

**BYLAW 32-2024
SOCHATSKY AREA STRUCTURE PLAN**

Section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

There is no existing area structure plan for the Sochatsky Area Structure Plan area and it is advisable to adopt a new area structure plan for the Sochatsky Area Structure Plan area;

Council enacts:

- Adoption 1 The document entitled "Sochatsky Area Structure Plan" attached to this bylaw as Schedule "A" is hereby adopted as an area structure plan pursuant to the *Municipal Government Act*, RSA 2000, c M-26, as amended.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20__.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES



Sochatsky Area Structure Plan



June 2024



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Sochatsky Area Structure Plan

Table of Contents

1	INTRODUCTION	1
	1.1 Purpose	1
	1.2 Location.....	1
	1.3 Vision and Principles	1
2	ADMINISTRATION	2
	2.1 Planning Context	2
	2.2 Policy Structure.....	2
	2.3 Interpretation	3
3	GENERAL	4
	3.1 Transportation	4
	3.2 Utilities.....	4
4	LAND USES	7
	4.1 Industrial.....	7
	4.2 Commercial	7
	4.3 Open Space Network	8
5.	IMPLEMENTATION	10
	5.1 Development Staging.....	10
	5.2 Implementation Items	10
6	MAPS	12
	6.1 Location	14
	6.2 Land Use Concept	15
	6.3 Roadways Concept	16
	6.4 Water Network Concept.....	17
	6.5 Sanitary Network Concept.....	18
	6.6 Stormwater Management Concept	19
	6.7 Site Constraints.....	20
	6.8 Staging Concept.....	21
7	APPENDICES	21
	7.1 Appendix A: Site Specifics	21
	7.2 Appendix B: Public Engagement.....	22

1 INTRODUCTION

1.1 Purpose

The purpose of the Sochatsky Area Structure Plan (ASP) is to provide a statutory framework for land use planning of the subject site and provision of municipal infrastructure and staging of development and services in conformance with the established planning policies, regulations, objectives, and requirements of Strathcona County (the County), as well as the characteristics and opportunities of the site.

1.2 Location

The Plan Area comprises approximately 46.67 hectares located in Sherwood Park along the north side of Yellowhead Highway (Highway 16) and west side of Range Road 231. It is shown on **Map 1: Location** and encompasses the following lands:

- Lots 1&2, Plan 9421657
- Lot 4, Plan 9522459
- Blocks A & B, Plan 9022017
- Area A & B, Plan 1025329

The Plan Area is bounded by the CN line to the north, a service road that parallels the Yellowhead Highway 16 to the south, Range Road 231 to the east and industrial developments to the west.

1.3 Vision and Principles

The Sochatsky Area Structure Plan will be developed as a mixed-use highway commercial and industrial park that will integrate existing greenhouses (Greenland Nursery & Landscaping Ltd. and Wallish Greenhouses Ltd.) with compatible developments.

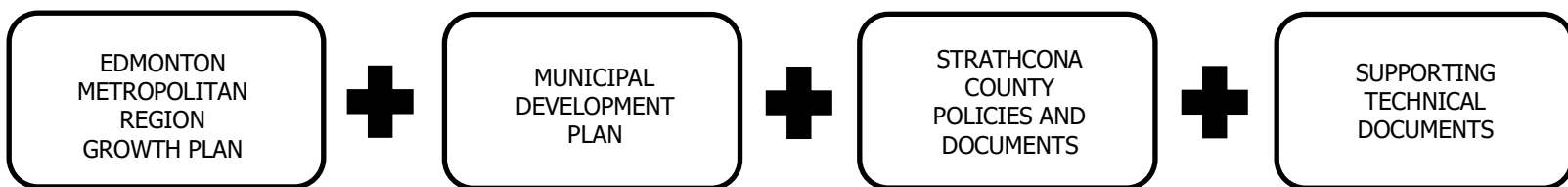
The plan is based on two core principles:

1. Provide enough flexibility in land uses to ensure the Sochatsky Area Structure Plan remains responsive to evolving needs and opportunities within the area.
2. Develop the western portion of the Plan Area without impacting the existing Greenhouses.

2 ADMINISTRATION

2.1 Planning Context

The Sochatsky ASP was prepared in accordance with all applicable and relevant Provincial and Strathcona County plans and policies. A planning hierarchy is shown below to illustrate the various statutory plans and how the Sochatsky ASP was informed. The Sochatsky Area Structure Plan should be read in conjunction with Strathcona County's Municipal Development Plan (MDP), supporting technical documents, as well as other Strathcona County policies and documents. Additionally, regional plans as well as provincial acts and regulations apply, such as the Municipal Government Act and the Edmonton Metropolitan Region Growth Plan.



Supporting Technical Documents

Supporting documents submitted under separate covers have been incorporated into policy throughout this document, including specific implementation recommendations from relevant technical studies under Section 5.2.

2.2 Policy Structure

Sections 3.0 and 4.0 of this Plan include goals, objectives, and policies. This outline provides clear description of the ways in which the ASP addresses the desired outcomes and enabling actions that will support the intent of this plan.

Goals summarize the overall intent and desired results of a general topic or land use concept.

Objectives identify the specific results that form the overall goal of a specific policy section. Each objective has at least one corresponding policy.

Policies are action items that direct how an objective will be achieved. Several policies may be required to support each objective.

Table 1 below outlines the specific terminology used by Strathcona County within policies to ensure that all policies have clear intentions and are designed to be achieved through specific actions.

Table 1 – Policy Terms

ACTION		INTENTION	
Require	Is a compulsory obligation	Ensure	To make sure of a result through a requirement
Encourage	Provides direction for what is expected	Promote	Shows active county engagement
Consider	Provides criteria for when actions may be suitable	Support	Shows passive County support through conditional consideration

2.3 Interpretation

All map symbols, locations, and boundaries contained within the Sochatsky ASP shall be interpreted as approximate unless otherwise specified in the plan.

3 GENERAL

3.1 Transportation

The transportation plan for the Plan Area includes the construction of an internal roadway to provide access to the Plan Area from the adjacent east-west Service Road. The internal roadway will be constructed to Strathcona County's local industrial roadway design standards. **Map 3: Roadways Concept** shows the orientation of the internal roadway within the Sochatsky ASP. The proposed roadway network will ensure that legal and physical access is provided for all parcels in the ASP as they develop.

