

BYLAW 19-99

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE YELLOWHEAD EAST SHERWOOD BUSINESS PARK AREA STRUCTURE PLAN BYLAW NO. 40-98.

WHEREAS it is deemed advisable to amend the Yellowhead East Sherwood Business Park 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:

That Bylaw 40-98 be amended as follows:

1. That this Bylaw 19-99 is to be cited as the "Yellowhead East Sherwood Business Park Area Structure Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 20 day of April, 1999.

Read a second time this 20 day of April, 1999.

Read a third time and finally passed this 20 day of April, 1999.



Mayor



Corporate Secretary

Date Signed: April 29, 1999

ENCLOSURE I
PAGE 2
BYLAW 19-99

SCHEDULE "A"

DRAFT AMENDMENT

**YELLOWHEAD EAST SHERWOOD BUSINESS PARK
AREA STRUCTURE PLAN (BYLAW 40-98)**

FEBRUARY 1999

J.R. ANDREW ASSOCIATES

AREA STRUCTURE PLAN AMENDMENT

1 BACKGROUND

Strathcona County has determined that a site of approximately 16.2 ha located in the SW 10-53-23-W4, east of Broadmoor Boulevard and north of the proposed Lakeland Drive, is an appropriate location for its proposed new Multi-Purpose Recreation Facility. The County has entered into an agreement with the landowner, Trans America Investments Ltd., to acquire the land needed for the new facility. The agreement provides that the entire 10% municipal reserve dedication due from Trans America's total holdings within in the *Yellowhead East Sherwood Business Park Area Structure Plan (Bylaw 40-98)* be dedicated in one location. This will create a 16.2 ha site capable of accommodating the new Multi-Purpose Recreation Facility.

In September of 1998 Strathcona County passed a new Municipal Development Plan (MDP) which re-designated a portion of the lands under the Yellowhead East Sherwood Business Park ASP from Commercial / Light Industrial to Light/Medium Industrial. In addition to the changes brought forth by the new MDP, Strathcona County is initiating an amendment to the new MDP, which proposes to further extend the Light/Medium industrial area to the east as well as a re designation of the lands around the recreation facility to Regional Arterial Commercial and Business Service Commercial.

The land acquisition agreement for the rec. facility lands, current and proposed municipal development plan designations and the proposed developments, however, are, in some respects, not consistent with the current Yellowhead East Sherwood Business Park Area Structure Plan. This amendment to the area structure plan is proposed to eliminate these inconsistencies.

2 DESCRIPTION OF AMENDMENTS

2.1 Text

The third paragraph of Section 7.0 in the current plan described the intended disposition of municipal reserve lands within the plan boundary. The majority of municipal reserve generated was to be dedicated in the form of a large lot in the east half of the SW 10. The remainder was to take the form of a 30% credit for land included in a storm water detention facility.

This paragraph is to be replaced by the following:

"The required municipal reserve for the Area Structure Plan is to be dedicated in the form of a single lot of approximately 16.2 ha for a major recreation facility to be located just west of Centennial Park (see the attached figure entitled "Development Concept and Land Use - Amended")."

Section 8.0 deals with the development concept. The first sentence of the second paragraph is to be amended by adding "Future Lakeland Drive" as follows:

"... along #Highway 16, Broadmoor Boulevard and Future Lakeland Drive..."

The second paragraph is to be amended deleting the words "...light industrial..." and replaced by the following:

"...Light/Medium Industrial..."

A new third paragraph is to be inserted after the second paragraph as follows:

"The east central portion of the southwest quarter section will be the site of a major recreation facility. The Highway and Arterial Commercial land use designation runs along the west and north of the planned major recreation facility to allow for the development of commercial uses (e.g. hotels, private recreation facilities) which are complementary to the major recreation facility."

Section 9.0 deals with phasing of development. The first paragraph is to be amended by deleting the words after "...dependent on the market..." and substituting the following:

"..., utility servicing, and access considerations and will be assessed on their individual merit."

2.2 Development Concept and Land Use Map

The attached figure, entitled "Development Concept and Land Use - Amended" is to be substituted for the attached figure entitled "Development Concept and Land Use - Replacement Map" from the previously approved area structure plan.

3 ANALYSIS

Utility servicing capacity is available to serve the developments described in this area structure plan amendment. Appropriate road access will be available from Broadmoor Boulevard and Lakeland Drive via internal industrial standard collector roads. The uses proposed are complementary to one another and are compatible with other uses (light/medium industrial, service commercial, public park) existing or proposed on adjacent lands.

