

BYLAW 23-2007

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE EMERALD HILLS AREA STRUCTURE PLAN BYLAW 21-2004.

WHEREAS it is deemed advisable to amend the Emerald Hills Area Structure Plan (Bylaw 21-2004);

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

That Bylaw 21-2004 as amended, be amended, as follows:

1. That Section 1.4.2 Municipal Development Plan be revised as follows:
  - 1.1 That the following be added after 5.
    - “6. Approximately 8.09 ha (20 ac) in the NE 11 is designated as *Institutional Area.*”
  - 1.2 That the following be added after Policy 11.3:

“Relevant to institutional development:

Policy 12.8: Encourage the development of health care related facilities which:

    - a) are in proximity to transit service;
    - b) are compatible in scale and form with adjacent residential land uses;
    - c) are in proximity to commercial facilities;
    - d) are in proximity to recreational open space; and
    - e) have recreational opportunities or amenities available within the facility.”
2. That Section 1.4.4 Land Use Bylaw be revised by deleting “7-2001”.
3. That Section 4.1 - Development Objectives be revised adding the following to the end:
  - “• to provide an institutional site for the purposes of providing both private and public medical services for the community and Strathcona County.”
4. That Section 4.2 - The Development Concept be revised as follows:
  - 4.1 That all references to “five” in the Section be replaced with “six”.
  - 4.2 That the following be added to the end of the bulleted list of modules:
    - “• an 8.09 ha Institutional land use to accommodate a health services campus.”
  - 4.3 In the last paragraph delete “at the east end” and replace it with “east of the Institutional area”.

5. That following Section 4.3.2 - Urban Village Mixed Use – Commercial/Residential, the following be added:

“4.4 Institutional Land Use

An 8.09 ha Institutional land use designated in the northeast plan area south of Highway 16 and west of the storm water management facility will complement the range of uses proposed in the urban village to the south. The Institutional land use will allow for the development of a health care campus that will include the Strathcona Community Hospital and Child and Adolescent Services Association (CASA) residence.”

That the remainder of the sections within Section 4 be renumbered to account for the inclusion of the above.

6. That the areas within Section 4.5 Highway Commercial Land Use, paragraph 1 be revised by replacing “34.42 ha (85.05 ac)” with “25.07 ha (61.95 ac)”.

7. That Section 4.8 - Parks and Open Space be revised as follows:

- 7.1 That paragraph 5 be deleted and replaced with the following:

“Storm water management facilities will be required in the low areas of the northwest and northeast corners of the ASP areas. The storm ponds have an area of approximately 6.42 ha (17.39 ac) and provide an opportunity for an attractive and impressive landscape feature at a main entry not only to Sherwood Park’s urban area but also to the highway commercial and institutional areas flanking the ponds. The northeast storm pond is approximately 2.4 ha in size and also serves both a technical and gateway function. Storm ponds may vary somewhat in size and shape when detailed engineering is complete.”

- 7.2 That paragraph 7 be revised by replacing “11.60 ha (28.65 ac)” with “12.67 ha (31.30 ac)”.

- 7.3 That paragraph 10 be revised by replacing “29.92 ha (73.93 ac)” with “30.43 ha (75.19 ac)” and “25.8 %” with “26.10%”, respectively.

8. That Section 4.10 - Transportation be revised as follows:

- 8.1 Paragraph 1 – Delete the last sentence and replace with the following:

“In addition, access points from the southern collector serving the residential module, institutional area, business employment area and recreation area are provided.”

- 8.2 Paragraph 2 – Add the word “institutional,” following “highway commercial” in the first sentence.

- 8.3 Paragraph 4 - Add the words “and the institutional land use” after “highway commercial land use” in the first sentence.

- 8.4 Paragraph 4 - Add the words “or institutional” after “highway commercial” in the last sentence.
  
9. That Section 6.0 - Summary be revised as follows:
  - 9.1 That paragraph 2 be revised by adding the following sentence to the end of the paragraph:

“The institutional use proposed in the northeast Plan area will provide a site for a health care campus for Sherwood Park and Strathcona County residents.”
  - 9.2 That paragraph 3 be revised by replacing the word “five” with “six”.
  - 9.3 That the bulleted list be revised by deleting the word “and” at the end of the 4<sup>th</sup> bullet sentence, adding the word “and” to the end of the 5<sup>th</sup> bullet sentence, and the following be added to the end of the bulleted list:
    - “• an Institutional area in the northeast Plan area.”

