

**BYLAW 22-2025**  
**DALY LANDS 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 Daly Lands Area Structure Plan area and it is advisable to adopt a new area structure plan for the Daly Lands Area Structure Plan area;

Council enacts:

- Adoption                    1    The document entitled "Daly Lands 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: April 15, 2025

SECOND READING: April 15, 2025

THIRD READING: April 15, 2025

SIGNED THIS 15th day of April, 2025.

Rod Frank  
MAYOR

Sara McKerry  
ACTING DIRECTOR, LEGISLATIVE  
AND LEGAL SERVICES

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# Daly Lands

## Area Structure Plan



March 2025

# Table of Contents

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<b>1</b>	<b>INTRODUCTION</b> .....	<b>3</b>
1.1	Purpose .....	3
1.2	Location .....	3
1.3	Vision and Principles.....	3
<b>2</b>	<b>ADMINISTRATION</b> .....	<b>4</b>
2.1	Planning Context.....	4
2.2	Policy Structure.....	5
2.3	Interpretation .....	6
<b>3</b>	<b>GENERAL</b> .....	<b>7</b>
3.1	Transportation .....	7
3.2	Utilities.....	8
<b>4</b>	<b>LAND USE CONCEPT AREAS</b> .....	<b>11</b>
4.1	Residential .....	11
4.2	Open Space Network.....	12
<b>5.</b>	<b>IMPLEMENTATION</b> .....	<b>13</b>
5.1	Development Staging .....	13
5.2	Implementation Items.....	13
<b>6</b>	<b>MAPS</b> .....	<b>15</b>
	Figure 1 - Location .....	15
	Figure 2 - Topography.....	16
	Figure 3 - Land Use Concept .....	17
	Figure 4 - Parks and Open Spaces .....	18
	Figure 5 - Overall Onsite Water Plan .....	19
	Figure 6 - Overall Drainage Basin Plan .....	20
	Figure 7 - Overall Sanitary Plan .....	21
	Figure 7B - Off-Site Sanitary System .....	22
	Figure 8 - Staging Plan .....	23
<b>7</b>	<b>APPENDICIES</b> .....	<b>24</b>
7.1	Appendix A – Supporting Studies	
7.2	Appendix B - Public Engagement	

# 1.0 Introduction

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## 1.1 Purpose

The purpose of the Daly Lands Area Structure Plan (ASP) is to provide a statutory framework for the planning, provision of municipal services and infrastructure, and development staging in conformance with provincial and Strathcona County planning policies, regulations, and bylaws. The policy within the ASP will guide future rezoning, subdivision and development and the preliminary design of municipal infrastructure for the subject land.

## 1.2 Location

The Plan Area is bounded to the east by Range Road 225, to the west by Highway 21, to the south by a country residential subdivision (Shadow Ridge Estates), and to the north by a religious assembly and agricultural land uses. The lands are entirely encompassed within NW 6-53-22-W4M and the S ½ of NE 6-53-22-W4. Figure 1 shows the Plan Area within the context of surrounding lands.

## 1.3 Vision and Principles

Daly Lands is envisioned to be an attractive and cohesive country residential community within Strathcona County. The neighbourhood will consist of large lots with integrated and conserved natural areas to ensure a quiet lifestyle while benefitting from its proximity to various amenities nearby in Sherwood Park. The existing homestead is intended to be preserved and incorporated into the future development.

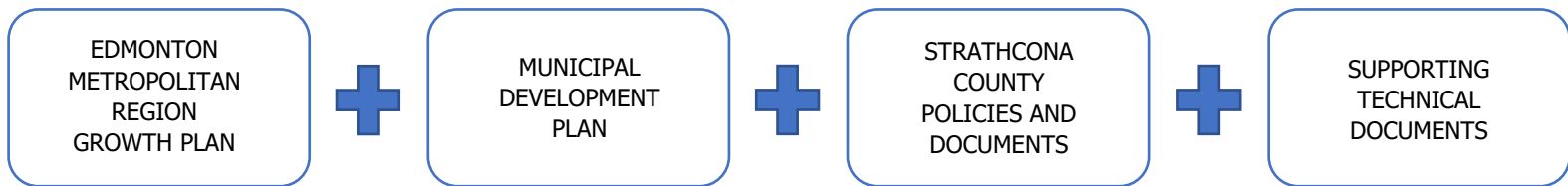
This ASP is guided by three core principles:

1. Provide high quality country residential development with traditionally sized parcels within the area to ensure a cohesive overall neighbourhood.
2. Preserve the existing homestead within the development lands to allow for continued habitation by the landowners, while allowing for future sale and redevelopment.
3. Ensure the retention and integration of environmentally significant features and areas into the land development concept.

## 2.0 Administration

### 2.1 Planning Context

The Daly Lands ASP should be read in conjunction with Strathcona County’s Municipal Development Plan, 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*. A planning hierarchy is shown below to illustrate the various statutory plans and how the Daly Lands ASP was informed.



#### 2.1.1 Edmonton Metropolitan Region Growth Plan

The *Edmonton Metropolitan Region Growth Plan* (EMRGP) sets guidelines and a path forward for growth across the region for twelve member municipalities, including Strathcona County. The Daly Lands ASP is located within the “Rural Area” of the *Edmonton Metropolitan Regional Growth Plan*, which sets policy and density direction applicable to the subject lands. There are six regional policies that guide all development in the region.

#### 2.1.2 Strathcona County Municipal Development Plan

*Strathcona County’s Municipal Development Plan* (MDP) provides guidance for orderly growth and development in the County, including policy guiding both private and public provision of development and associated services. The MDP takes its guidance from the EMRGP, as well as extensive public engagement and best practices, to provide specific policy on growth and the management of that growth in both urban and rural settings throughout the County.

#### 2.1.3 Strathcona County Country Residential Area Concept Plan

The *Country Residential Area Concept Plan* (CRACP) provides a comprehensive land use planning framework to guide future subdivision and development.

#### 2.1.4 Technical Studies

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, Biophysical Assessment, Wastewater Assessment, Traffic Impact Assessment, Traffic Noise Assessment, as well as overall servicing concepts for the provision of

utilities and infrastructure for the proposed development. The supporting technical studies have been summarized in Appendix B - Site Specifics.

## 2.2 Policy Structure

Sections 3.0 and 4.0 of this Plan include objectives, goals, and policies to provide a clear direction of the ways the ASP addresses the desired outcomes and enabling actions that will support the intent of this of this Plan.

**Goals** summarize the overall intent and desired results of a specific topic or development area.

**Objectives** are the key statements that identify the specific results that form the overall goal of a specific topic or development area. Every objective has at least one corresponding policy.