An emergency access road will be required to link the internal roadway to the service road to the south if development of the western portion outpaces the eastern portion of the Plan Area and if additional roadway is not required for the development of lands within Block B, Plan 9022017. The exact location and design of the emergency access road will be determined at detailed design stages and follow County standards.

Goal

To develop a transportation network with effectively managed access points and flexibility for future access connections.

Objectives

1. To provide **safe access** to all parcels within the Plan Area

Policy

Safe Access

1. **Require** all parcel access from the internal roadway to **ensure** the potential for vehicular conflicts along service roads is minimized.
2. **Require** access for emergency vehicles by connecting internal roadways to the service road to **ensure** safe and efficient emergency access until such time as additional lands develop.
3. **Require** a minimum 6m wide access to the stormwater management facility from the internal roadway network to **ensure** maintenance operations are provided an unobstructed travel path.
4. **Require** pedestrian infrastructure to be included in the internal roadway cross section to **ensure** safe pedestrian movements throughout the Plan Area.
5. **Consider** the provision of transit infrastructure along the Service Road to **support** alternative modes of transportation accessing the Plan Area.
6. **Consider** supplementary access to and from the parcels fronting the service road to **support** future access flexibility.

3.2 Utilities

The servicing concept for the Sochatsky ASP includes a full urban standard for sanitary, water and stormwater servicing in accordance with the Design Brief and Hydraulic Network Analysis.

3.2.1 Water Distribution

The Sochatsky ASP area to be serviced with a combined potable fire water distribution system utilizing the extension of an existing 600mm water main with the alignment running along Range Road 231. There is also an existing 300mm stub for the purpose of facilitating connection for Sochatsky to the west. The required water connection is within an easement through the industrial lands to the west. The water distribution concept is shown in **Map 4: Water Network Concept**.

3.2.2 Sanitary Sewage

Sanitary servicing in the Sochatsky ASP will connect to the existing 525mm Ardrossan gravity Trunk Sanitary Sewer located north of the CN railway. The lands to the east which currently has greenhouse and nursery operations will have the opportunity to connect in the future to a sanitary sewer on RR 231. The sanitary sewer network is conceptually shown on **Map 5: Sanitary Network Concept**.

3.2.3 Stormwater Management

The proposed development area includes a stormwater management facility (SWMF) located at the northwest corner of the ASP. The stormwater design in the Urban Services Area requires both a minor system consisting of a network of piped storm mains and a major storm system would include SWMFs and overland drainage facilities, including curbs, ditches, swales, and roadways. There are two existing SWMF located on the east portion of the ASP that service the two greenhouses. The details of the Stormwater Pond catchments areas are shown conceptually on **Map 6: Stormwater Network Concept** and the northwest SWMF will discharge to the west, via an overland drainage ditch located adjacent to and within the CN Right-of-way, before crossing the CN tracks further downstream.

A low area located in the northwest corner of the Plan Area is most suitable to be constructed as a SWMF. As much of the existing natural vegetation as possible will be maintained. A future SWMF may be located on lands to the east as they develop, which will be determined at future subdivision stages. SWMFs within the ASP area will need to adhere to the requirements specified by the Department of National Defence as they fall within the Garrison Heliport Approach Zone.

3.2.4 Shallow Utilities

Existing service providers will provide power, cable, telephone, natural gas, and high-speed internet services. It is anticipated that each of these utilities will be provided by extensions of the existing systems in and around the Sochatsky ASP area.

Goal

To ensure a reliable and efficient water, sanitary, and stormwater utility systems are built to provide long term service to all parcels within the Plan Area.

Objectives

1. Provide **sanitary sewer, and water services** for all lots.
2. Integrate the **stormwater management facility** with the natural environment.

Policies

Sanitary Sewer and Water Services

1. **Require** connections to municipal services to **ensure** properties are adequately and effectively serviced.
2. **Require** water distribution design to meet County servicing standards for distribution and fire protection that will **ensure** safe and efficient development.

Stormwater Management Facility

3. **Require** a SWMF be constructed for the NW basin to **ensure** proper stormwater management for the proposed industrial/commercial development.
4. **Require** the stormwater management design for the greenhouse/nursery parcels to be determined at time of redevelopment, rezoning, or subdivision, to **ensure** stormwater management requirements are to the satisfaction of the County.
5. **Encourage** stormwater management facilities to be located in areas that minimize the overall requirements of grading and contouring of the property to **promote** effective construction practices and the use of the natural landscape.
6. **Require** the stormwater management facility to be designed to mimic naturally occurring undulating wetlands in the region to **ensure** naturalization.

4 LAND USES

The Sochatsky ASP land use concept provides opportunities for commercial, light and medium industrial land uses as well as a stormwater management facility. The land uses are illustrated on **Map 2: Land Use Concept**. The land use concept recognizes the existing commercial developments within the eastern portion of the Plan Area.

4.1 Industrial

A Light Industrial Policy Area shall be applied in the northern portion of the Plan Area to provide a buffer and transition between commercial and industrial land uses. Light industrial uses shall be allowed next to commercial uses and other light industrial or medium industrial uses. A Light/Medium Industrial Policy Area shall be applied to the remainder of the northern portion of the Plan Area as shown on **Map 2: Land Use Concept**. Medium industrial Uses will be allowed in Light/Medium Industrial Policy Area but shall be located next to light industrial uses only to ensure compatibility and appropriate transition between uses.

Goal

To provide opportunity to achieve a variety of industrial development that provides a transition of land use and is compatible with the surrounding development.

Objectives

1. Ensure opportunities for a **variety** of industrial uses.
2. Provide a **transition** between industrial and non-industrial uses.

Policies

Variety

1. **Encourage** a mix of light industrial and medium industrial zoning to **promote** industrial diversity.
2. **Require** a minimum of 50% of lots to be larger than 0.8ha to **ensure** opportunities for both light and medium industrial uses.

