Subdivisions provide two, separate means of access and egress. Two options for access were proposed and discussed with area residents. One access option through the north portion of the E.R. area, abutting 4th Avenue, and the second exiting in the extreme southeast of the plan area.

Dayton Land Corp's preferred option is the extreme southeast location as it follows an existing lane which currently serves the existing farmstead. The road has been located on the north side of the lots thus providing a lot to lot interface with the developments to the south. Conservation Easement are proposed for the south area of the these lots to ensure the existing vegetation is maintained.

This route from 2nd Avenue to Highway 21 is circuitous (sharp bends and 90-degree turns) in order to reduce the possibility of this connection becoming a high-speed thoroughfare and potentially requiring mitigative measures such as speed bumps to slow the traffic.

An emergency access links through to Valley Point in the northeast corner of the plan area in accordance with the Highway 21 Access Study requirements.

Roadways are proposed to be a standard rural cross section within a 30m right of way and will be constructed to County Standards with respect to pavement width and utility alignments.

As required by Strathcona County and Alberta Infrastructure, and at the time of detailed design, a Noise Attenuation Study will be carried out to assess the impact of the adjacent Highway 21. Additionally, and as required by Alberta Infrastructure, a Traffic Impact Assessment will be submitted for the Highway 21 access intersection and will be submitted at the time of subdivision. Results of both studies will be assessed and recommendations incorporated as required into the detailed design of the development

3.2.2 Trails and Pathways

The existing J.R Trail has been acknowledged on the north side of the plan area and will be maintained in a 3.0m municipal reserve strip. Public access to the trail is provided in a Public Utility Lot located in the northeast portion of the plan area.

3.3 ENGINEERING

An Engineering Design Report has been previously submitted as a supporting document to the ASP. The report outlines the servicing and engineering concepts for the ASP and will serve as a guiding technical document for the continued servicing of the area. Design criteria presented in the report conforms to the latest edition of the Strathcona County Engineering Servicing Standards.

Figure 5.0 – Servicing Plan, shows the overall servicing design for the ASP.

3.3.1 Sanitary

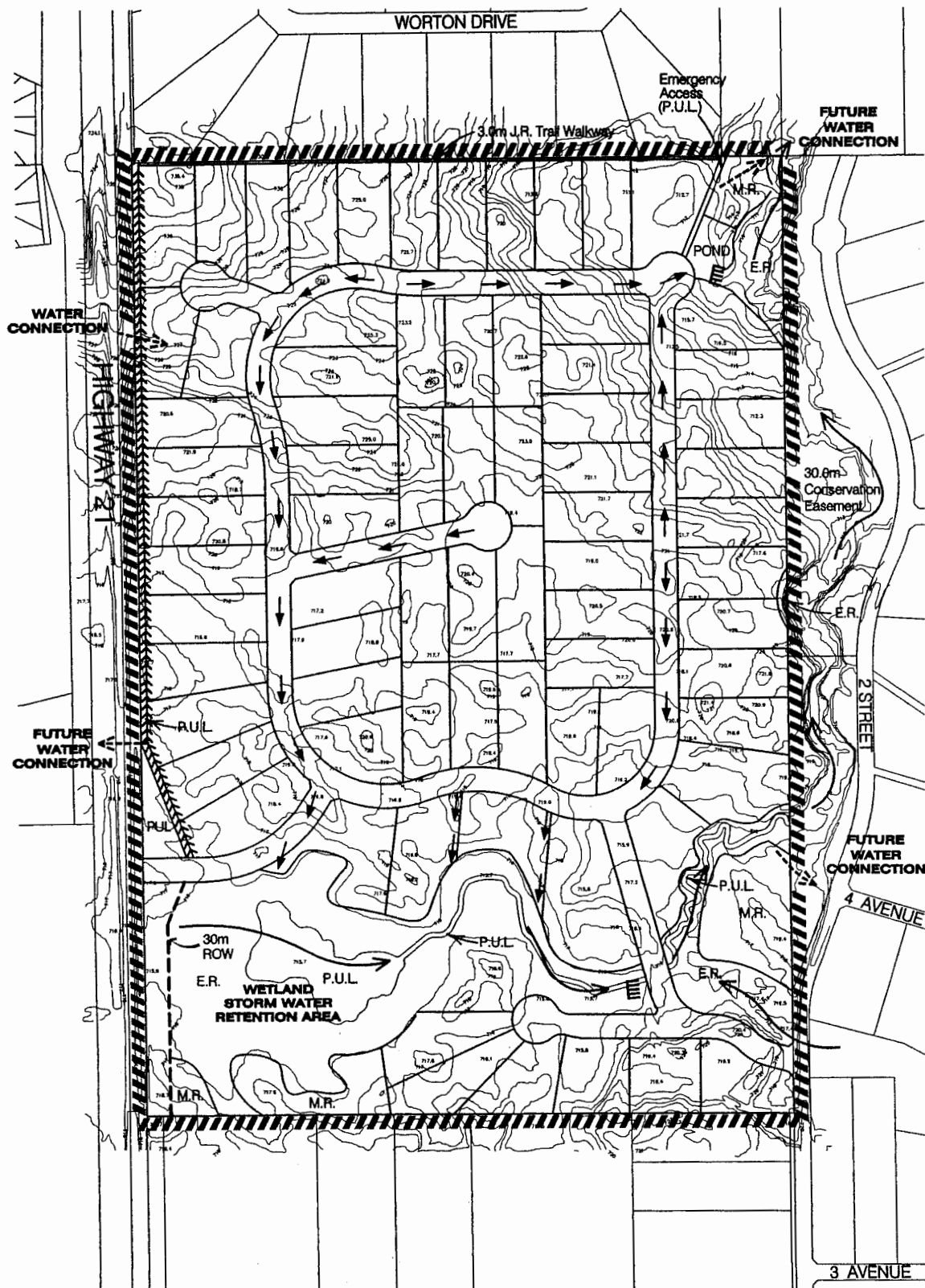
As there is no planned piped sanitary sewer system, sanitary discharge from residences within the development may be dealt with by on-site treatment on a per lot basis. It is anticipated that, where soil conditions allow, conventional sewerage treatment systems (septic fields) may be used in some locations with the Minnesota Mounds being utilized elsewhere. Solids may be collected in holding tanks on individual lots and periodically pumped out and disposed of off site as a responsibility of the lot owner. The size of each treatment facility should be a function of the of the estimated discharge from individual residences. All facilities should be constructed in strict conformance with the requirements of Provincial legislation current at the time of development of individual lots.