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

Strathcona County uses specific terminology within policies as outlined in Table 1 – Policy Terms to ensure that all policies have clear intentions and are designed to be achieved through specific actions. All policies must contain one of the following actions:

- (a) **Require** – these policies are compulsory and must be met in order to receive County administration support for a proposal. Require policies are always paired with **ensure**. Require is a compulsory obligation and ensure explains the result that is to be achieved;
- (b) **Encourage** – proposals should be consistent with all applicable encourage policies in order to be supported by County administration. Proposals which do not meet an applicable encourage policy must provide justification to the satisfaction of County administration as to why the applicable encourage policy cannot be met. Encourage policies are always paired with **promote**. Encourage is what is expected and promote shows active County and Developer encouragement for the result that is to be achieved; and
- (c) **Consider** – proposals that fall under a consider policy will be evaluated on a case-by-case basis and may be supported by County administration based on the specifics of the proposal and how it aligns with the goals and objectives of the plan. Consider policies are always paired with **support**. Consider is followed by criteria for when an action may be suitable, and support shows passive County support through the conditional consideration of the result that is to be achieved.

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

## 2.3 Interpretation

All map symbols, locations and boundaries contained within the Daly Lands ASP shall be interpreted as approximate unless otherwise specified in the plan or which coincide with clearly recognizable physical features or fixed (i.e. legal) boundaries.

### 2.3.1 Definitions

Terms of this ASP are defined in the following documents in order of priority:

- *Municipal Government Act*
- *Edmonton Metropolitan Region Growth Plan*
- *Strathcona County Municipal Development Plan*
- *Strathcona County Country Residential Area Concept Plan*

Other terms shall be given their usual and customary meanings.

# 3.0 General

## 3.1 Transportation

The lands will be serviced by an arterial roadway connecting the existing urban area west of Highway 21 and Range Road 225, as well as a system of local roadways that provide access to residential lots, per Figure 3. Private vehicles will be the primary mode of transportation for residents of the area; however, infrastructure will be provided to encourage active transportation within the Plan Area. There is an existing homestead within the Plan Area that will be retained and will be accommodated in the subdivision design to enable future access to the internal road network. Noise attenuation shall be in accordance with County's Policy per the recommendations of the Noise Impact Study along Highway 21, Lakeland Drive, and Range Road 225.

### Goal

To develop a safe, accessible, and connected transportation network.

### Objectives

The Transportation Objectives for the Plan Area are to ensure:

1. Safe **connectivity** within the ASP area.
2. **Active transportation** options for residents.
3. Traffic **Noise mitigation** is provided.

### Policies

#### *Connectivity*

1. **Require** all parcels, including all residential lots and municipal reserve lots to be provided with access to the internal road network to **ensure** all parcels are accessible.
2. **Require** multiple vehicular and non-vehicular connections internally throughout the subdivision to **ensure** a permeable transportation network.
3. **Require** the existing homestead to be connected to the internal road network and the existing access from Range Road 225 to be removed where the existing homestead lot is subdivided as part of Stage 2 to **ensure** a complete and consistent development layout.
4. **Consider** continued access to the existing homestead lot from Range Road 225 where the homestead is proposed to be subdivided prior to an application being submitted for the rezoning or subdivision of Stage 2 to **support** the opportunity for the exiting homestead to be subdivided prior to the internal road network being available.
5. **Encourage** the existing homestead lot to be connected to the internal road network and existing access to be removed from Range Road 225 as part of Stage 2 where the existing homestead lot has been previously subdivided to **promote** the long-term safety on Range Road 225 as traffic volumes increase.
6. **Require** that, subsequent to the completion of Stage 2, any new development proposed for the existing homestead lot be connected to the internal road as part of a development permit where the County deems the proposed development is significant

enough to warrant the reconfiguration of the access to **ensure** the long-term safety on Range Road 225 as traffic volumes increase.

7. **Require** road right-of-way for the future Lakeland Drive flyover be dedicated as part of the first stage of subdivision to **ensure** that the long-term transportation system can be achieved.
8. **Encourage** trail connections to surrounding residential properties to **promote** access to parks and active transportation networks for the broader community.

### *Active Transportation*

9. **Require** pedestrian crossings at intersections along arterial roadways where logical and safe to **ensure** walkability.
10. **Require** trails to connect public lands to **ensure** pedestrian trails are interesting, attractive and provide access to destination features.
11. **Encourage** pedestrian connections to the surrounding residential subdivisions to **promote** connectivity to the surrounding area.
12. **Encourage** trail network to be designed with views of stormwater management facilities to **promote** visibility and to attract residents to enjoy these unique and interesting features.
13. **Encourage** trail networks to be naturalized to **ensure** groundwater infiltration is consistent with pre-development conditions.

### **Noise Mitigation**

14. **Require** noise mitigation along Lakeland Drive, Highway 21 and Range Road 225 to **ensure** noise levels at residences remain within Strathcona County's acceptable thresholds.
15. **Consider** a design noise level up to a maximum 60 dBA in the outdoor amenity areas for new residential lots abutting Highway 21, Lakeland Drive, and Range Road 225 to **support** achieving practical noise attenuation measures for the development.
16. **Consider** provisions for sound attenuation measures along Range Road 225 for the existing homestead lot to occur as part of Stage 2 where the existing homestead lot has been previously subdivided to **support** the future construction of uniform and functional sound attenuation measures that encompass the existing homestead.

## **3.2 Utilities**

### **3.2.1 Water Distribution & Sanitary Systems**

The lands will be serviced through a connection to existing infrastructure located to the south of the Plan Area. Internally, the proposed trickle water system will follow local roadways to provide connections to all residents. Figure 5 shows the proposed water network.

Sanitary servicing will be provided through a connection to off-site systems located southwest of the Plan Area. On-site systems will include a new 100mm forcemain following internal roadway networks, before continuing south on Range Road 225 and connecting to an existing forcemain within the Ranchlands at Old Man Creek subdivision. Figure 7 shows the proposed

internal sanitary network, while Figure 7b is an excerpt from the Servicing Design Brief that provides additional information related to off-site connections. A Septic Tank Effluent Pump (STEP) is the intended system.

The existing homestead will be provided connections to water and sanitary services once they are extended beneath the local roadway to the property line.

### 3.2.2 Stormwater Management

Two Stormwater Management Facilities (SWMF) will be constructed within the northern and eastern portions of the Plan Area, and will handle all drainage within the Plan Area at full build-out. These locations take advantage of existing drainage patterns within the area and allows the separation of the Plan Area into two separate drainage basins that will convey drainage towards the appropriate SWMF, with discharges matching pre-development flows and patterns.