AREA STRUCTURE PLAN

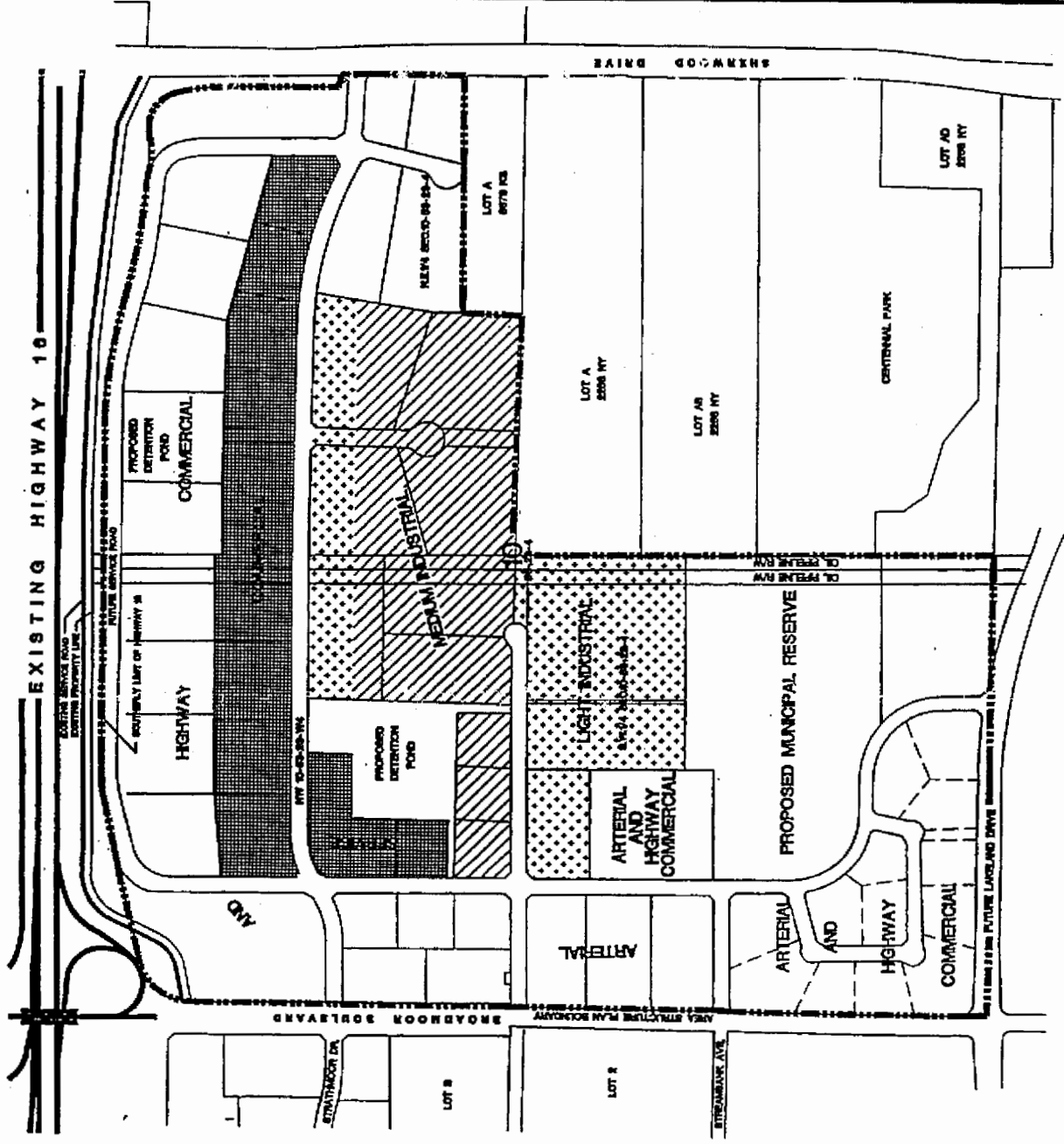
**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**
SW1/4, NW1/4, NE1/4-10-53-23-W4M
STRATHCONA COUNTY