3.3.2 Storm

There is an existing drainage course through the wetland in the southern portion of the ASP that receives flows from west of Highway 21. Additional flows from Boag Lake enter this drainage course in the southeast corner of the ASP and the two then flow north together along the east boundary of the ASP. The drainage course briefly re-enters and exits the ASP in the northeast corner.

The storm water collection system will consist of roadside channels (ditches) eventually discharging at various locations into the wetland and creek.

Peak flows in the northeast basin will be restricted to pre-development rates by means of a pond and controlled discharge.



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Legend:

/// ASP Boundary

Stormwater Discharge Control

---> Water Connection

← Existing Drainage Course

→ Major Drainage Flow

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RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN

Figure No.

5.0

Title

SERVICING PLAN

February, 2001
161 08833

RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

The balance of the area drains to the wetland and controlled in the southeast corner, upstream of the tributary. In this way, the wetland will remain primarily in a natural state and also function as a storm water retention area.

3.3.3 Water

The water distribution system for the ASP will follow that proposed in the "Sherwood Park Waterworks Master Plan", prepared for Strathcona County in December 1998. The development will be fed from an existing water main along the north side of the development. Connected to this main, smaller diameter pipes may be constructed within the development, permitting on-site storage opportunities for domestic usage. Subject to detailed design, and due to topographical variations, it may be necessary to install a booster pump within the development to ensure all properties receive water from the system. This system will not be capable of providing fire protection for the residences of Ranchlands at Old Man Creek.

This water network will be in accordance with Strathcona County policy and standards.

3.4 POPULATION AND STUDENT GENERATIONS

The total number of homes and demographic figures are shown in ***Appendix 1.0 – Population & Student Generations***.