10. That the Existing Land Use Table in Appendix 1 be deleted and replaced with the following:

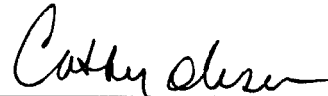
Category	Hectares	Acres	%	Units	%	Population
<b>Gross Area</b>	122.82	303.48				
Highway 16	5.01	12.38				
Clover Bar Road	0.26	0.64				
Atco Gas Line	0.98	2.42				
Urban Village PUL	0.64	1.58				
<b>Gross Developable Area</b>	<b>115.93</b>	<b>286.47</b>	<b>100.0%</b>			
<b>Land Dedications and Circulation</b>						
Municipal Reserve*	18.32	45.26	15.8%			
SWMF	12.65	31.26	10.9%			
Circulation	11.66	28.82	10.1%			
<b>Subtotal</b>	<b>42.63</b>	<b>105.34</b>	<b>36.8%</b>			
<b>Non-Residential Land Uses</b>						
Bus Employment	11.26	27.83	9.7%			
Hwy. Commercial	25.07	61.95	21.6%			
Institutional	8.09	19.99	7.0%			
<b>Subtotal</b>	<b>44.42</b>	<b>109.77</b>	<b>38.3%</b>			
<b>Mixed Use Urban Village Land Uses</b>						
Medium/High Density/ Institution/Commercial (I)	1.49	3.68	1.3%	(32) 148	9.4%	(160) 263
Medium/High Density/ Commercial (VI)	2.34	5.77	2.0%	281	14.7%	500
Medium/High Density/ Commercial (VII)	4.71	11.63	4.1%	95	5.0%	169
<b>Subtotal</b>	<b>8.54</b>	<b>21.1</b>	<b>7.4%</b>	<b>556</b>	<b>29.1%</b>	<b>1092</b>
<b>Residential Urban Village Land Uses</b>						
Medium Density (V)	2.61	6.45	2.3%	128	6.7%	227
Low/Medium Density (IV)	1.8	4.45	1.6%	210	11.0%	373
Medium/High Density (II)	1.66	4.10	1.4%	326	17.1%	580
Medium/High Density (III)	2.07	5.11	1.8%	426	22.3%	758
<b>Subtotal</b>	<b>8.14</b>	<b>20.11</b>	<b>7.0%</b>	<b>1090</b>	<b>57.1%</b>	<b>1938</b>
<b>Urban Village Subtotal</b>	<b>16.68</b>	<b>41.21</b>	<b>14.4%</b>	<b>1646</b>	<b>86.3%</b>	<b>3030</b>
<b>Non-Urban Village Residential Land Uses</b>						
Low Density	12.20	30.15	10.5%	262	13.8%	629
<b>Residential Subtotal</b>	<b>12.20</b>	<b>30.15</b>	<b>10.5%</b>	<b>262</b>	<b>13.8%</b>	<b>629</b>
<b>Total</b>	<b>115.93</b>	<b>286.47</b>	<b>100%</b>	<b>1908</b>	<b>100.0%</b>	<b>3659</b>

11. That Figures 4A, 5A, 6A, 7A, 8A and 9A be deleted and replaced with the Figures 4B, 5B, 6B, 7B, 8B and 9B attached to this Bylaw.
12. That the Table of Contents be deleted in its entirety and replaced with the revised Table of Contents attached to this Bylaw
13. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 10th day of April, 2007.

Read a second time this 24 day of April, 2007.

Read a third time and finally passed this 24 day of April, 2007.



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Manager,  
Legislative and Legal Services