BY
TRANS AMERICA INVESTMENTS LTD.
MARCH, 1989

DEVELOPMENT CONCEPT
AND
LAND USE
AMENDED MAP



PL0370002



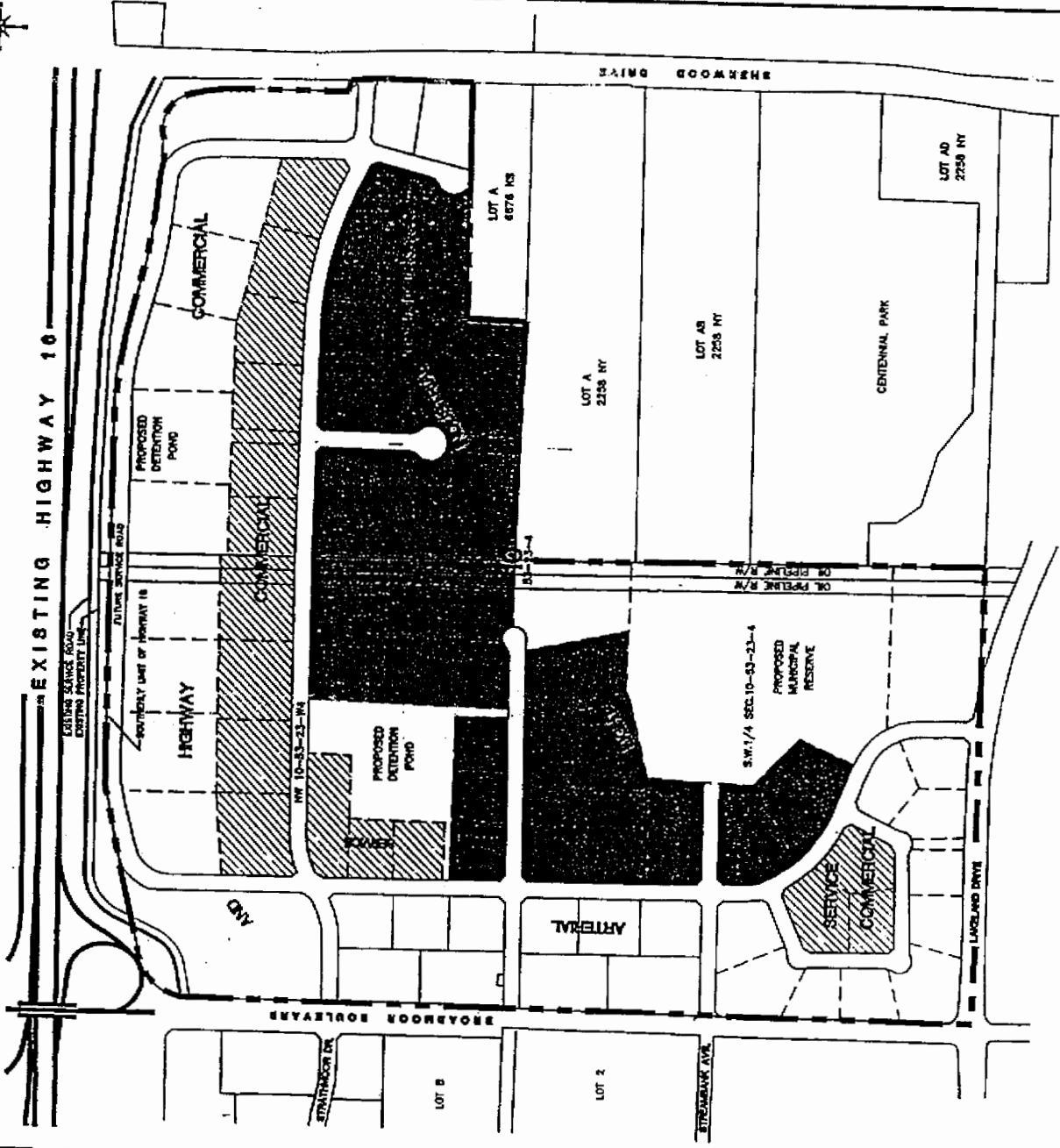
AREA STRUCTURE PLAN

YELLOWHEAD EAST SHERWOOD BUSINESS PARK

SW1/4, NW1/4, NE1/4-10-53-23-W4M
STRATHCONA COUNTY

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MAY, 1998

DEVELOPMENT CONCEPT
AND
LAND USE
REPLACEMENT MAP



EXISTING HIGHWAY 10

EXISTING SERVICE ROAD
EXISTING PROPERTY LINE

FUTURE SERVICE ROAD

PROPOSED DETENTION POND

PROPOSED DETENTION POND

COMMERCIAL

COMMERCIAL

PROPOSED DETENTION POND

PROPOSED DETENTION POND

LOT A
6876 KS

LOT A
2158 RT

LOT AB
2258 RT

LOT AD
2258 RT

SW1/4 SEC. 10-53-23-4
PROPOSED MUNICIPAL RESERVE

CENTENNIAL PARK

STRAITHCONA RD

LOT B

LOT 2

STRAITHCONA AVE

SERVICE COMMERCIAL

LARCHMONT DRIVE

RAINING COOKSHEE

10-53-4

OL. PEPINE R/W
OL. PEPINE R/W

ENGINEERING DESIGN BRIEF

AN ADJUNCT TO

**AREA STRUCTURE PLAN
YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**

STRATHCONA COUNTY

BY

TRANS AMERICA INVESTMENTS LTD.

MAY, 1998

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WATER TRUNK MAINS
SURFACE WATER MANAGEMENT
TRANSPORTATION

INTRODUCTION

This Engineering Design Brief has been prepared as a supporting document to the Sherwood Business Park Area Structure Plan. The Plan encompasses approximately three quarter sections of land - namely SW, NW, SE - 10 - 53 - 23 - W4M and contains 164.4 hectare more or less.

The purpose of the Brief is to outline the general servicing and engineering concepts relating to the development of the Plan area. The design criteria complies with the latest edition of the Strathcona County Engineering Servicing Standards.

As noted in the Area Structure Plan the proposed development will contain a number of different land uses. Essentially along Highway #16 and Broadmoor Boulevard the uses will be more commercially oriented while towards the centre of the development the land uses will be more industrial in nature.

The Surface Water Management section presents the concept of drainage in the Plan area. As the Plan area is only a part of a larger catchment area a more detailed examination is necessary to determine pre and post development flows, affect of other lands, detention pond sizing, routing, discharge, etc. Nevertheless sufficient information is provided to be assured that the concept is feasible.