**RANCHLANDS AT OLD MAN CREEK
AREA STRUCTURE PLAN**

4.0 Phasing and Implementation

Page

4.0	PHASING AND IMPLEMENTATION
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4.1

RANCHLANDS AT OLD MAN CREEK AREA STRUCTURE PLAN

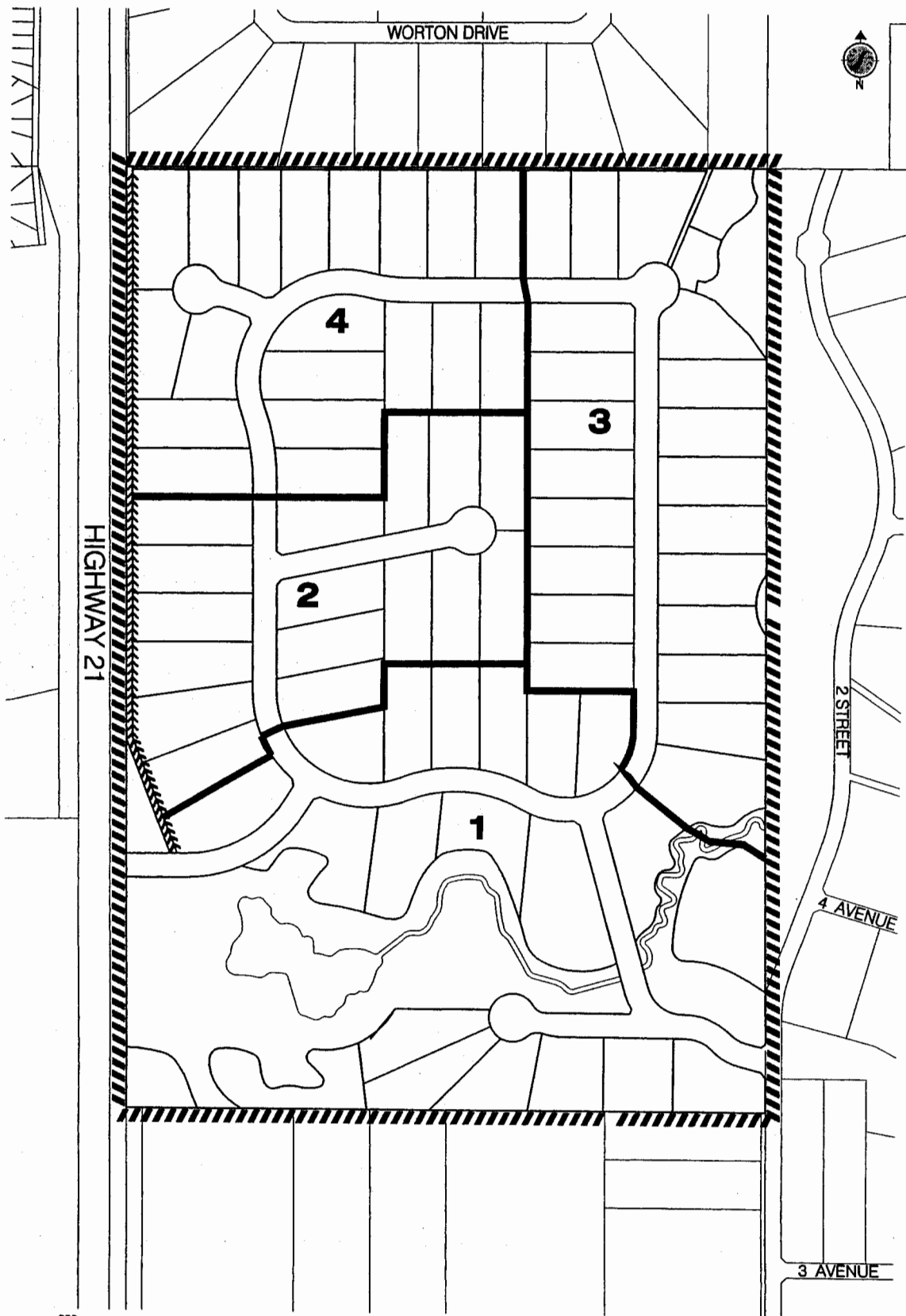
4.0 Phasing and Implementation

Four (4) development phases are proposed beginning in the southwest and moving to the north and east. (see **Figure 6.0 Phasing Plan**). The 4th phased is located in the northwest portion of the plan area. The size and location of each phase will ultimately be determined at the time of subdivision and will be driven by market demands. The staging may deviate from the proposed Phasing Plan shown by the ASP. Development of these phases may also progress concurrently rather than sequentially depending on market conditions and the logical servicing designs.

As depicted on the plan the secondary access will be constructed within the first phase of development.

Land within the ASP is currently districted as AR (Rural) District in the Strathcona Land Use Bylaw and will be appropriately districted as required to RC County Residential District, PU Public Utility District and PR Parks and Recreation District.

Subdivision of the plan area will conform with the land uses designated by the ASP and will generally conform with the lotting and layout depicted in this document.



0 25 50 100 200



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Legend:

//// ASP Boundary
 >>>> Noise Attenuation

3 Phase Boundary
 Phase Number

Client/Project
 DAYTONA LAND CORP.
 RANCHLANDS AT OLD MAN CREEK
 AREA STRUCTURE PLAN

Figure No.
6.0

Title
Phasing Plan

March, 2001
 161 08833

Appendix 1

Land Use Statistics

Ranchlands at Old Man Creek Area Structure Plan

Land Use Statistics

	<u>Area (ha)</u>	
Gross Area	94.12	
Wetland & Oldman Creek Tributary - (E.R.)	11.40	12.1%
Wetland Area P.U.L.	<u>1.88</u>	2.0%
Gross Developable Area (GDA)	80.84	

Land Uses

Residential - Country Residential	64.92	
Municipal Reserve	3.43	4.2%
P.U.L.(Walkways / Emergency Access)	0.78	
Road	10.39	
Storm Water Retention Pond (Northeast)	0.35	

Table 2.0 - Population & Student Generations

<u>Residential</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>Population</u>
Country Residential	64.08	1.14	74	260
Totals	64.08		74	260

i. Population projections based on 3.52 persons per dwelling for single family

***Student Generations**

	<u>Public</u>	<u>Separate</u>	<u>Total</u>
Single Family			
Elementary	13	6	19
Junior High	12	4	16
Senior High	<u>10</u>	<u>5</u>	<u>15</u>
Sub-Total	35	14	50

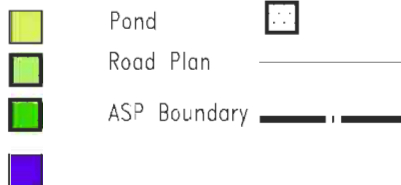
* Factors obtained from Strathcona County



Ranchlands at Old Man Creek Area Structure Plan Bylaw 18-2001

Date of Adoption 13 March 2001

Residential
Municipal Reserve
Environmental Reserve
PUL



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