Date Signed: May 2/2007

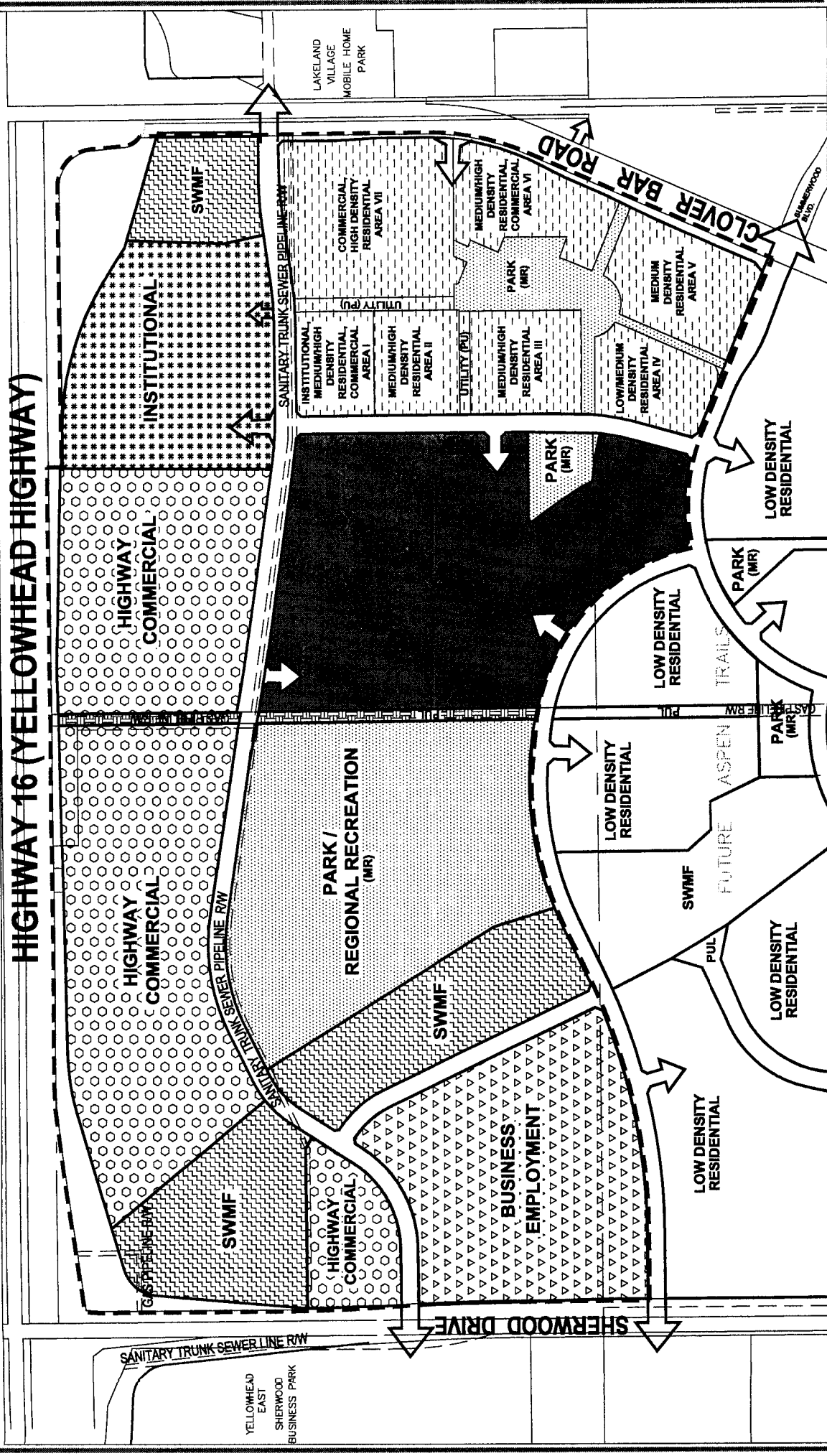
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# HIGHWAY 16 (YELLOWHEAD HIGHWAY)



## Genstar Development Company Emerald Hills Area Structure Plan Land Use Concept

**LEGEND**

	ASP BOUNDARY		LOW DENSITY RESIDENTIAL		(PUL) PUBLIC UTILITY LOT
	EMERALD HILLS URBAN VILLAGE		BUSINESS EMPLOYMENT		PARK
	ACCESS POINTS		HIGHWAY COMMERCIAL		(SWMF) STORM WATER MANAGEMENT FACILITY
			INSTITUTIONAL		