Local roadways throughout the neighbourhood will handle drainage from individual properties, and convey towards SWMFs through ditches, culverts and outlets. Figure 6 shows the Stormwater Management concept, with additional details provided in the Engineering Design Brief.

### 3.2.3 Shallow Utilities

Shallow Utilities, including electricity, gas, internet and telephone infrastructure, will be provided through the Plan Area at the time of development, and will be extended from existing systems found within and surrounding the area at the time of subdivision.

#### Goal

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

#### Objectives

The Utilities objectives for the Plan Area are to ensure:

1. The provisions of efficient **water and sanitary services** to all residential lots.
2. The provisions of efficient **stormwater management systems** that utilizes and maintains natural drainage patterns.

#### Policies

##### *Water and Sanitary Services*

1. **Require** piped municipal water and sanitary services be provided for all residential lots to **ensure** that negative environmental impacts from utility services are minimized.
2. **Require** the existing homestead lot to be connected to municipal water and sanitary services where the existing homestead lot is subdivided as part of Stage 2 to **ensure** all lots are connected to municipal services.
3. **Require** that piped municipal water and sanitary services are provided to the property line of the existing homestead lot as part of Stage 2 where the existing homestead lot

has been previously subdivided to **ensure** the opportunity for the existing homestead lot to ultimately be connected to municipal services.

4. **Require** that, subsequent to the completion of Stage 2, any new dwelling proposed for the existing homestead lot be connected to piped municipal water and sanitary services as part of a development permit to **ensure** all lots are connected to municipal services.
5. **Encourage** the existing homestead lot to be connected to the piped municipal water and sanitary services as part of Stage 2 where the existing homestead lot has been previously subdivided to **ensure** negative environmental impacts from utility services are minimized.
6. **Consider** the use of private servicing for the existing homestead lot where the existing homestead lot is subdivided prior to Stage 2 to **support** the opportunity for the existing homestead to be subdivided prior to municipal services being available.

### *Stormwater Management Systems*

7. **Require** existing drainage channels to be maintained, to **ensure** that pre-development flows to the existing wetlands are not altered.
8. **Require** the SWMFs to discharge at the predevelopment flow rate, to **ensure** negative impacts to the downstream water bodies are mitigated.
9. **Require** SWMFs to be designed to mimic the appearance of natural wetlands to **ensure** biodiversity in the area is protected.
10. **Encourage** wetlands to be integrated as part of the stormwater management system to **promote** their long-term functionality and the utilization of natural processes, such as erosion control and water filtration through plant communities.

# 4.0 Land Use Concept

## 4.1 Residential

Daly Lands is a country residential community located within the Country Residential Area Concept Plan. Residential lots proposed within the Daly Lands ASP will be relatively similar sized, responding to current demands for country residential lots and taking advantage of the locational advantages in being adjacent to the urban boundary of Sherwood Park. The density proposed within the Plan Area represents the current maximum allowable to provide a transition from urban areas to the west to rural areas to the east. The existing homestead will be incorporated into the Plan Area on a newly created lot designed to have the opportunity to connect to municipal services and utilize an internal road access.

### Goal

To provide country residential housing that contributes to the variety of housing options available in the community.

### Objectives

The Land Use Objectives for the Plan Area are to ensure:

1. The provisions of lots that are consistent with the **character** of the surrounding context.
2. An allowance for the retention of the **existing homestead**.
3. Opportunities for compatible **home-based businesses**.

### Policies

#### *Character*

1. **Require** a maximum density of 50 lots per quarter section to **ensure** conformance with the Country Residential Area Concept Plan.
2. **Require** a range of residential lot sizes between 0.5ha and 1.2ha to **ensure** diverse lot sizes that are consistent with the surrounding context of the area.
3. **Require** residential lots that back onto Shadow Ridge Estates to be of similar size to the adjacent development **ensure** consistent residential development.

#### *Existing Homestead*

4. **Require** the lot created for the existing homestead to abut the ultimate alignment of the internal road to **ensure** the existing homestead lot has the opportunity to connect to municipal services and utilize an internal road access.

#### *Home-Based Business*

5. **Consider** home-based businesses within the plan area that are compatible with the surrounding residential development to **support** residents opportunity to contribute to the local economy.

## 4.2 Open Space Network

Parks and open spaces will be provided to serve residents of the neighbourhood and will occur in three circumstances – Parks (Municipal Reserve), Open Spaces (Stormwater Management Facilities), and conserved wetlands (Environmental Reserve).

Four wetlands were found within the Plan Area and are recommended to be conserved per the Biophysical Assessment. Per Figure 4, Parks will be located primarily within the northern portion of the Plan Area, while two Stormwater Management Facilities are located within the northern and eastern portion of the lands.

### Goal

To protect significant environmental features while providing vibrant parks and open spaces to residents.

### Objectives

The Open Space Network Objectives for the Plan Area are to ensure:

1. **Environmental features** within the open space network are conserved.
2. **Municipal reserve lands** are provided for all ages, incomes, and abilities.
3. Desirable amenities including interesting and attractive **recreation** opportunities within the community are provided.

### Policies

#### *Environmental Features*

1. **Require** priority open water wetlands and priority marsh wetlands to be retained within Environmental Reserve (ER) lots to **ensure** protection of drainage paths, biodiversity, habitat area, and wildlife corridors.
2. **Require** a 20m buffer from the edge of priority wetlands to be provided as ER to **ensure** appropriate buffers from seasonal wetland changes between open spaces.

#### *Municipal Reserve*

3. **Require** municipal reserve land to be dedicated as a large park within the plan area to **ensure** the ability for the open space to provide opportunity for active and passive recreation.
4. **Consider** municipal reserve dedication as cash-in-lieu of land to **support** municipal reserve land dedication is provided to the maximum amount allowed within the *Municipal Government Act*.

#### *Recreation*

5. **Encourage** the development of four-season amenities within the Municipal Reserve to **promote** year-round activity.

## 5.0 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 Daly Lands ASP shall be in accordance with all relevant County policies.

### 5.1 Development Staging

Staging of development will occur in two stages beginning from the western portion of the lands adjacent to Highway 21 and working eastward towards Range Road 225, in accordance with Figure 8. Build out of the Plan Area will be driven largely by market conditions following approval of the ASP and associated technical studies. Redistricting and Subdivision applications for each stage of development will be the starting point of development and will be supported by detailed studies and technical information to support development. It is anticipated that full build-out of the area will take between 5-10 years, depending on prevailing market conditions.

