

**Sherwood Golf and Country Club Estates proposed Stage 2B****Report Purpose**

To provide information to Council to make a decision on a request by the Developer of Sherwood Golf and Country Club Estates to defer a roadway extension and off-site improvements to a subsequent stage of development.

**Recommendation**

THAT an amendment to eliminate the road extension to Range Road 233 and the roundabout at Range Road 233 in the 2016 Development Agreement between Strathcona County and 1057494 Alberta Ltd. be approved.

**Council History**

September 5, 2017 – Council adopted Municipal Development Plan Bylaw 20-2017.

July 19, 2016 – Council approved the Stage 2A Development Agreement between the County and 1057494 Alberta Ltd.

May 22, 2012 – Council adopted the Country Residential Area Concept Plan Bylaw 58-2011.

July 6, 2004 – Council adopted the Sherwood Golf and Country Club Estates Area Structure Plan Bylaw 76-2004.

**Strategic Plan Priority Areas**

**Economy:** n/a

**Governance:** n/a

**Social:** n/a

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** n/a

**Interdepartmental:** Emergency Services and Transportation and Planning Engineering have reviewed the request and have no concerns with the proposal.

**Summary**

In 2016, Council approved the Development Agreement for Stage 2A which indicates that Greenside Drive will be extended to connect to Range Road 233 and a roundabout along with associated roadway improvements be constructed on Range Road 233. This was to occur with the next stage of development, which would be proposed Stage 2B.

This location is the current emergency/construction access which will ultimately be the southern entrance into Sherwood Golf and Country Club Estates.

The developer has proposed that Stage 2B be substantially smaller than originally anticipated, consisting of 13 lots as opposed to 31 lots. Due to the smaller stage, the developer is requesting that consideration be given to not requiring the road extension to Range Road 233 nor the roundabout at Range Road 233 that were indicated in the 2016 Development Agreement.

The developer has provided a traffic brief which indicates that the proposal to develop 13 lots would not require the road extension nor the roundabout with Stage 2B. The brief includes updated traffic counts for the area. This brief has been reviewed by the County's Transportation Planning and Engineering and Emergency Services departments and no concerns were noted.

Emergency/construction access from Range Road 233 would continue to be provided at the southern portion of Sherwood Golf and Country Club Estates via the access opposite Fountain Creek Estates.

Proposals for subsequent stages of development will be reviewed to determine when the road extension and roundabout will be required.

It's important to note that while there are no concerns from internal County departments on the deferral of the road extension and roundabout, based on previous discussions with some of the existing residents from Sherwood Golf and Country Club Estates, some residents do have an expectation (based on the previous development agreement) that the secondary access will be constructed with this stage of development.

If Council supports the deferral, administration anticipates that some existing residents who have in the past expressed concerns regarding the lack of the permanent secondary access, will continue to express concerns.

**Enclosure**

1 Proposed Stage 2B staging plan