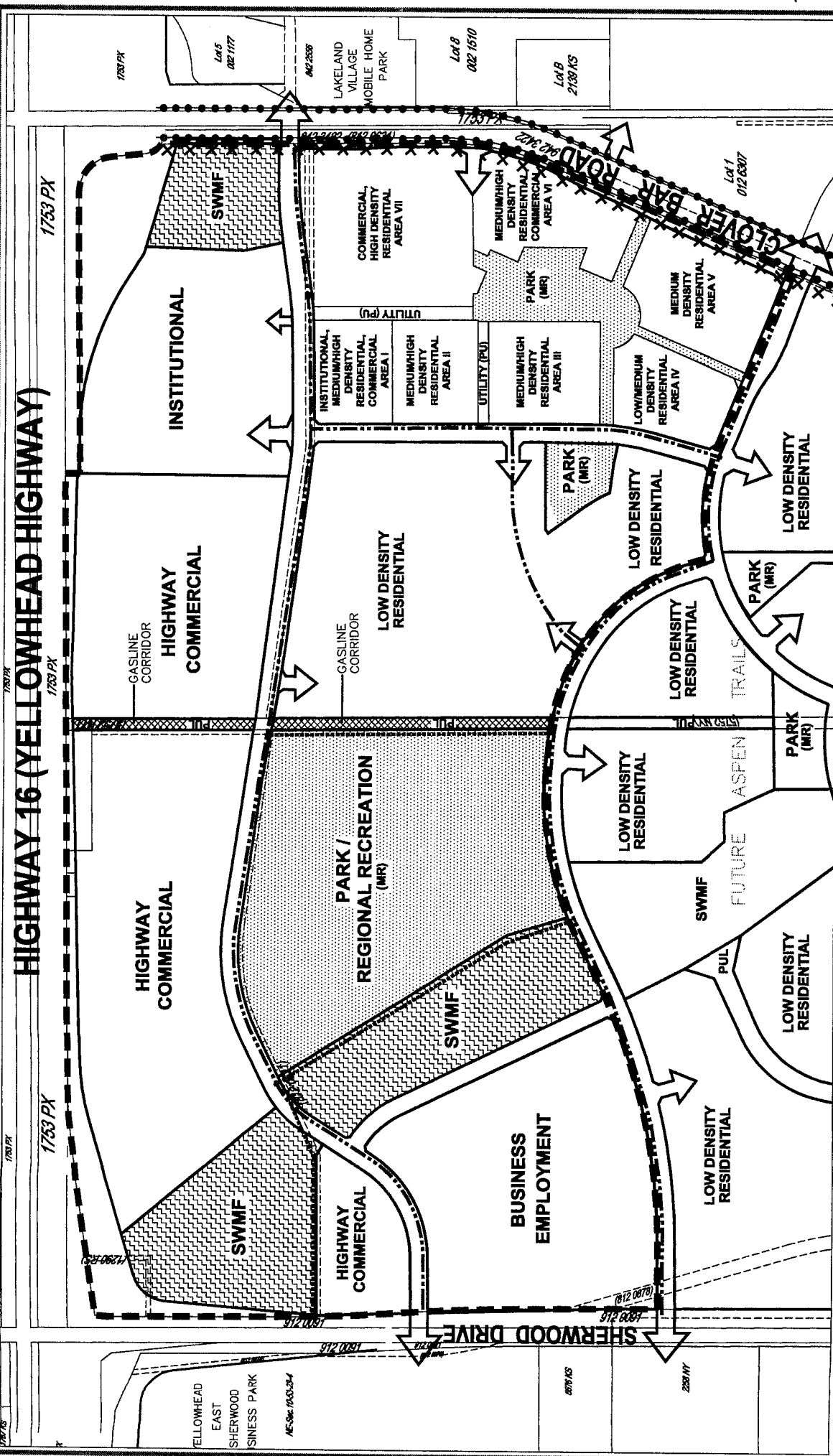


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Figure - 4B

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# HIGHWAY 16 (YELLOWHEAD HIGHWAY)