Transition

3. **Consider** medium industrial zoning where a transition is provided to the surrounding commercial development by light industrial zoning to **support** a variety of industrial uses.

4.2 Commercial

There are lands within the Sochatsky ASP that are suitable for commercial development in the areas identified in **Map 2: Land Use Concept**. The commercial development within the Sochatsky ASP is expected to be in the form of highway commercial. A diversity of commercial uses are expected to be provided for the public traveling along the highways. There are two existing greenhouses that will be integrated within the Sochatsky ASP and

will be appropriately buffered from proposed medium industrial development to the west. These existing commercial lands will be allowed to remain unchanged, but flexibility has been provided for redevelopment opportunities in the future.

A Light Industrial Overlay will be applied to the commercial area, excluding the properties containing the existing greenhouses, which will allow flexibility based on demand. The overlay only allows for light industrial uses which will provide a broad range of compatible light industrial uses, some of which may have outdoor storage. The Light Industrial Overlay will allow for transitioning and buffering between different land uses. The lands included in the Light Industrial Overlay can be seen in **Map 2: Land Use Concept**.

Goal

To provide opportunities for new commercial development and enabling the existing commercial developments opportunities for future growth.

Objectives

1. To incorporate new and existing **commercial developments** within the Plan Area.

Policies

Commercial Developments

1. **Require** any new commercial development to be located within the southern portion of the Plan Area, on Figure 2: Land Use Concept, and adjacent to the service road to **ensure** that the commercial development has roadway exposure and access that is not impeded by industrial development.
2. **Encourage** commercial uses along the highway to be large in scale to **promote** consistency of commercial built form in the area.
3. **Consider** light industrial uses within the Light Industrial Overlay where they are compatible with commercial development to **support** the flexibility of land uses within the Plan Area where there is an appropriate transition between industrial and commercial uses.
4. **Require** a minimum of 50% of lots to be larger than 0.5ha to **ensure** adequate parcel size is achieved upon subdivision.

4.3 Open Space Network

A Deferred Reserve Caveat (DRC) has been registered by the County on the lands, and cash-in-lieu of Municipal Reserve may be considered to deal with this DRC. There are no park spaces proposed as no opportunity exists for connectivity to adjoining lands, and no residents are nearby.

There are five wetlands within the ASP area that vary in Class per the Biophysical Assessment submitted under separate cover. The Biophysical only identified one wetland that was recommended to be avoided during construction. A Water Act Approval for the alteration of this wetland to function as a stormwater pond has been prepared by Enviro

Mak. All five of the wetlands within the Plan Area have been studied and an approval has been granted for their disturbances under the Alberta Water Act. The locations of the wetlands within the ASP Area can be seen in **Map 7: Site Constraints**.

Goal

To incorporate public lands in a manner that is most efficient.

Objectives

1. **Incorporate** higher value wetlands for use as stormwater management facility.
2. To provide **Municipal Reserve** in a manner that will result in most benefit to the community.

Policies

Incorporate

1. **Encourage** the incorporation of natural or altered wetlands as stormwater management facilities to **promote** the use of the natural drainage and landscapes.

Municipal Reserve

2. **Require** all Municipal Reserve to be dedicated as cash-in-lieu of land to **ensure** municipal reserve land dedication is directed to areas more suitable for municipal reserve use.

5. IMPLEMENTATION

All required planning policies are in place to support the development of the ASP. This ASP and all supplementary documentation, including Strathcona County statutory planning documents, directs and controls all development within the Plan Area.

Policies, text, and mapping information contained within this ASP may be amended from time to time in order to remain current and relevant in response to broader or more specific issues affecting the ASP area. Any amendments to policy, text, or mapping information contained within the Sochatsky ASP Shall be in accordance with all relevant County policies.

5.1 Development Staging

Staging of development will begin with the development of lands along the southern portion of the ASP adjacent to Highway 16 and the existing service road. Development will continue to the north along the internal roadway proposed before heading east. **Map 8: Staging Concept** shows the anticipated direction of development.

5.2 Implementation Items

The following items are required to implement the Sochatsky Area Structure Plan.

Implementation Item	Justification	Responsibility/Timing
Environmental Site Assessment (ESA) Phase I.	Strathcona County requires an Environmental Site Assessment Phase I to be submitted as part of a complete subdivision application.	Landowner/Applicant/ Subdivision
Updated Transportation Impact Assessment (TIA)	An updated TIA is required to reflect updated traffic counts, Highway 16 traffic movements and the functional planning for the Cloverbar Interchange.	Landowner/Applicant/ Subdivision/Development Permit
Assess the need for future transit infrastructure	The TIA recommends that the Plan Area accommodates pedestrian and transit movements. Specifically, the provision of future transit infrastructure along the Service Road, including a transit stop and/or lay-by area would be	Landowner/Applicant/County/ Subdivision

	accommodated within the right-of-way.	
Submit a Wetland Assessment and Impact Report (WAIR) as part of a Water Act application.	The WAIR will be submitted as part of a Water Act application and will be required to be approved by the Province prior to subdivision approval.	Landowner/Applicant/Province of Alberta/ Subdivision
Complete a Clubroot Management Plan	The Plan Area has been previously identified as Clubroot positive, therefore a Clubroot Management Plan will be required at future development stages.	Landowner/Applicant/ Development Permit
Complete an Erosion and Sediment Control Plan	An erosion control plan will be required at the time of subdivision, prior to any earthworks, to manage and maintain topsoil onsite as a measure to limit the transmission of clubroot.	Landowner/Applicant/ Subdivision
Update Water Network Analysis	The Water Network Analysis will need to be updated at the time of subdivision to reflect the ultimate alignment in the Servicing Design Brief.	Landowner/Applicant/ Subdivision