There is flexibility built into the policy of this Plan to enable the timing of subdivision of the existing homestead lot to occur at any point of the development. The existing homestead will be provided internal road connection and municipal services connection as part of Stage 2.

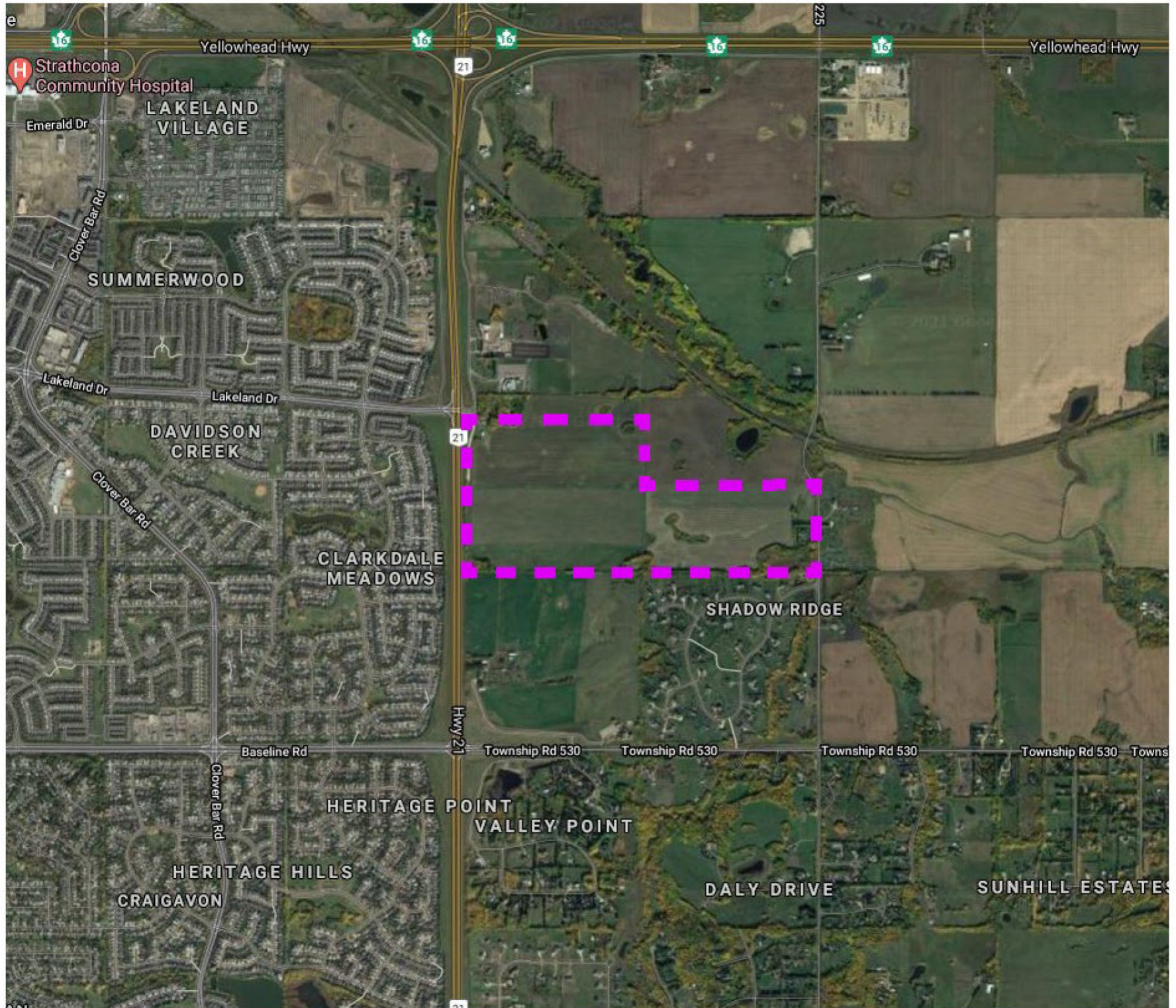
### 5.2 Implementation Items

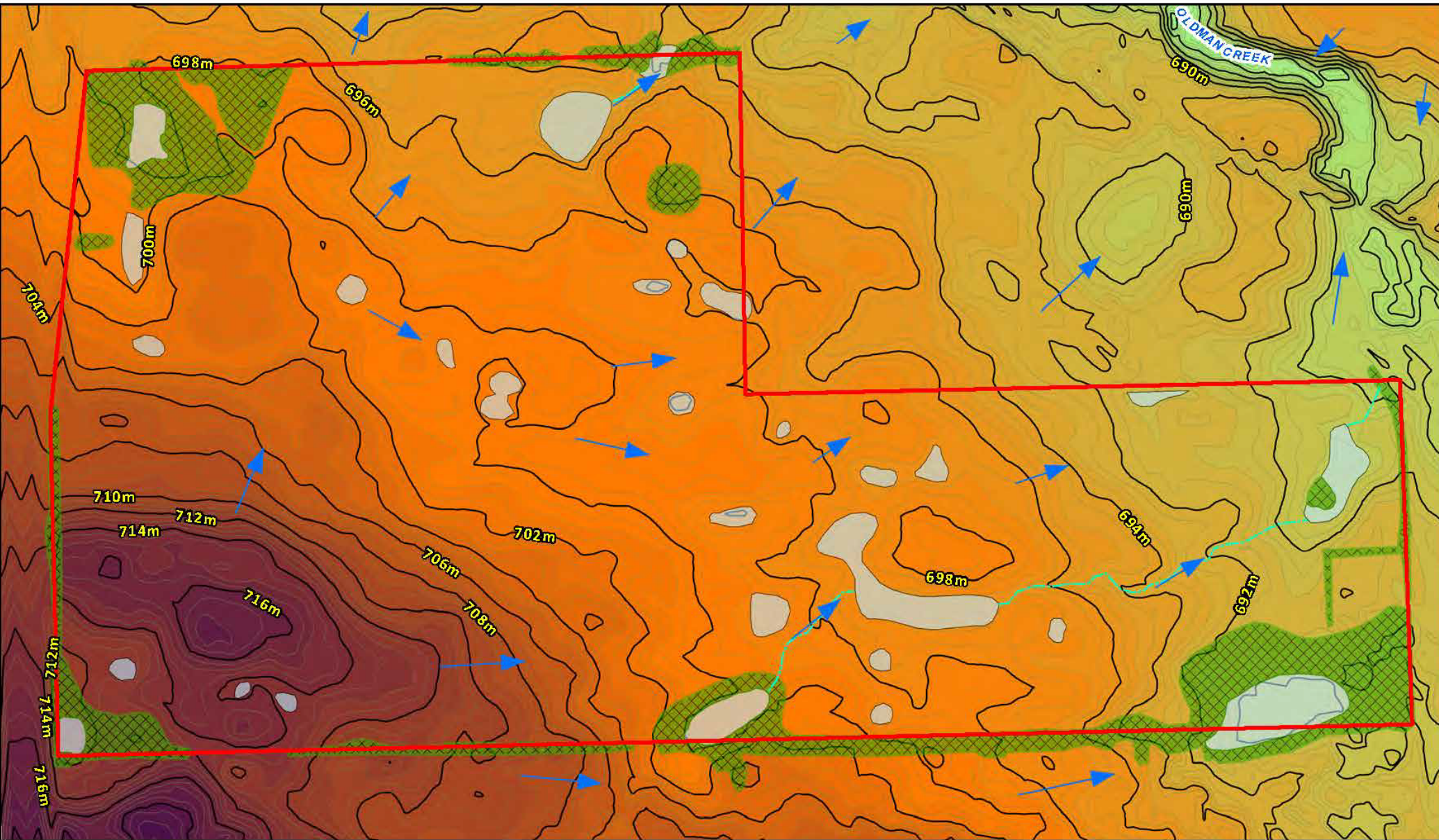
The following items are required to implement the Daly Lands Area Structure Plan.