SANITARY SEWER TRUNKS

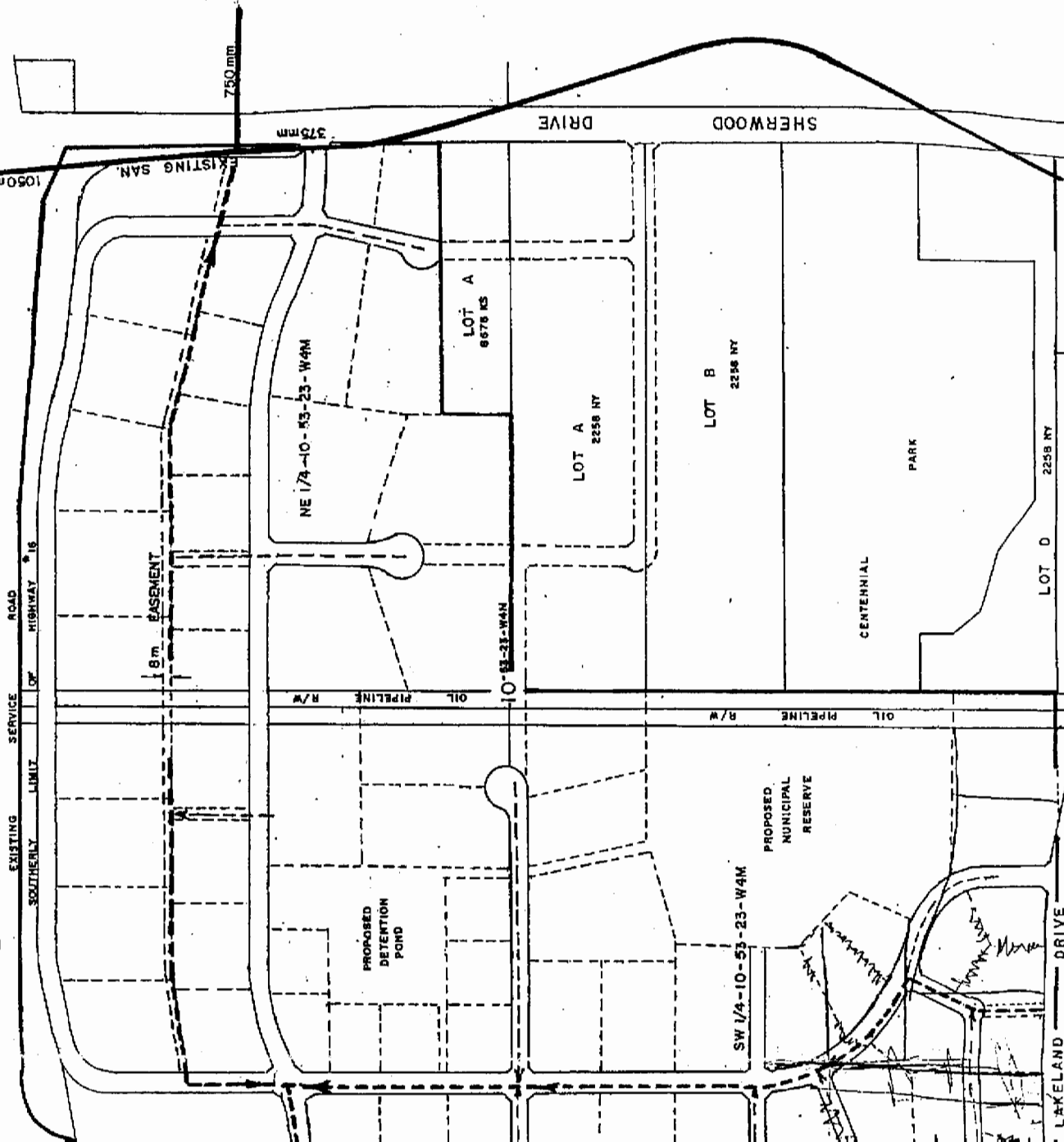
The Sherwood Business Park will be serviced by two adjoining existing trunk sewer mains. A 600 mm trunk is located on Strathmore Drive at its intersection with Broadmoor Boulevard. This sanitary trunk has sufficient capacity to accommodate sanitary sewage flows from the west half of section 10 as well as the NW 1/4 - 3 - 53 - 23 - W4M to the south. The proposed north / south trunk main would need to be oversized to accommodate sewage flows from the NW 1/4 of section 3.

The NE 1/4 of section 10 would be serviced by an existing 375 / 1050 mm trunk main on Sherwood Drive. The internal trunk will need to be sized to ultimately accommodate sewage flows from future development of the SE 1/4 of section 10.

The internal sanitary system would consist of laterals having a minimum diameter of 250 mm. Final pipe sizing will be in accordance with the Engineering Standards of the County utilizing an average flow of 18.0 cm/ha/day with an infiltration allowance of 0.28 //sec/ha.

The sanitary sewer trunk location and layout is shown on a map on the following page and titled "Sanitary Trunk Sewers".

EXISTING SERVICE ROAD OF HIGHWAY #16



AREA STRUCTURE PLAN

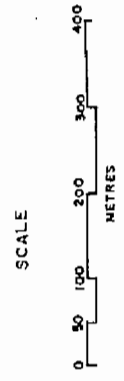
**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**
SW 1/4, NW 1/4, NE 1/4-10-53-23-W4M
STRATHCONA COUNTY

BY

TRANS AMERICA INVESTMENTS LTD.
MAY, 1998

SANITARY TRUNK SEWERS

- EXISTING SAN. 600 mm
- PROPOSED SAN. TRUNK
- PROPOSED LATERALS



WATER MAIN TRUNKS

The nearest existing water trunk main is a 400 mm line along Broadmoor Boulevard for the full length of the subject property. This trunk main will serve as the main feed for the development. The development of the west half of section 10 can be readily accommodated with a tie-in to this main at Strathmore Way and another tie-in at either Streambank Avenue or Lakeland Drive.

The NE 1/4 section would be serviced by an extension of the loop at the north end to the east along the east / west collector. This line is envisioned as ultimately continuing east across Sherwood Drive, through the middle of the NW 1/4 - 11 - 53 - 23 - W4M to a 300 mm line at that quarter section's east boundary. This existing line proceeds north across Highway #16 then westward to the Clover Bar reservoir.

Internal water main servicing will follow the roadway layout and tie-in the SE 1/4 of the section when it ultimately develops. The internal system of the site will contain 300 mm diameter mains as a minimum in accordance with the requirements of the County Servicing Standards. Pressure reducing valves may be required at the connections to the existing 400 mm trunk main. This will be addressed when design drawings are submitted for the first stage of the development.

The final determination of water network requirements of a much larger area than the Area Structure Plan area is currently the subject of an on-going study being undertaken by others for the County. Preliminary indications are that a storage reservoir is not required.

The water trunk main location is shown on a map on the following page and is titled "Water Trunk Mains".