6 MAPS

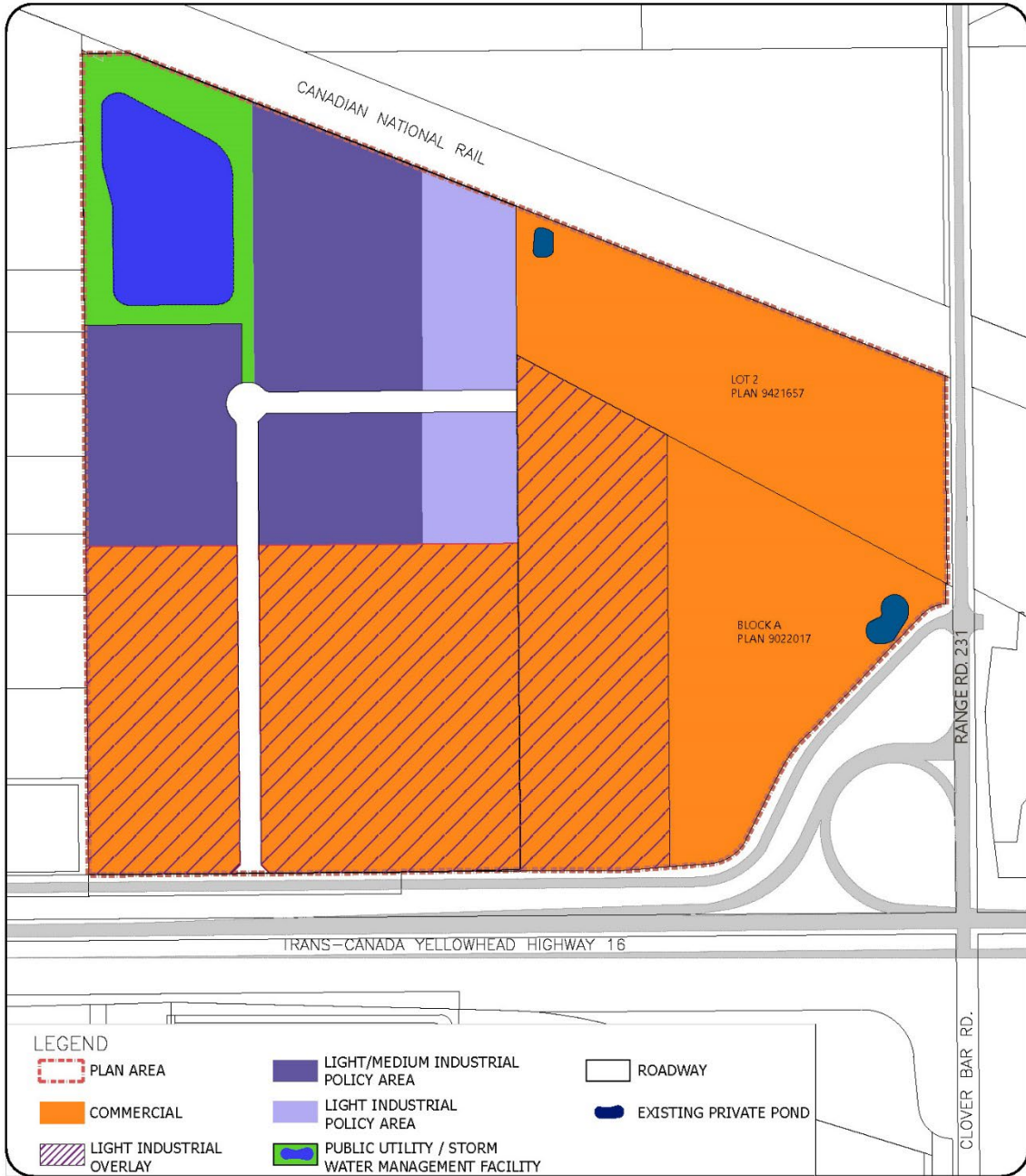
Map 1	Location
Map 2	Land Use Concept
Map 3	Roadways Concept
Map 4	Water Network Concept
Map 5	Sanitary Network Concept
Map 6	Stormwater Network Concept
Map 7	Site Constraints
Map 8	Staging Concept