Implementation Item	Justification	Responsibility	Timing
Water Act Approval	A Biophysical Assessment indicated that there were a number of small wetlands found throughout the Plan Area. There were four wetlands deemed significant which will be retained and incorporated with the appropriate buffers. The wetlands that were not deemed significant will be required to apply for Water Act approval and follow proper disturbance and compensation requirements.	Land Owner/ Applicant	Subdivision
Phase II ESA	A Phase II ESA is required to determine if remediation is needed in the areas where agricultural equipment was being stored.	Land Owner/ Applicant	Rezoning
TIA Update	TIA may require an update at time of Subdivision to reflect any new	Land Owner/ Applicant	Subdivision

	information that may be available as a result of further network planning within the Local Employment Area (LEA) and any additional requirements identified by Alberta Transportation and Economic Corridors.		
Clubroot Testing	Clubroot testing will be completed in accordance with applicable policy at the time of subdivision.	Land Owner/ Applicant	Subdivision/ stripping/ grading
Wetland Impact Assessment	Non-significant wetlands will be reviewed for impact through a WAIR Report	Land Owner/ Applicant	Subdivision
Waterbody Crown Claim Assessment	The wetlands within the ASP will be reviewed to determine if they will be claimed by the Province through a WAIR report and Water Act Application.	Land Owner/ Applicant	Subdivision (applicable Stage)
Storm Drainage Assessment	A Storm Drainage Assessment will be required in accordance with applicable policy at the time of subdivision.	Land Owner/ Applicant	Subdivision Stage 1
Noise Attenuation	Updated Noise Attenuation information will be required for lots backing onto Highway 21, Lakeland Drive and Range Road 225.  Should the existing homestead be subdivided prior to Stage 2, a document is registered, or additional road right-of-way is dedicated as part of the homestead lot being created that enables sound attenuation to occur along the homestead's boundary of Range Road 225 during Stage 2.	Land Owner/ Applicant	Subdivision (applicable Stage)
Lakeland Drive Right-of-Way including Flyover and reconfiguration of service road	Land is to be dedicated to accommodate the future Lakeland Drive Flyover on the west side of the Plan Area.	Land Owner/ Applicant	Subdivision Stage 1
Trail Connections to surrounding residential subdivisions	Contribution in Aid of Construction for the portions of the trail connections to SW-6-53-22-W4M and SE-6-53-22-W4M (Shadow Ridge) can be considered should the funding and/or planning for the south portion of the trail connections not be in place at time of the Subdivision Agreement for the applicable stages.	Land Owner/ Applicant	Subdivision (applicable Stage)

