

## SHERWOOD HILLS ESTATES AREA STRUCTURE PLAN

### 2.5 POLICY CONTEXT

The Sherwood Hills Estates ASP has been prepared in accordance with the Municipal Government Act (*R.S.A. 2000, c. M-26*). The Act enables municipalities to adopt Area Structure Plans to provide a framework for future subdivision and development of an area. Sections 633, 636 - 638, and 692 of the Act relate specifically to area structure plans. The MGA stipulates that an ASP must describe the sequence of development, land uses, population density, and location of transportation routes and utilities for the area. The Act provides interested members of the separate and public school boards with the opportunity to provide input in the process. The Act also stipulates that an ASP must be adopted by bylaw, which requires a public hearing to be held on the plan. Finally, the Act requires an ASP to conform to the municipality's Municipal Development Plan (MDP).

The requirements of the Municipal Government Act have been followed in the preparation of the Sherwood Hills Estates ASP. As well, the Sherwood Hills Estates ASP has been prepared in accordance with Strathcona County's policy regarding Area Structure Plan preparation.

### 3.0 DEVELOPMENT CONCEPT

The integration of new clustered country residential development, existing natural areas and wetlands requires that special attention be paid to the method of interface and the application of transitional land use planning principles. The following are the planning and design principles for cluster country residential development. These principles were established and agreed to by Strathcona County Administration, Stantec Consulting Ltd. and Sherwood Hills Estates Ltd.





- Efficient and economic use of the land through clustered design;
- Incorporate topographical features into the design;
- Strive to reduce the lineal footage of roadways compared to that found within a conventional country residential development;
- Provide for open space areas and linkages that incorporate features such as topography, vegetation, views and vistas, and lot layout;
- Where possible, minimize the number of lots backing on to each other;
- Strive for open space (i.e. Municipal Reserve) over and above the maximum allowed under the Municipal Government Act;
- Promote the conservation of natural features such a vegetation, habitat, and wetland and low-lying areas; and

**Stantec**





Legend

	Cluster Country Residential
	Traditional Country Residential
	Institutional
	Municipal Reserve / Open Space
	Public Utility Lot
	Hwy. 21 & Wye Rd. inter-change area
	Residential Interface
	Noise Attenuation
	ASP Boundary

Client/Project

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Figure: No.

### 3.2

Title

### Development Concept Option B

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- Provide for a transition between new and existing development (e.g. either provide a minimum separation distance of 50.0 meters or ensure that lots immediately backing on to existing Country Residential lots are a minimum parcel size of 0.80 hectares (2 acres).

The development concept for the ASP takes into account adjacent natural and developed areas and incorporates these aforementioned planning and design principles.

### 3.1 LAND USE

The land use pattern for the Sherwood Hills Estates ASP is shown in **Figure 3.1 – Development Concept – Option A** and **Figure 3.2 – Development Concept – Option B** with the associated land use statistics shown as **Appendix 1 – Land Use Statistics**.

#### 3.1.1 Cluster Country Residential

Approximately 24.45 ha (60.41 ac) of land within the ASP is designated as clustered country residential and will be developed under the criteria of Section 10.31 of the Municipal Development Plan. Lot sizes within the clustered country residential portion of the ASP will vary with a minimum parcel size of 1,250m<sup>2</sup> (0.3 ac). The permitted density for cluster country residential development is 2.0 parcels per gross developable hectare, which equates to approximately ninety-five (95) clustered country residential lots for the land owned by the applicant. The majority of lots will be situated to take advantage of the open space amenities (protected through MR), existing tree stands, stormwater management areas and walkways. The particular types and styles of homes will be based largely on market conditions and consumer preferences at the time of development.

#### 3.1.2 Traditional Country Residential

Approximately 8.09 ha (20 ac) of land within the ASP is intended for a traditional country residential land use and will be developed under the criteria of Section 10.30 of the Municipal Development Plan. The districting for this portion of the ASP area will be consistent with the surrounding developments in the area, which are currently districted RC Country Residential.

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The country residential lots will vary with a minimum parcel size of 0.80 hectares (2 acres). No more than twelve (12) country residential lots will be developed within the Sherwood Hills Estates ASP. The particular types and styles of homes will be based largely on market conditions and consumer preferences at the time of development.

### **3.1.3 Residential Interface**

The residential interface as shown at the southeast corner of the concept plan will require future development that is similar in parcel size to that of the traditional country residential parcels to the south (Country Club Estates). A conservation easement shall be registered against these lots to ensure conservation of existing trees and vegetation along the southeast corner of the Plan Area.

### **3.1.4 Religious Assembly Option**

At the time of this document, an application had been submitted to Strathcona County to change the land use of Lot J (see **Figure 1.0 – Location Plan**) in order to accommodate a religious assembly use (i.e. a Church). To facilitate this possible land use the subject parcel will have a dual designation applied to it (see **Figure 3.1 – Development Concept – Option A**). The purpose of the dual designation is to allow a religious assembly use should the County approve such a redistricting application. If a religious assembly use is not approved for the subject lands, Lot J would be developed for country residential purposes as shown in Figure 3.2.

### **3.1.5 Parks and Open Space**

The ASP sets aside approximately 15.68 ha (38.74 ac) of Municipal Reserve (MR) throughout the plan area. This MR parcel will assist in protecting the natural state of the adjacent wetland area, protect an existing tree stand and function as a transition between existing land uses. It is important to note that at the time Lots H and J were subdivided in July of 1991 (Plan 912 2272), Strathcona County received the full 10% MR entitlement via a cash-in-lieu payment. Municipal Reserve on Parcel G was relaxed by the Alberta Planning Advisory Board at the time of subdivision in June of 1963 (subdivision plan 5946 MC). The applicant is providing an additional 17.9% of municipal reserve in excess of that required by the Municipal Government Act. The total MR dedication within the entire Sherwood Hills Estates ASP area is equal to 27.9% of the gross developable area.

None of the trails that are either existing or proposed within the Strathcona County 1998 Trails Master Plan are located within the Sherwood Hills Estates ASP.

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### **3.1.6 Storm Water Management**

The storm water drainage concept for the ASP is identified in the Engineering Design Brief submitted concurrently under a separate cover. The land is divided by rolling hills, which defines the drainage patterns for this area. Lands generally drain from the centre of the ¼ Section towards the periphery of the ASP area. The plan area would be serviced by four storm water detention ponds, which are located in the southwest, northwest, southeast and east central portions of the ASP (see **Figure 4.0 – Servicing Plan**).

The southwest 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 Municipal Reserve (MR) and Public Utility Lot (PUL) designations.

### **3.1.7 Highway 21 and Wye Road Interchange Area**

As shown on Figures 3.1 and 3.2, a 5.52 ha (13.64 ac) portion of land within the ASP area has been set aside as part of the Highway 21 and Wye Road Interchange area. More specifically, Alberta Infrastructure in their Highway 21 transportation report designated this land for future roadway and interchange widening.

### **3.1.8 Boundary and Transition Areas**

The detailed plans of subdivision for the perimeter areas of Sherwood Hills Estates will comply with the ASP and the Country Residential Policy Area of the Strathcona County Municipal Development Plan regarding transitional areas.

The municipal reserve along the western boundary will provide separation from the existing country residential properties in Executive Estates. Likewise, the southwest Municipal Reserve and storm water management pond will act as a separation from existing country residential properties in Country Club Estates. In addition, a residential interface zone has been identified on the concept plan. As discussed in Section 3.1.3 this interface will require future parcels to be similar in size to those existing in the southeast corner of the plan area.

## **3.2 TRANSPORTATION**

The ASP is bounded on the east 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 from Country Club