Sochatsky Area Structure Plan

Map 1
Location

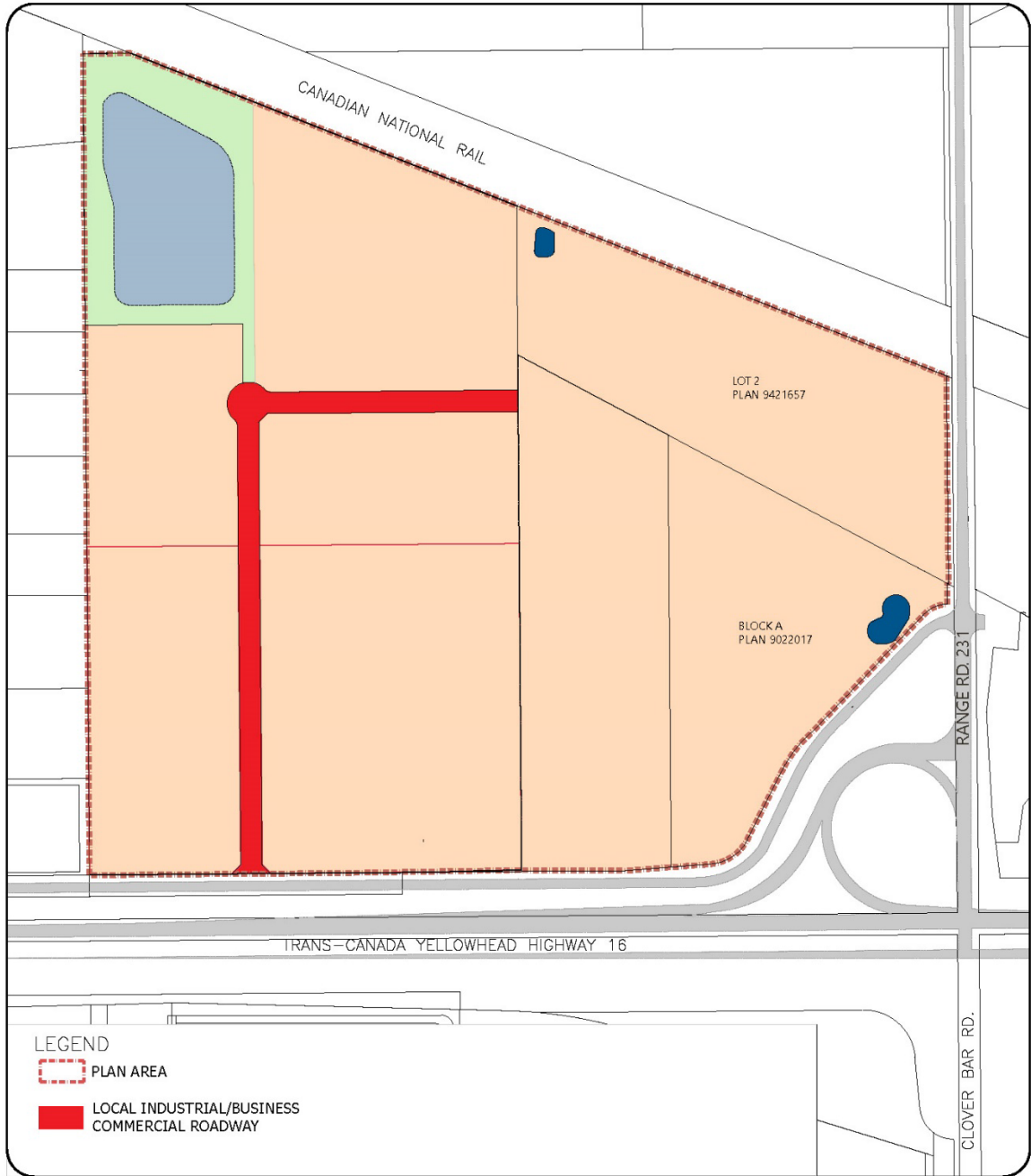




Sochatsky Area Structure Plan

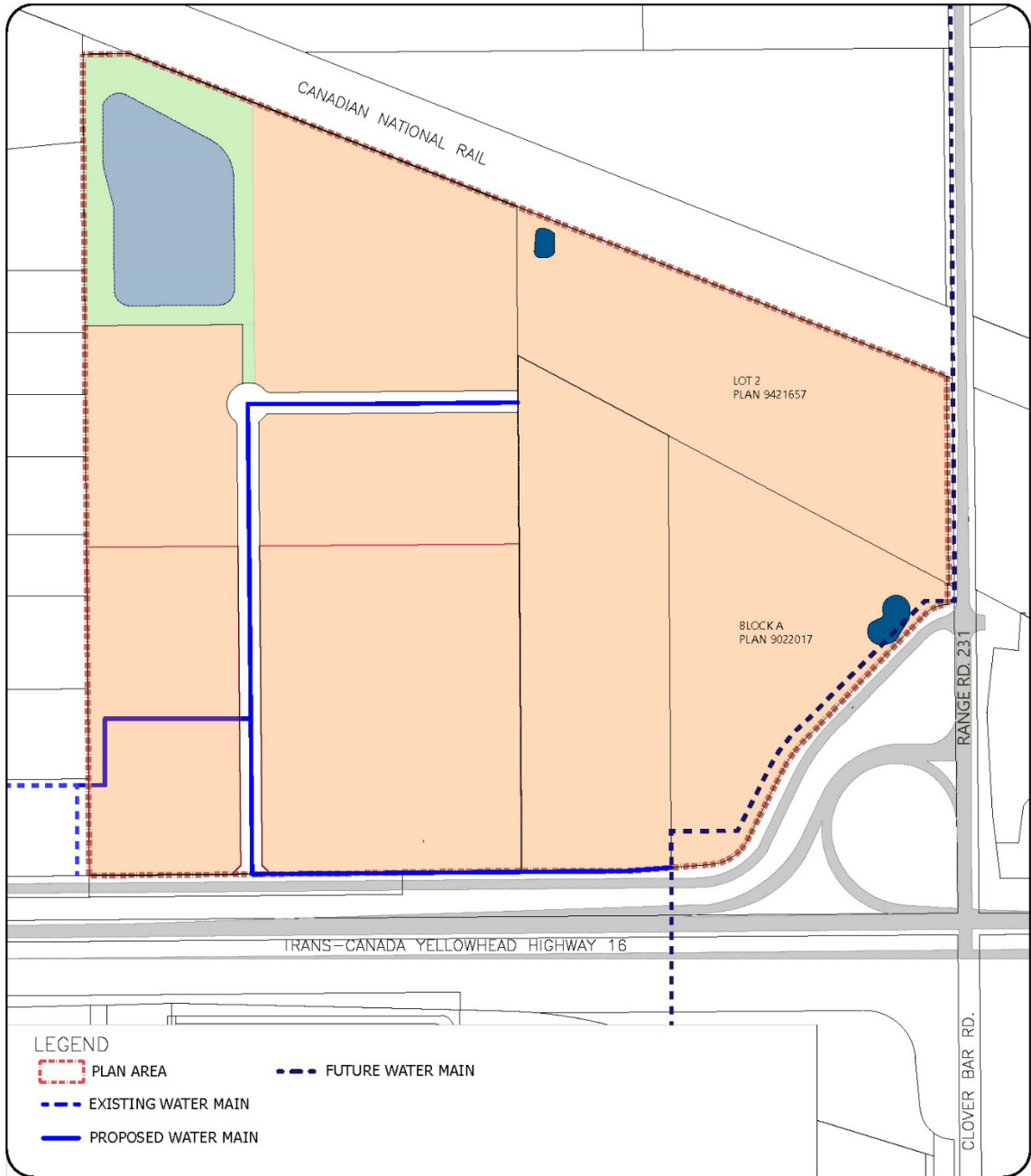
Map 2
Land Use Concept





Sochatsky Area Structure Plan

Map 3
Roadways Concept

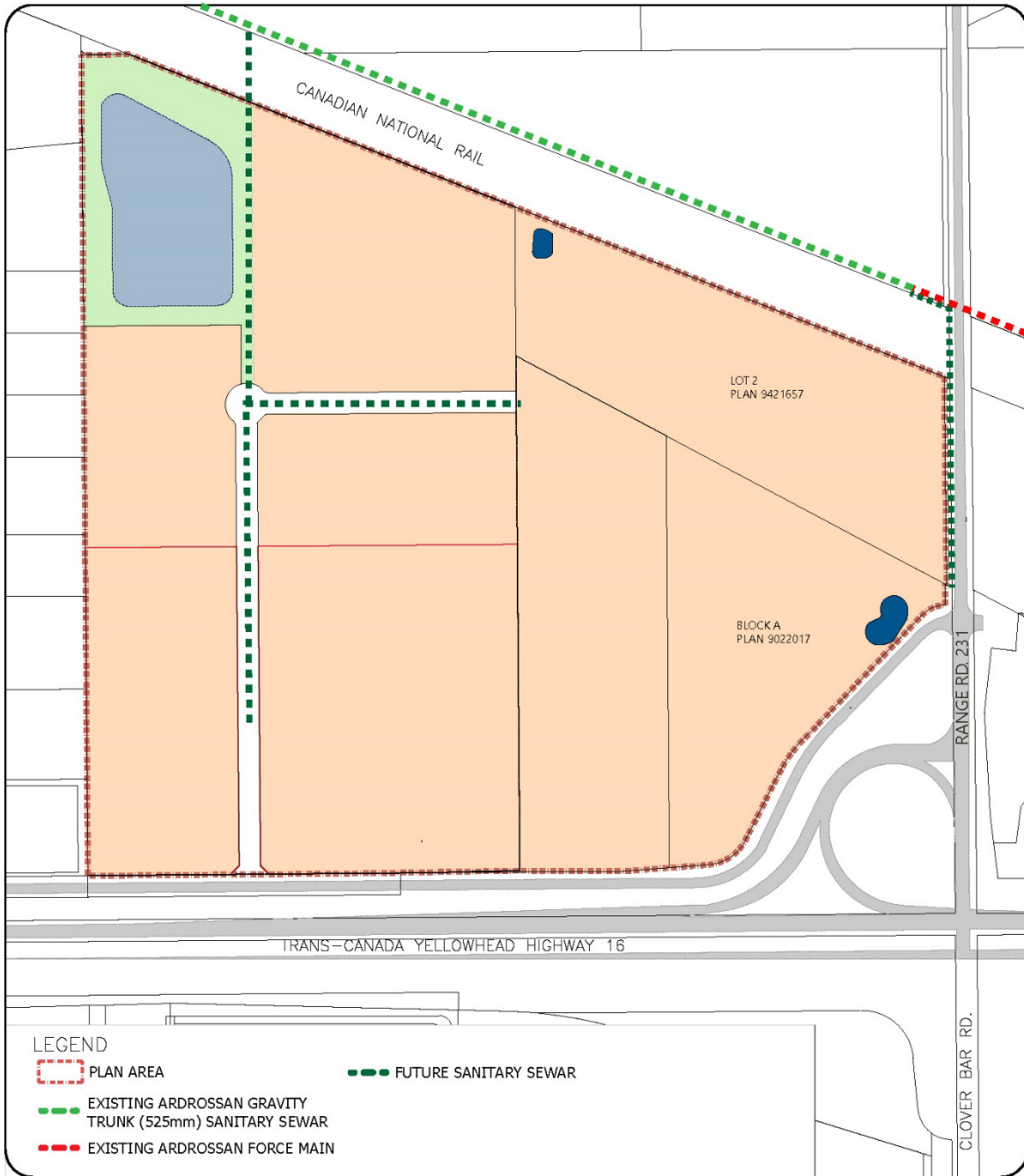


Sochatsky Area Structure Plan

Map 4

Water Network Concept

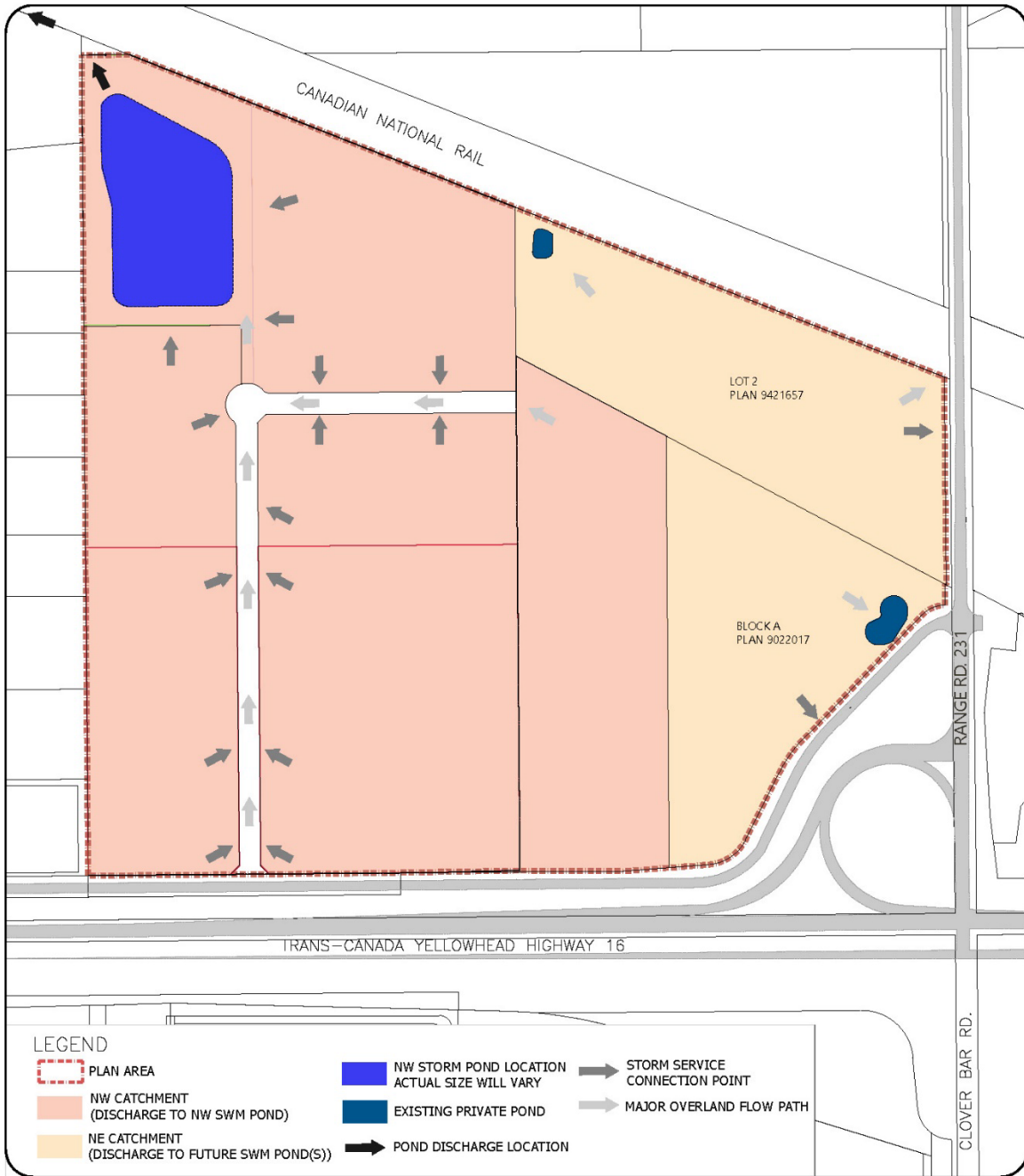




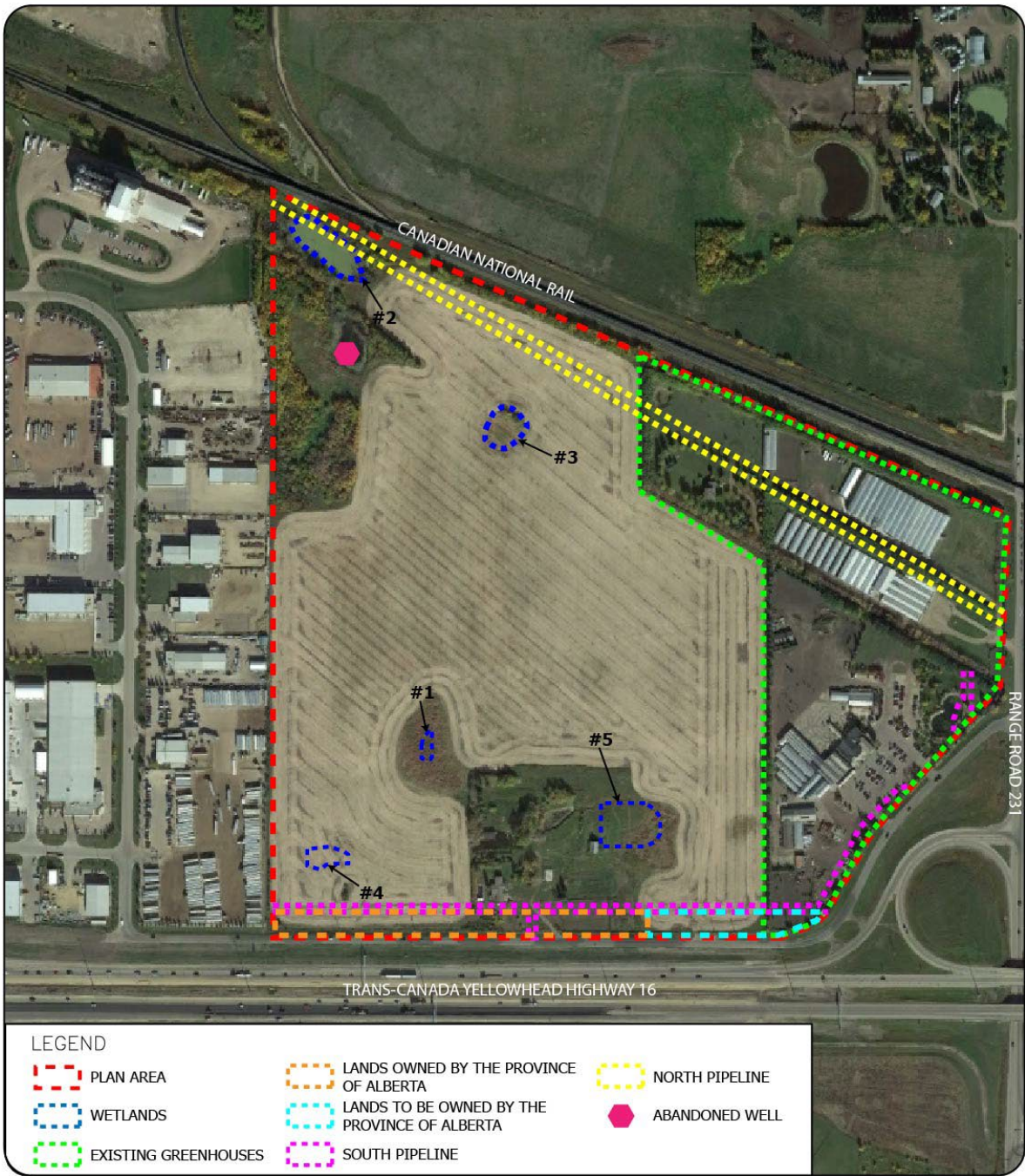
Sochatsky Area Structure Plan

Map 5
Sanitary Network Concept





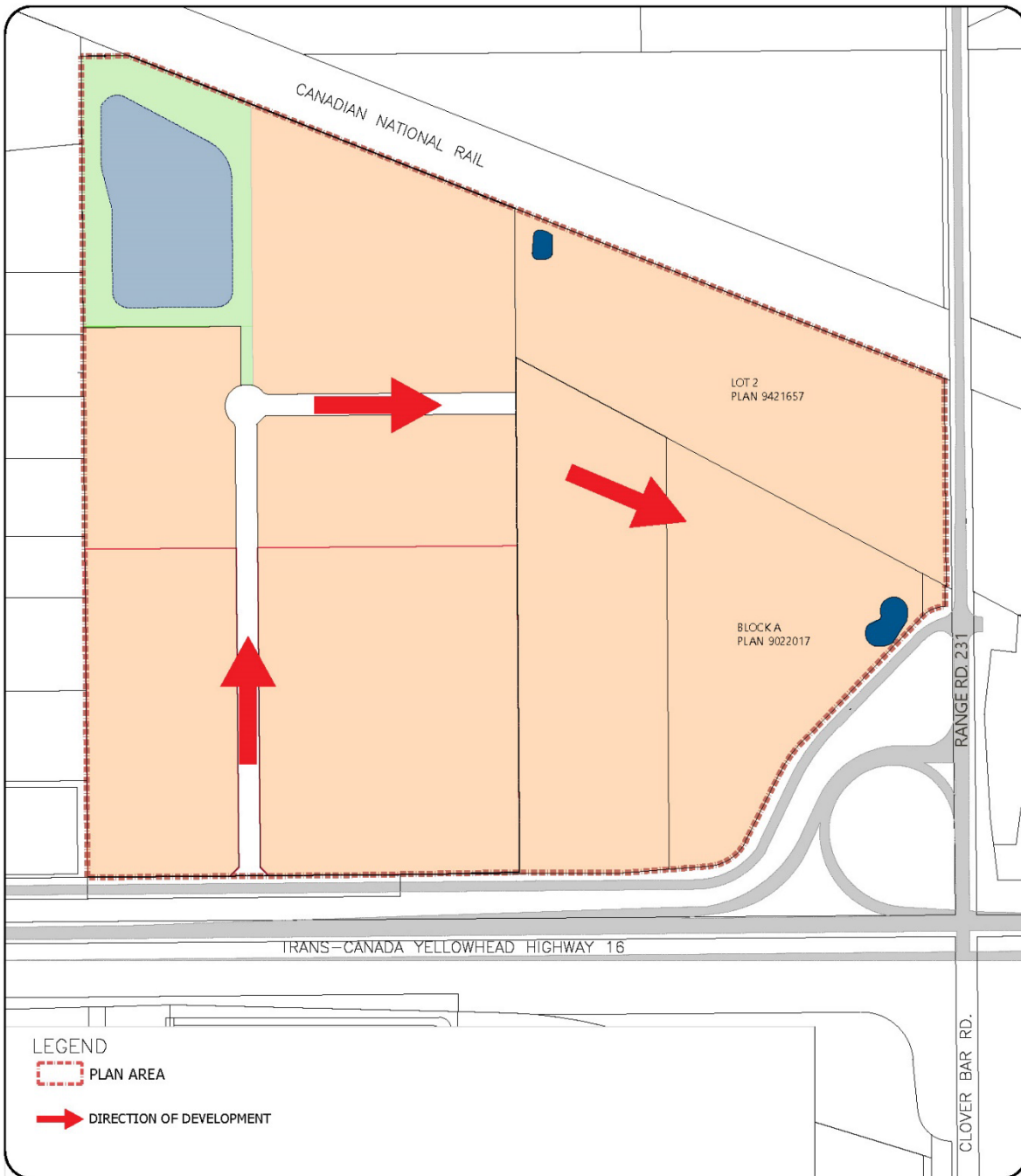
Sochatsky Area Structure Plan
Map 6
Stormwater Management Concept



Sochatsky Area Structure Plan

Map 7
Site Constraints





Sochatsky Area Structure Plan

Map 8
Staging Concept



7 APPENDICES

7.1 Appendix A: Site Specifics

7.1.1 Existing Land Use

Most of the Sochatsky ASP Plan Area is cultivated. Wallish Greenhouses and Greenland Garden Centre are located in the easterly portion of the area and will remain for the foreseeable future. The existing residence will be demolished to allow for development in accordance with this plan.