# Figure 1: Location



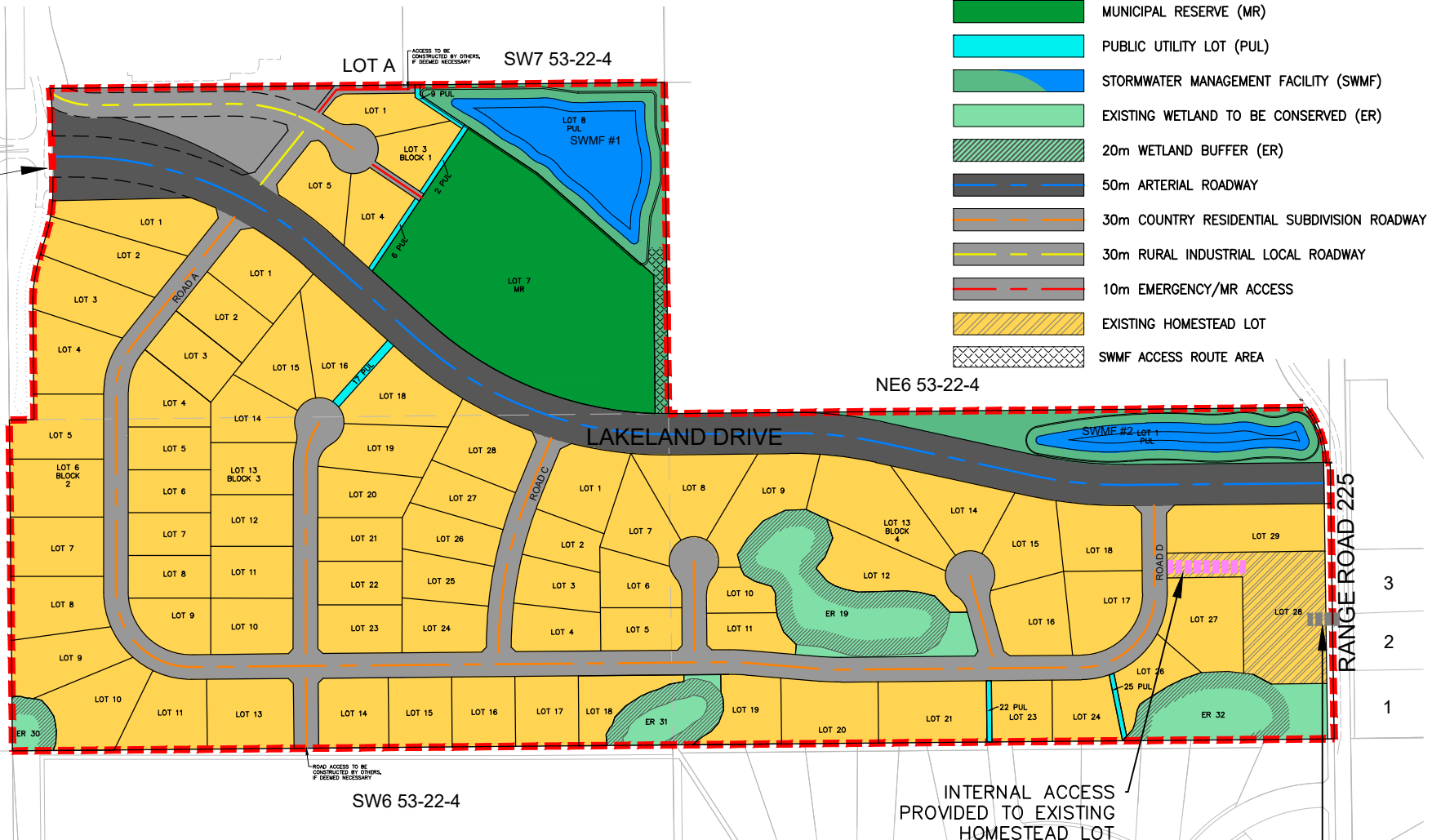


<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Project Area</li> <li><span style="border-bottom: 1px solid blue; width: 15px; margin-right: 5px;"></span> Watercourse (GOA, FWMIS)</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">▶</span> Overland Direction of Drainage</li> <li><span style="border-bottom: 1px dashed cyan; width: 15px; margin-right: 5px;"></span> Drainage</li> <li><span style="border-bottom: 1px solid black; width: 15px; margin-right: 5px;"></span> Contour Interval - 0.5 m</li> <li><span style="border-bottom: 2px solid black; width: 15px; margin-right: 5px;"></span> Contour Interval - 2 m</li> <li><span style="background-color: #90EE90; border: 1px solid black; width: 15px; height: 10px; margin-right: 5px; display: inline-block;"></span> Upland Boundary</li> <li><span style="background-color: #ADD8E6; border: 1px solid black; width: 15px; height: 10px; margin-right: 5px; display: inline-block;"></span> Wetland Boundary</li> </ul>	<p>Edmonton</p> <p>Sherwood Park</p>	<p>Date Saved: 03/Aug/2021          Drawn by: Vanessa Vitorino          Prepared by:</p> <p>Prepared for:  <b>Prism Engineering Inc.</b></p>	<p>N</p> <p>Coordinate System: NAD 1983          10TMAEP Forest          Projection: Transverse Mercator</p> <p>1:5,700</p> <p>0 37.5 75 150 Meters</p>	<p><b>Figure 2:          Elevation of          Project Area</b></p> <p>Project No.: B-0081-21          Legal Land: N1/2-06-53-22-W4M</p>
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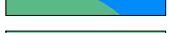
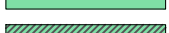
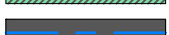








Potential Flyover

HIGHWAY 21



**LEGEND:**

-  DEVELOPMENT BOUNDARY
-  COUNTRY RESIDENTIAL
-  MUNICIPAL RESERVE (MR)
-  PUBLIC UTILITY LOT (PUL)
-  STORMWATER MANAGEMENT FACILITY (SWMF)
-  EXISTING WETLAND TO BE CONSERVED (ER)
-  20m WETLAND BUFFER (ER)
-  50m ARTERIAL ROADWAY
-  30m COUNTRY RESIDENTIAL SUBDIVISION ROADWAY
-  30m RURAL INDUSTRIAL LOCAL ROADWAY
-  10m EMERGENCY/MR ACCESS
-  EXISTING HOMESTEAD LOT
-  SWMF ACCESS ROUTE AREA

SW6 53-22-4

NE6 53-22-4

INTERNAL ACCESS PROVIDED TO EXISTING HOMESTEAD LOT

EXISTING ACCESS TO BE RELOCATED TO INTERNAL ROADWAY IN THE FUTURE







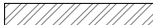
**FIGURE 3**  
LAND USE CONCEPT PLAN

SCALE: 1:7500  
DATE: MARCH 2025

THIS MAP IS CONCEPTUAL IN NATURE. THE EXACT LOCATION AND ALIGNMENT OF LAND USES, FACILITIES, ROADWAYS AND SERVICES WILL BE DETERMINED BY THE FUTURE DEVELOPMENT SUBJECT TO STRATHCONA COUNTY'S APPROVAL.



**LEGEND:**

-  DEVELOPMENT BOUNDARY
-  PARKS (MR)
-  STORMWATER MANAGEMENT FACILITY (SWMF)
-  EXISTING WETLAND TO BE CONSERVED (ER)
-  20m WETLAND BUFFER (ER)
-  PEDESTRIAN CONNECTION
-  EXISTING HOMESTEAD LOT