AREA STRUCTURE PLAN

**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**
SW 1/4, NW 1/4, NE 1/4-10-53-23-W4M
STRATHCONA COUNTY

BY

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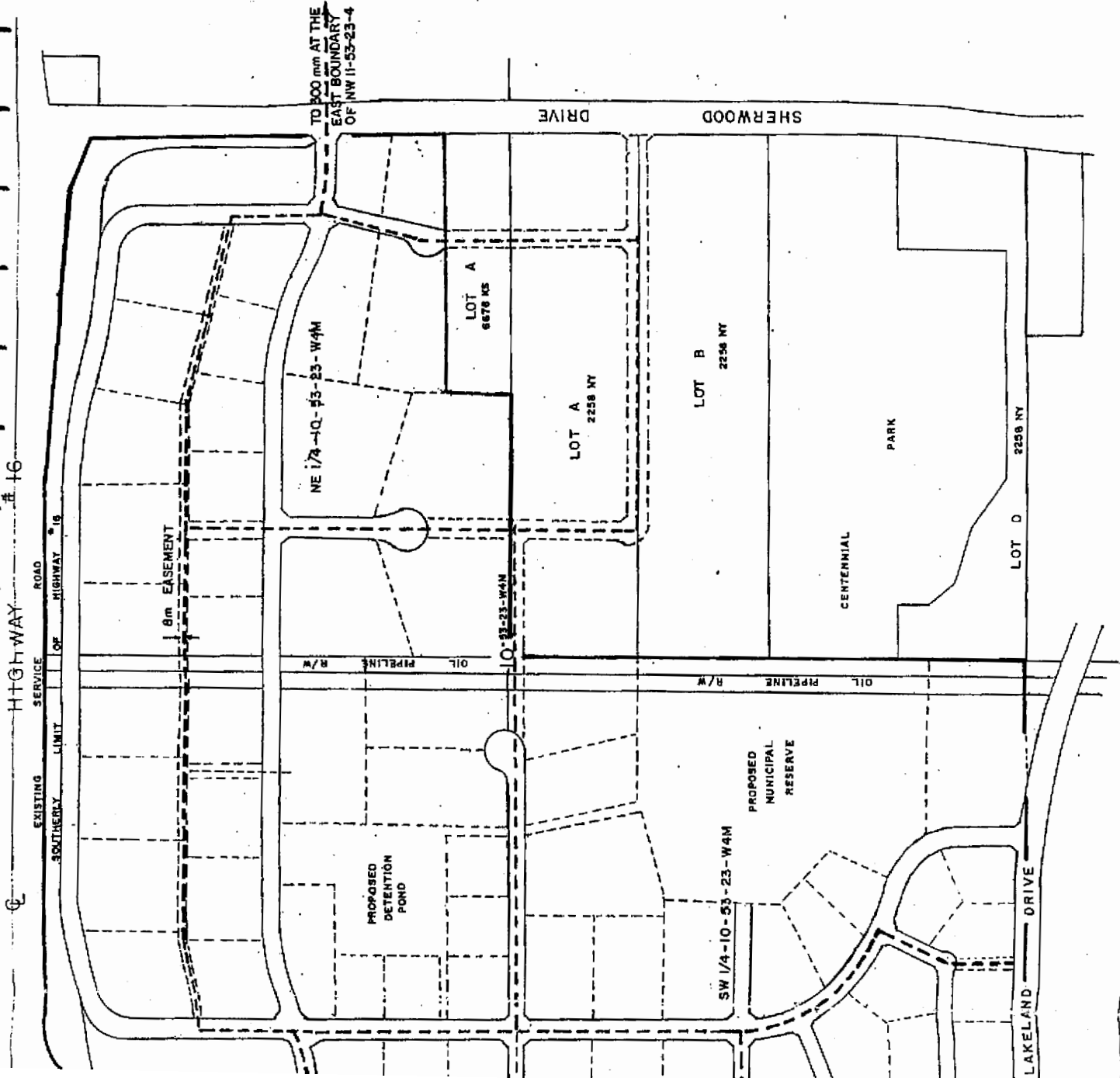
MAY, 1998

WATER TRUNK MAINS

EXISTING WATER TRUNK  400 mm

PROPOSED MAINS 

SCALE



SURFACE WATER MANAGEMENT

The area that the Area Structure Plan covers is part of a larger catchment area extending to the south. The natural overall drainage of the subject property is to the north. Highway #16 forms an artificial boundary to drainage as it constrains flow and directs it to culverts. In view of the fact that the Area Structure Plan area is subject to receiving surface waters from other properties there is a requirement to carry out a hydrological analysis to determine the most effective way to manage surface waters within the catchment area. This analysis when completed will update this Engineering Design Brief.

There is a general low draw that extends from Broadmoor Boulevard at its intersection with Streambank Road and trends east north-east to the north boundary of the NE quarter section. Within this low draw there are several depressions which intermittently hold water. The first low depression is at the previously mentioned intersection of Broadmoor Boulevard and Streambank Road. This area is intended to be filled and major flows directed to the north. The second depression area is located slightly south of the centre of the NW quarter to which the entire quarter drains with the exception of a strip of land along the Highway and along Broadmoor Boulevard. This depression is intended to be developed as a dry detention pond with lot and street grading as well as storm sewers directing waters to the pond. The other two low areas are in the north west corner and the north east corner of the NE quarter. In both cases there are culverts through the Highway at these locations. It is intended to develop a second detention/retention pond near the north west corner of the quarter which would collect major and minor flows from the quarter as well as pass through waters from the pond in the NW quarter.

In respect to waters emanating from the NW quarter of section 3 immediately to the south it is recommended that a detention pond be provided south of Lakeland Drive.