There are two pipelines located within the Plan Area. There is a low-pressure pipeline located across the southern portion of the Plan Area, and a pipeline across the northern portion of the Plan Area. The locations of these pipelines are shown on **Map 7: Site Constraints**.

An abandoned well (#0074158) operated by ConocoPhillips Canada Resources Corp. is within the Plan Area. The well name is CAMEL ET AL BREMNER 7-14-53-23 and was licensed on January 29, 1979, and was abandoned on February 26, 1980. The location of this abandoned well is shown on **Map 7: Site Constraints**.

7.1.2 Adjacent Land Uses

The Plan Area is bounded by Turbo Industrial Estates to the west. The Estates are fully developed and are zoned Medium Industrial.

The CN Railway extends along the north Plan Area boundary. Range Road 231 bounds the Plan Area to the east. A Medium Industrial use that is zoned as such and a cultivated field zoned Agriculture: Future Development exist across this Range Road.

Highway 16 extends along the south Plan Area boundary. The Emerald Hills neighbourhood is located south of the Highway.

Additional information on existing site conditions can be found in the supporting documents submitted under separate cover.

7.1.3 Technical Documents

The ASP was prepared using information gathered through the preparation of technical studies by consultants that are expert in their fields. Each of the technical studies follows Strathcona County Terms of Reference and have been submitted under separate cover. This includes a Geotechnical Report, Environmental Assessment, Traffic Impact Assessment, Stormwater Management Report, Water Network Analysis as well as overall servicing concepts for the provision of utilities and services for the proposed development. Copies of each of the supporting documents have been submitted under separate cover.

7.2 Appendix B: Public Engagement

Strathcona County approved the Public Information Program for the proposed Sochatsky ASP on January 22nd, 2013.

7.2.1 Public Open House 1

An Open House was held on February 7th, 2013, at the Greenland Garden Centre inviting the public to view and discuss site opportunities and challenges, and to provide input to guide the development of the ASP. The event was advertised in the Sherwood Park / Strathcona County News on January 29th, 2013, and February 1st, 2013. A notice was also mailed out to landowners directly affected by the ASP, as well as landowners within 100 metres of the Plan Area. Thirteen people attended the Open House, with none raising significant concerns regarding the development of the lands. Most comments received were related to the future of the greenhouses and ensuring their continued operational abilities and minimizing impacts of development on their operations.

7.2.2 Information Package Mailout

On May 15, 2024, 6-page engagement letters were mailed to property owners in Sherwood Park proximate to the subject site as part of the ASP engagement process. The letters contained information on what an ASP is, the Planning process, the proposed land use concept, and the proposed servicing. Recipients of the letter were given three weeks from the time the letter was mailed to submit questions or feedback. Contact information to submit any feedback was provided to property owners. Overall, no emails or phone calls were received from surrounding property owners throughout the entire three-week feedback period.