**FIGURE 4**  
PARKS AND OPEN SPACES PLAN

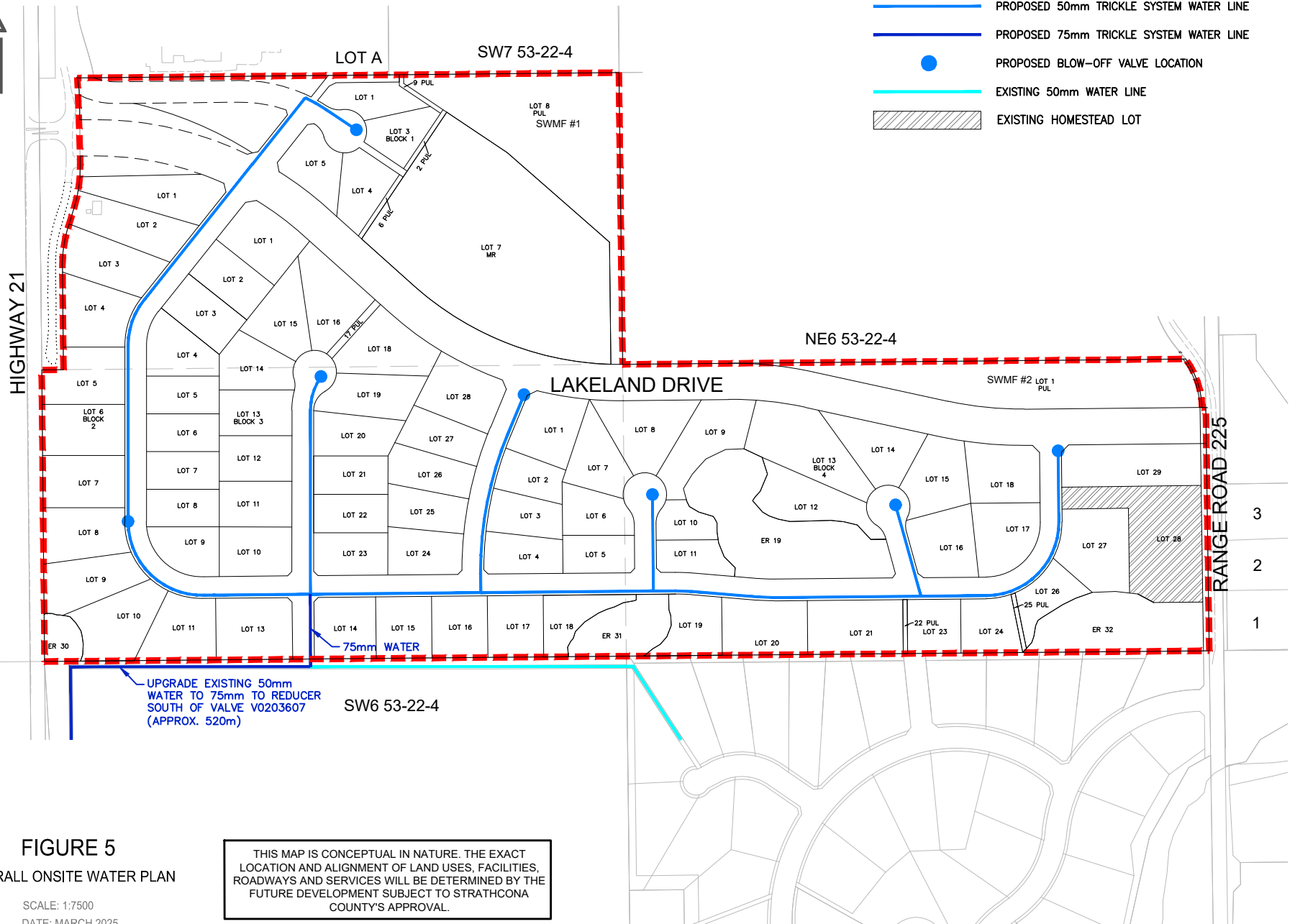
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**LEGEND:**

-  DEVELOPMENT BOUNDARY
-  PROPOSED 50mm TRICKLE SYSTEM WATER LINE
-  PROPOSED 75mm TRICKLE SYSTEM WATER LINE
-  PROPOSED BLOW-OFF VALVE LOCATION
-  EXISTING 50mm WATER LINE
-  EXISTING HOMESTEAD LOT













**FIGURE 5**  
OVERALL ONSITE WATER PLAN

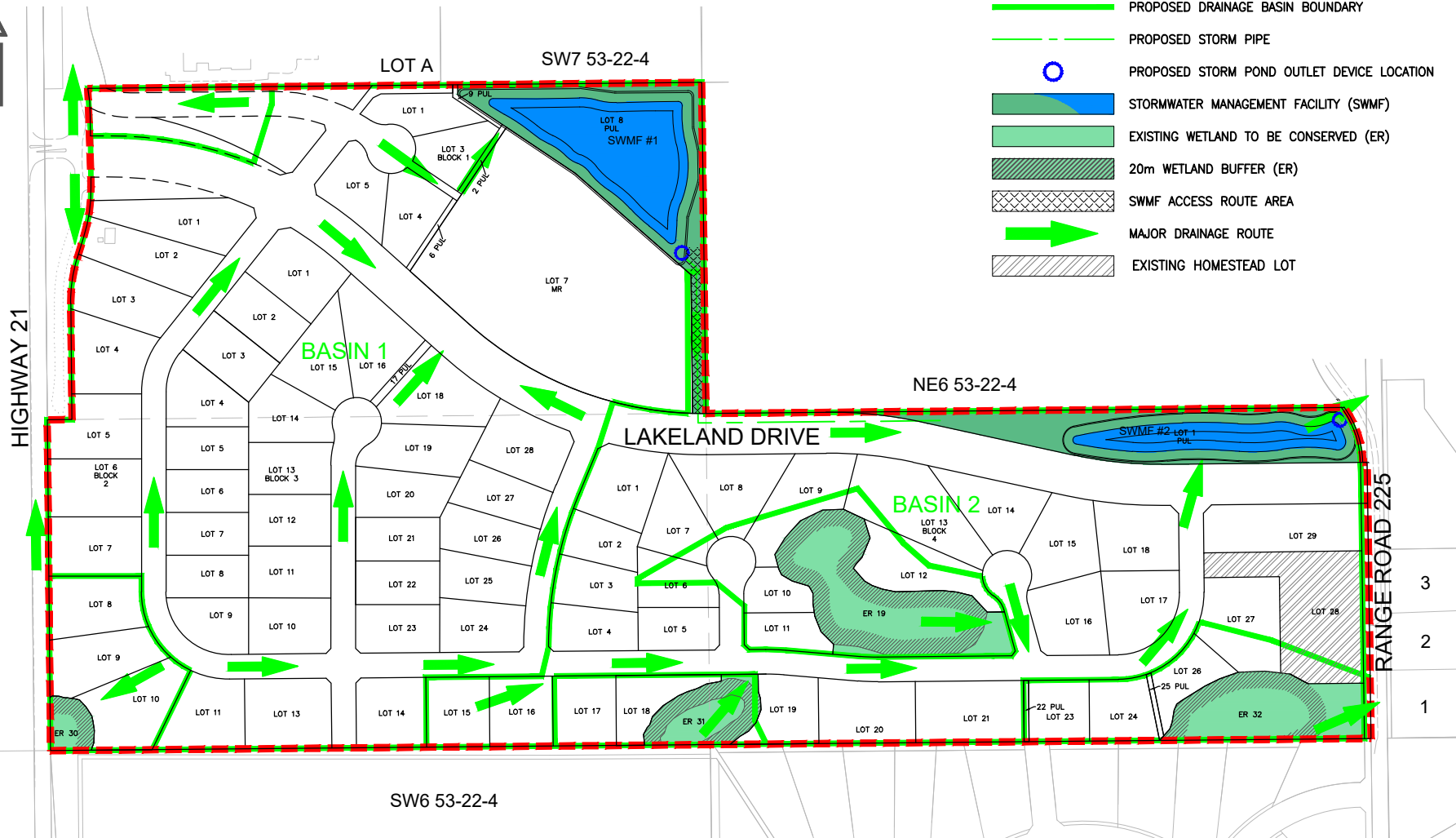
SCALE: 1:7500  
DATE: MARCH 2025

THIS MAP IS CONCEPTUAL IN NATURE. THE EXACT LOCATION AND ALIGNMENT OF LAND USES, FACILITIES, ROADWAYS AND SERVICES WILL BE DETERMINED BY THE FUTURE DEVELOPMENT SUBJECT TO STRATHCONA COUNTY'S APPROVAL.