**Genstar Development Company**  
 Emerald Hills Area Structure Plan

**Open Space & Linkages**

**Figure - 5B**

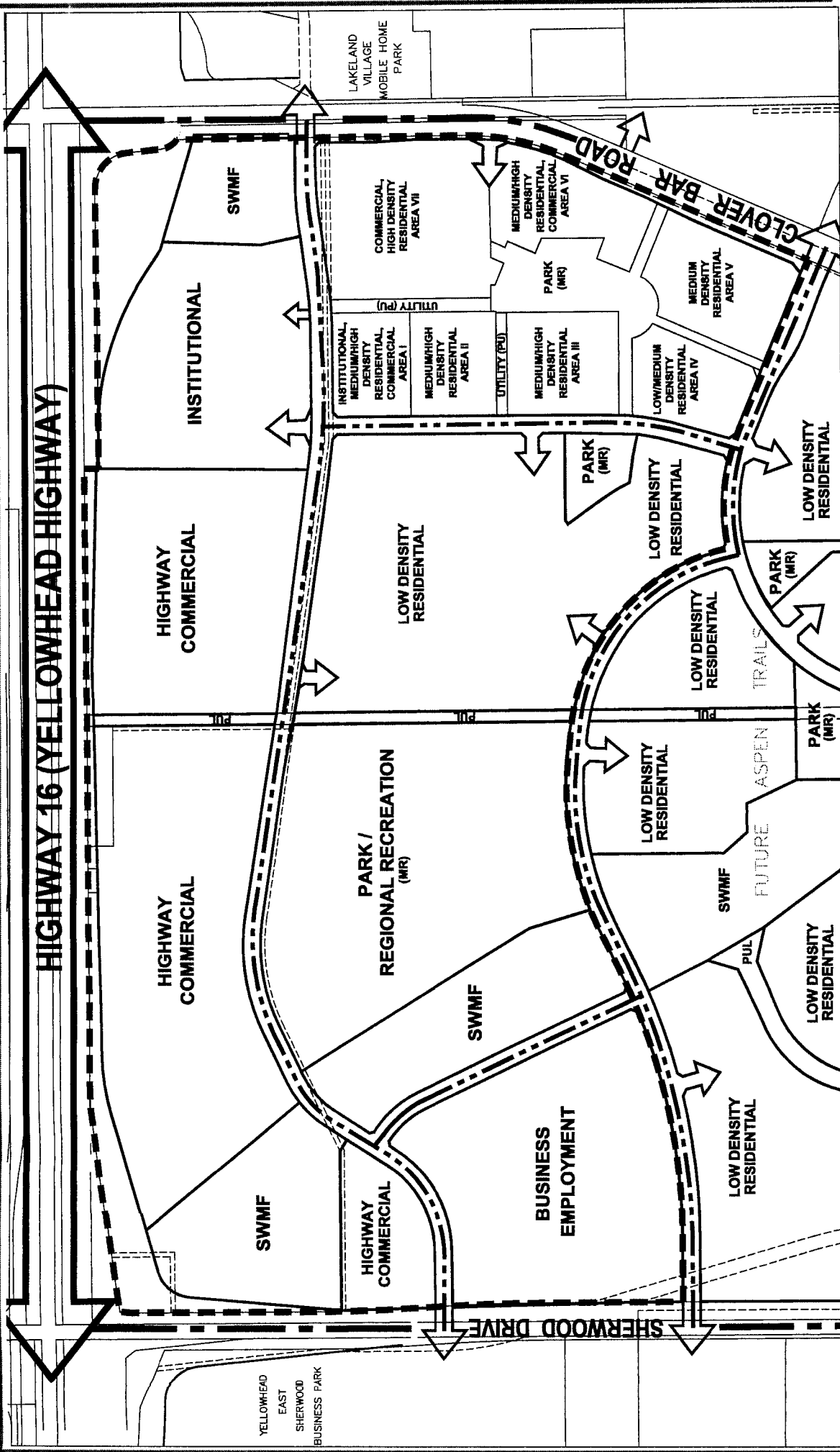
  

**LEGEND**

- ASP BOUNDARY
- ACCESS POINTS
- PARK
- GAS LINE
- (SWMF) STORM WATER MANAGEMENT FACILITY
- PROPOSED TRAIL
- PROPOSED ON SIDEWALK TRAIL
- PROPOSED HERITAGE TRAIL
- TRANS CANADA TRAIL