The criteria for handling major and minor flows will be in accordance with Alberta Environment guidelines as well as those of the County. The more detailed hydrological analysis will provide a clearer picture as to the best alternatives.

The proposed storm sewer system is shown on a map on the following page and is titled "Surface Water Management".

AREA STRUCTURE PLAN

**YELLOWHEAD EAST
SHERWOOD BUSINESS PARK**
SW 1/4, NW 1/4, NE 1/4-10-53-23-W4M
STRATHCONA COUNTY

BY

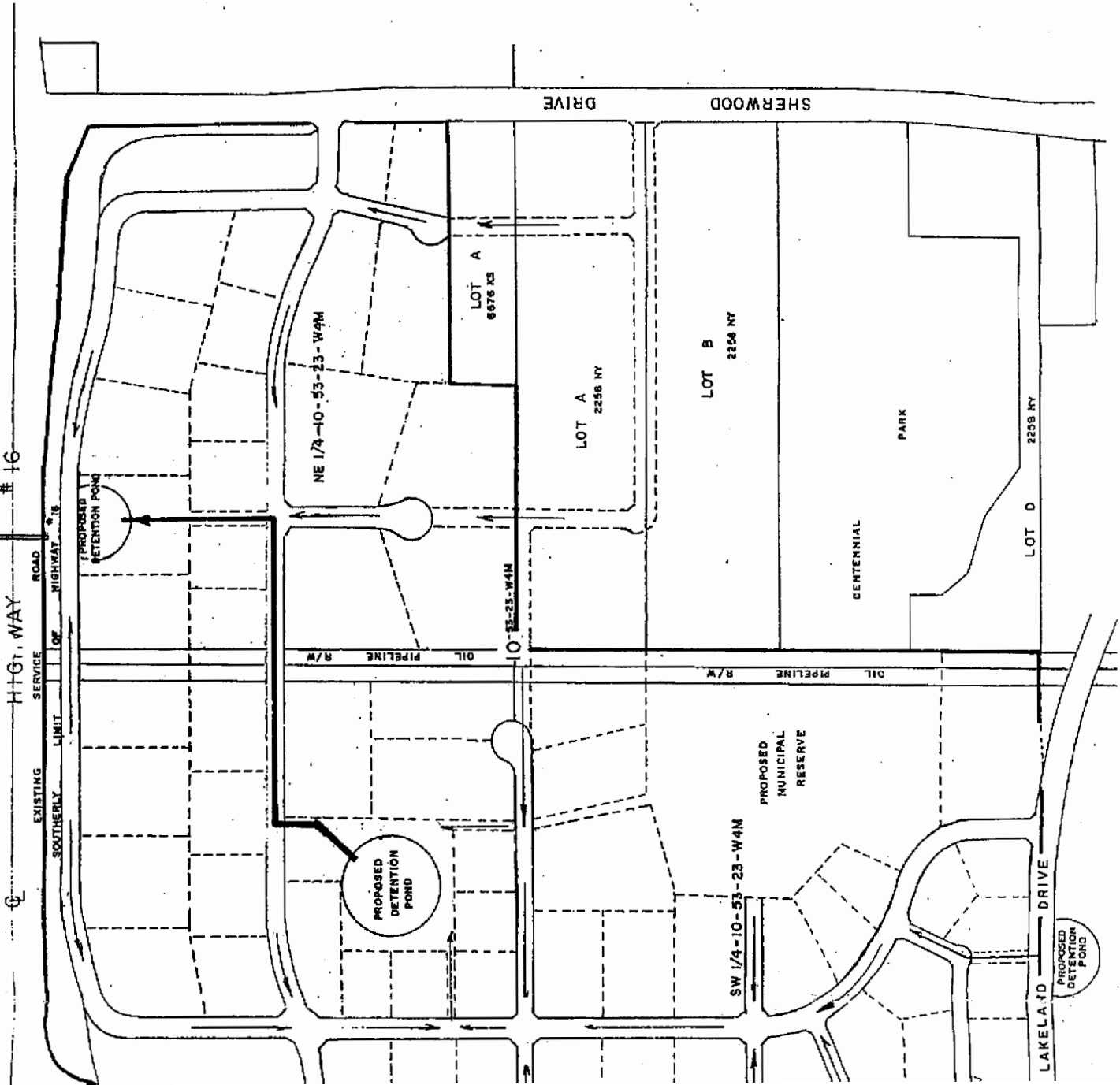
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MAY, 1988

SURFACE WATER MANAGEMENT

STORM SEWER OUTFLOW

SURFACE DRAINAGE PATTERN

SCALE



TRANSPORTATION

The Area Structure Plan area is defined by major thoroughfares on three sides and will be on the south by the future Lakeland Drive. Accessibility to the subject property is available from Broadmoor Boulevard in three locations, from Sherwood Drive in one location and ultimately from Lakeland Drive in one location. No direct access is available from the Highway.

The north boundary of the Area Structure Plan has been defined by Alberta Transportation through their redesign of the Highway for future upgrading. While a service road was shown the developer has determined it would be more functional to provide an interior collector from Broadmoor Boulevard to Sherwood Drive. It is anticipated that the existing service road will be used for access to lots as a temporary arrangement. In view of no direct lot access from Broadmoor Boulevard a north/south collector has been provided from Lakeland Drive to the east/west collector. Temporary cul-de-sacs have been shown together with a future possible circulation pattern when development takes place in the SE quarter.