SCALE 1:7500

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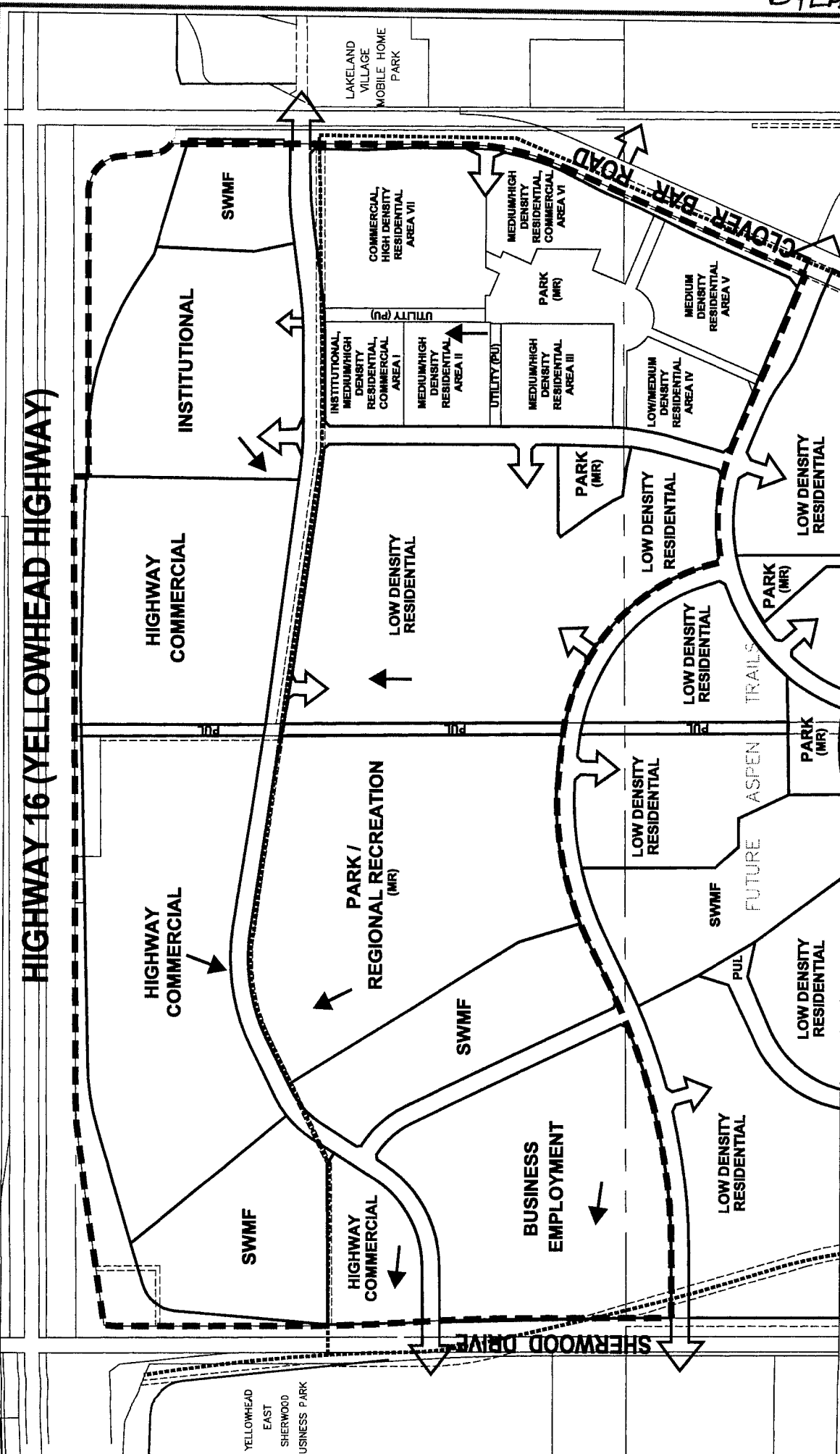
**Genstar Development Company  
Emerald Hills Area Structure Plan  
Transportation**

**LEGEND**

- ASP BOUNDARY
- ⇐ ACCESS POINTS
- ⇄ MAJOR HIGHWAY
- MAJOR ARTERIAL
- MAJOR COLLECTOR



**HIGHWAY 16 (YELLOWHEAD HIGHWAY)**



**Genstar Development Company**  
 Emerald Hills Area Structure Plan

**Sanitary Servicing**

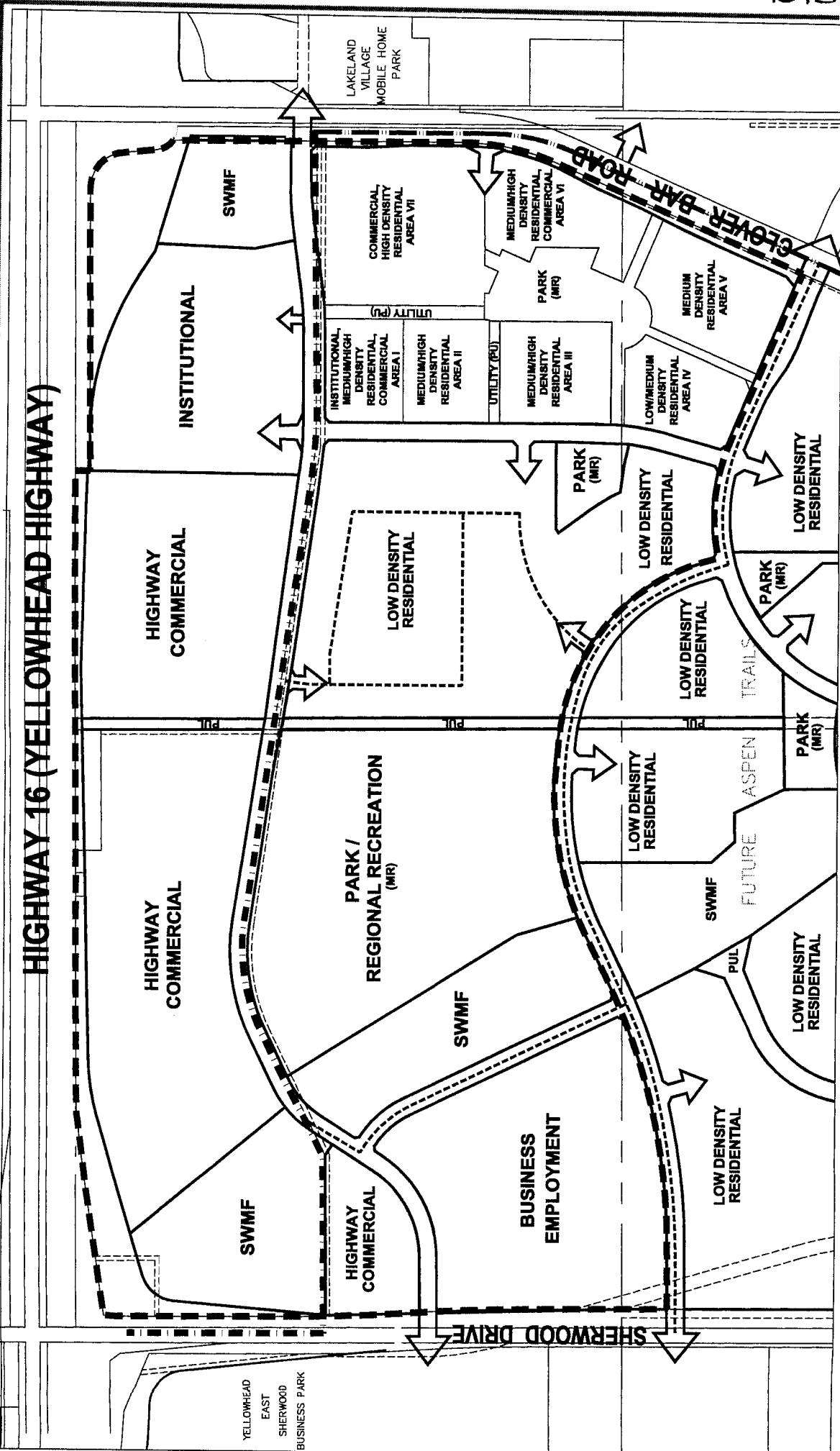
**Figure - 7B**

**LEGEND**  
 - - - - ASP BOUNDARY  
 ← SANITARY FLOW DIRECTION  
 - - - - ACCESS POINTS  
 - - - - EXISTING SANITARY TRUNK



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# HIGHWAY 16 (YELLOWHEAD HIGHWAY)