Strathcona County sets out guidelines for roadway right-of-way and carriageway widths in their Engineering Servicing Standards Manual. There are two types of roadways for internal traffic circulation: local industrial and industrial collector. The local industrial has a 20 metre right-of-way with an 11.5 metre wide carriageway while the industrial collector has a 24 metre right-of-way with a 13.5 metre wide carriageway.

Traffic control system at each of the intersections of subdivision roadways and the arterials will consist of stop signs as well as acceleration and deceleration lanes as part of the arterials. Local roadways will also be stop signed at intersections with collectors.

A five (5) metre roadway widening is provided along both Broadmoor Boulevard and Sherwood Drive to accommodate acceleration and deceleration lanes. Additional roadway dedication will be provided for corner cut offs as may be required and to facilitate turning movements at intersections in accordance with Strathcona County Engineering Standards.

The spacing between the existing intersections on Broadmoor Boulevard are 310 metres between Strathmore Drive and Strathmore Way and 335 metres between Strathmore Way and Streambank Avenue. The intersection spacing between Streambank Avenue and Lakeland Drive is 420 metres. The north / south collector parallels Broadmoor Boulevard at a perpendicular distance of 180 metres. The first intersection off Sherwood Drive along the collector is 100 metres distant from Sherwood Drive.

The collectors within the subdivision as shown could readily serve as a possible future transit route given ultimate development of the property. The most westerly cul-de-sac and its extension in the NE1/4 will have a 24 metre right-of-way for a possible future designation as a collector to serve the SE1/4 quarter.

The transportation network is shown on a map on the following page and is titled "Transportation".

EXISTING SOUTHERLY LIMIT OF HIGHWAY #16

ROAD SERVICE

ROAD SERVICE

AREA STRUCTURE PLAN

YELLOWHEAD EAST SHERWOOD BUSINESS PARK

SW 1/4, NW 1/4, NE 1/4-10-53-23-W4M
STRATHCONA COUNTY

BY

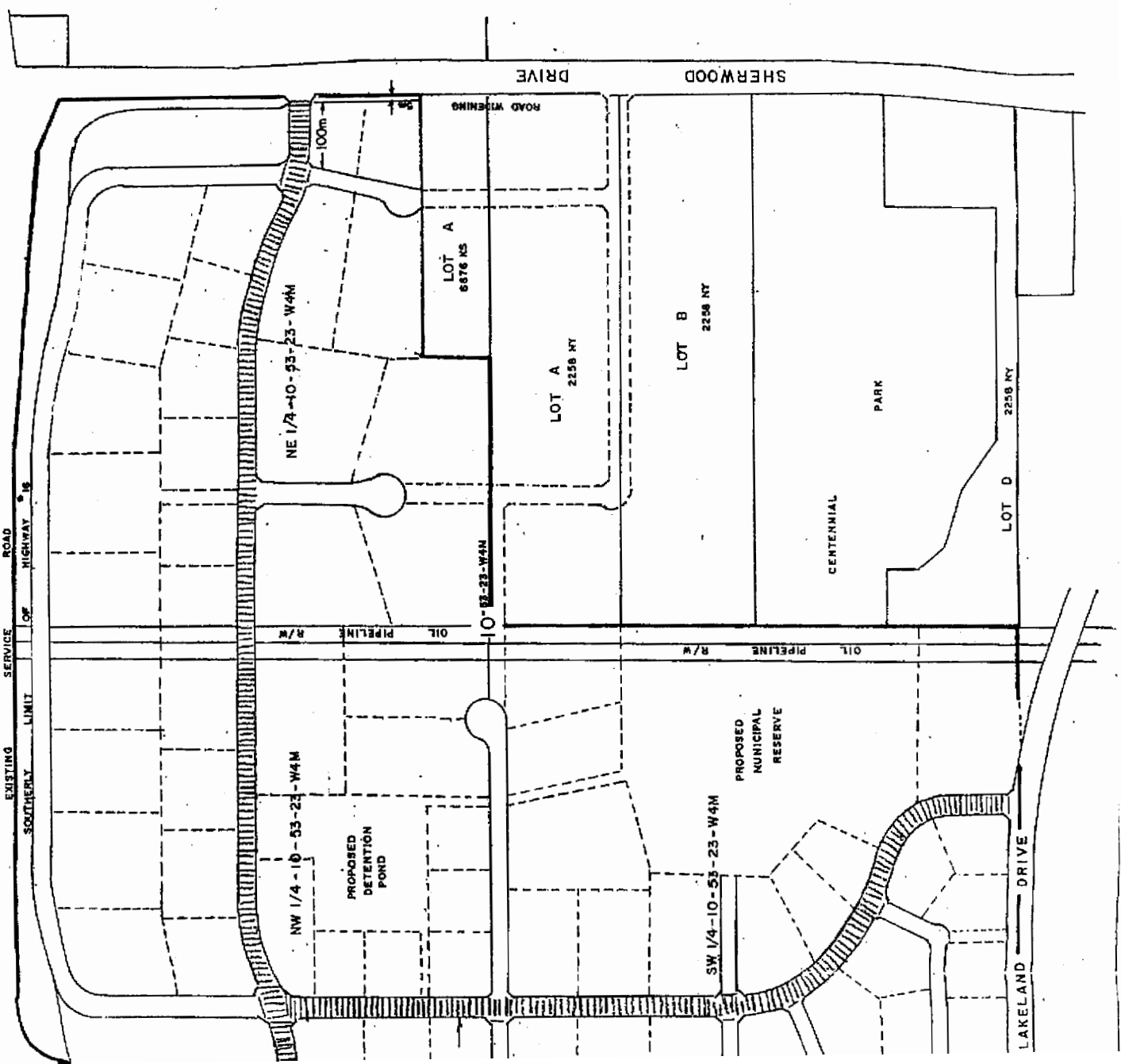
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MAY, 1998