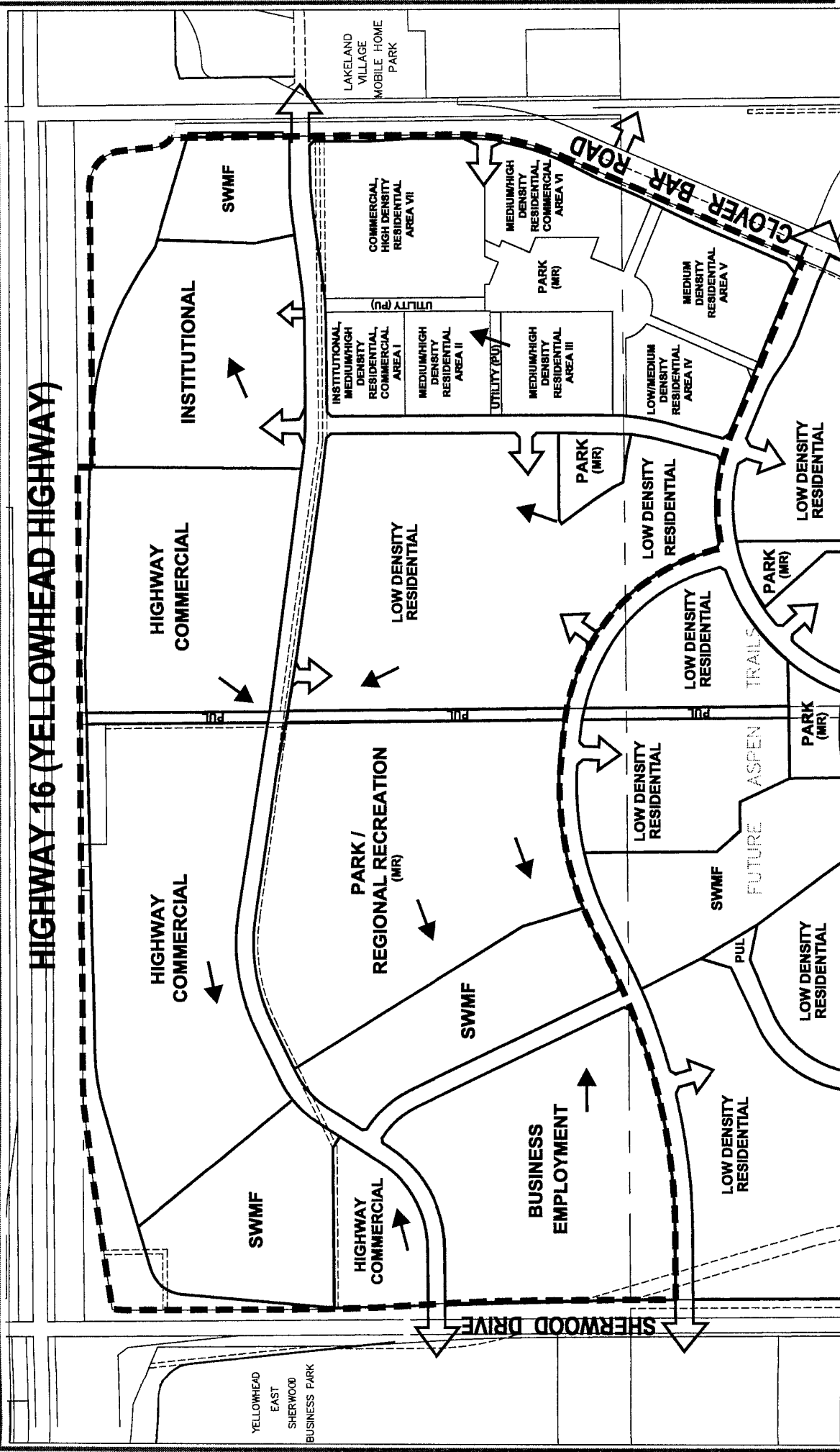
**Genstar Development Company**  
**Emerald Hills Area Structure Plan**  
**Water Servicing**

- LEGEND**
- ASP BOUNDARY
  - EXISTING WATER TRANSMISSION MAIN
  - PROPOSED WATER TRANSMISSION MAIN
  - PROPOSED WATER MAIN LOOP
  - ← ACCESS POINTS



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# HIGHWAY 16 (YELLOWHEAD HIGHWAY)



Genstar Development Company  
Emerald Hills Area Structure Plan  
Storm Servicing

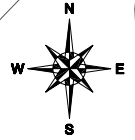
**LEGEND**

- ASP BOUNDARY
- ACCESS POINTS
- MAJOR DRAINAGE DIRECTION



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## HIGHWAY 16 (YELLOWHEAD HIGHWAY)



ASPEN TRAILS A.S.P.

# Emerald Hills Area Structure Plan Bylaw 23-2007

Date of Adoption April 24, 2007

### EXISTING LAND USE