TRANSPORTATION

INDUSTRIAL COLLECTOR

LOCAL COLLECTOR

SCALE



SHERWOOD DRIVE

ROAD WIDENING

100m

NE 1/4-10-53-23-W4M

LOT A
6876 NS

LOT A
2258 NT

LOT B
2258 NT

PARK

CENTENNIAL

LOT D
2258 NT

OIL PIPELINE R/W

OIL PIPELINE R/W

NW 1/4-10-53-23-W4M

PROPOSED
DETENTION
POND

SW 1/4-10-53-23-W4M

PROPOSED
MUNICIPAL
RESERVE

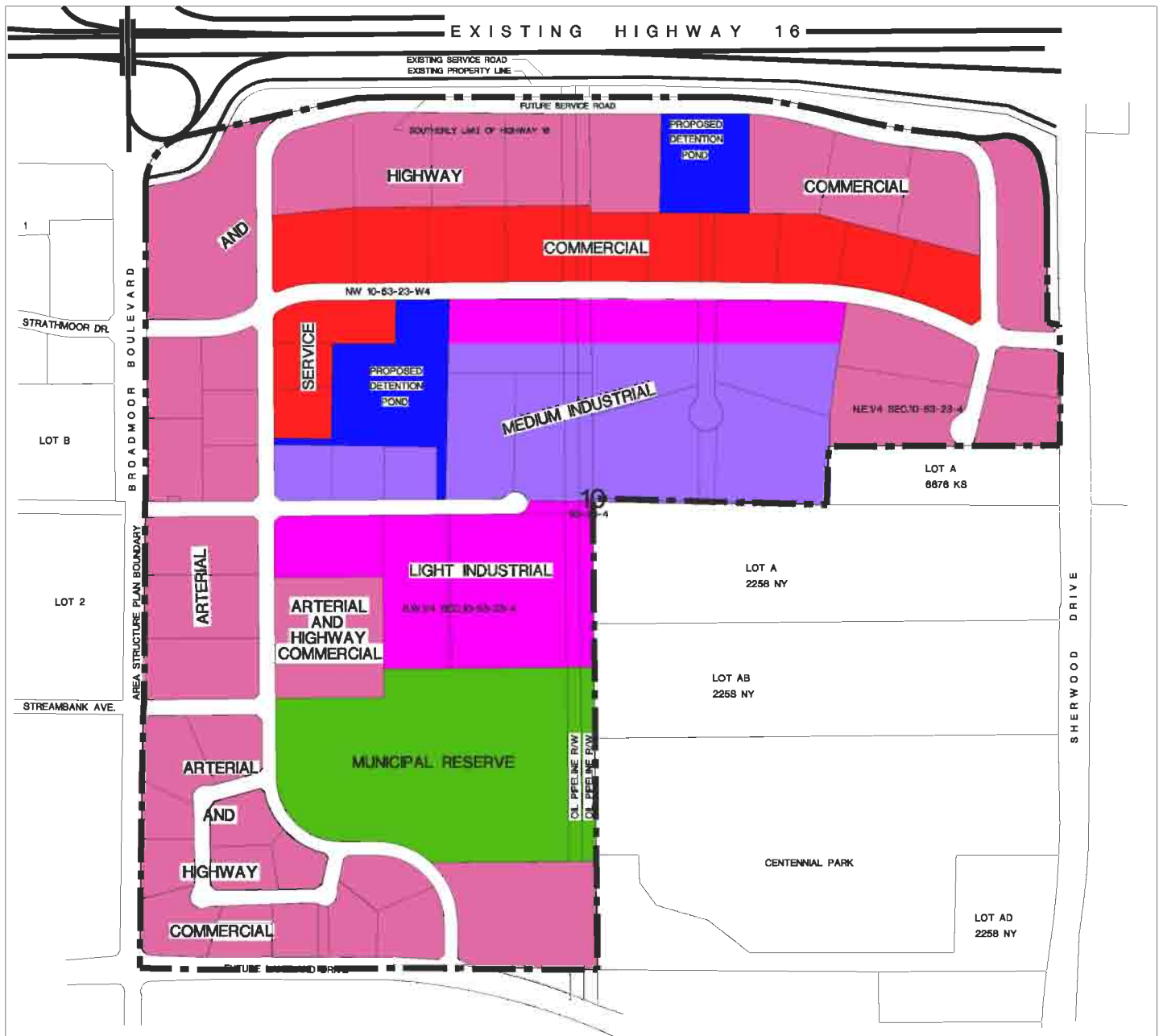
LAKELAND DRIVE

GEOTECHNICAL INFORMATION

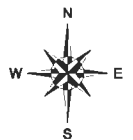
It is not anticipated that any constraints to development will arise from any geotechnical results. A geotechnical investigation is underway and any recommendations made therein will be implemented in the detailed design and construction.

FRANCHISE UTILITIES

The design and installation of utilities such a gas, power, telephone and cable services will be provided by the respective utility companies. Existing service lines for these utilities are readily available, with additional trunk lines to be installed as required.



Yellowhead East Sherwood Business Park Area Structure Plan Bylaw 19-99 (Amendment 1)



Date of Adoption April 20, 1999

EXISTING LAND USE

- Commercial
- Commercial - Arterial & Highway
- PUL
- Industrial - Light



- Industrial - Medium
- Municipal Reserve
- Road Plan
- ASP Boundary