**LEGEND:**

-  DEVELOPMENT BOUNDARY
-  PROPOSED DRAINAGE BASIN BOUNDARY
-  PROPOSED STORM PIPE
-  PROPOSED STORM POND OUTLET DEVICE LOCATION
-  STORMWATER MANAGEMENT FACILITY (SWMF)
-  EXISTING WETLAND TO BE CONSERVED (ER)
-  20m WETLAND BUFFER (ER)
-  SWMF ACCESS ROUTE AREA
-  MAJOR DRAINAGE ROUTE
-  EXISTING HOMESTEAD LOT



**FIGURE 6**  
OVERALL DRAINAGE BASIN PLAN

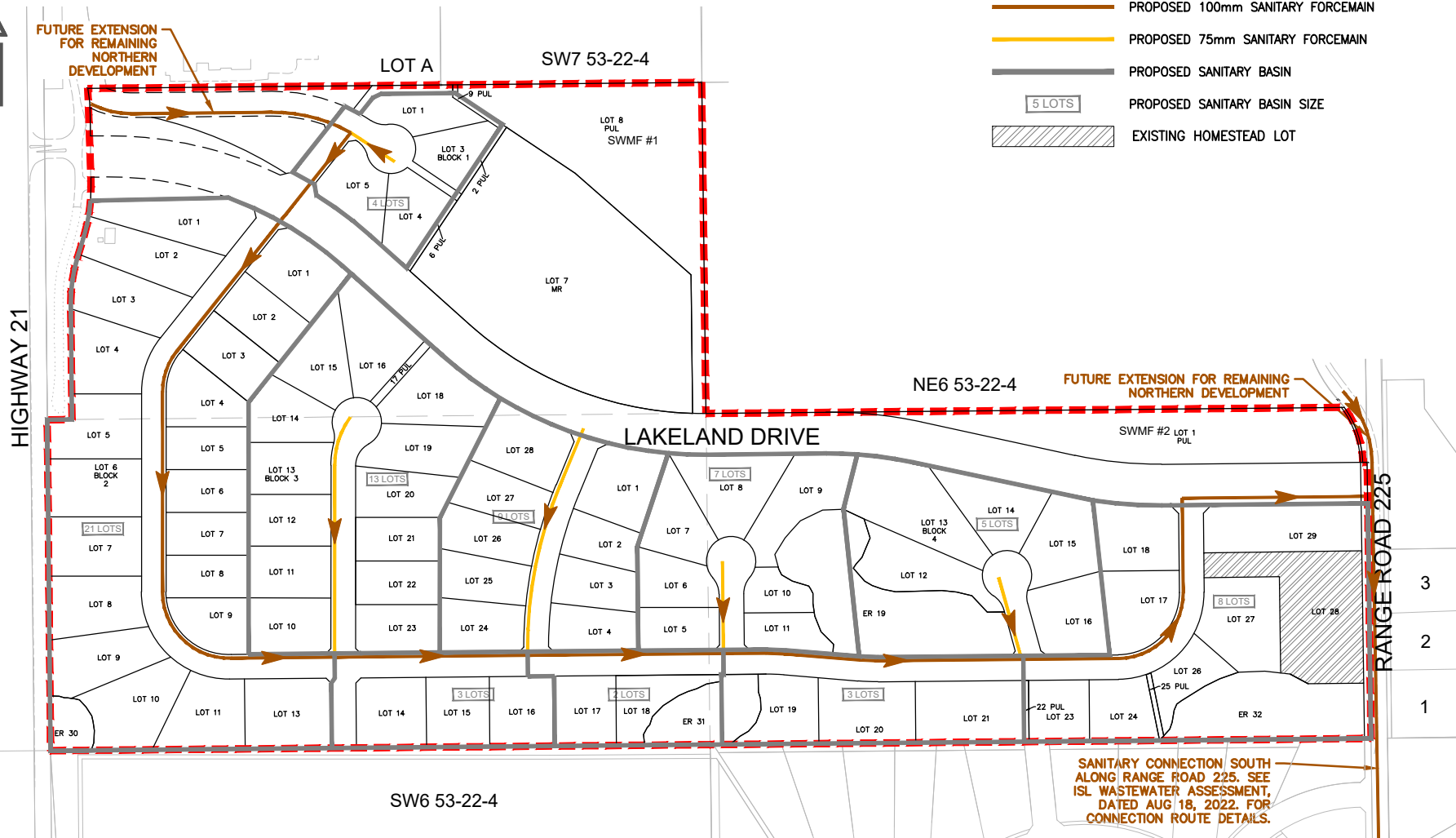
SCALE: 1:7500  
DATE: MARCH 2025

THIS MAP IS CONCEPTUAL IN NATURE. THE EXACT LOCATION AND ALIGNMENT OF LAND USES, FACILITIES, ROADWAYS AND SERVICES WILL BE DETERMINED BY THE FUTURE DEVELOPMENT SUBJECT TO STRATHCONA COUNTY'S APPROVAL.



**LEGEND:**

- - - - - DEVELOPMENT BOUNDARY
- PROPOSED 100mm SANITARY FORCEMAIN
- PROPOSED 75mm SANITARY FORCEMAIN
- PROPOSED SANITARY BASIN
- 5 LOTS PROPOSED SANITARY BASIN SIZE
- EXISTING HOMESTEAD LOT



**FIGURE 7**  
OVERALL SANITARY PLAN

SCALE: 1:7500  
DATE: MARCH 2025

THIS MAP IS CONCEPTUAL IN NATURE. THE EXACT LOCATION AND ALIGNMENT OF LAND USES, FACILITIES, ROADWAYS AND SERVICES WILL BE DETERMINED BY THE FUTURE DEVELOPMENT COUNTY'S APPROVAL.

**LEGEND**

- PR. 200 mm
- PR. 150 mm
- PR. 100 mm
- PR. 75 mm
- EX. FORCEMAIN



SEE FIGURE 7 FOR PROPOSED ON-SITE SYSTEM LAYOUT

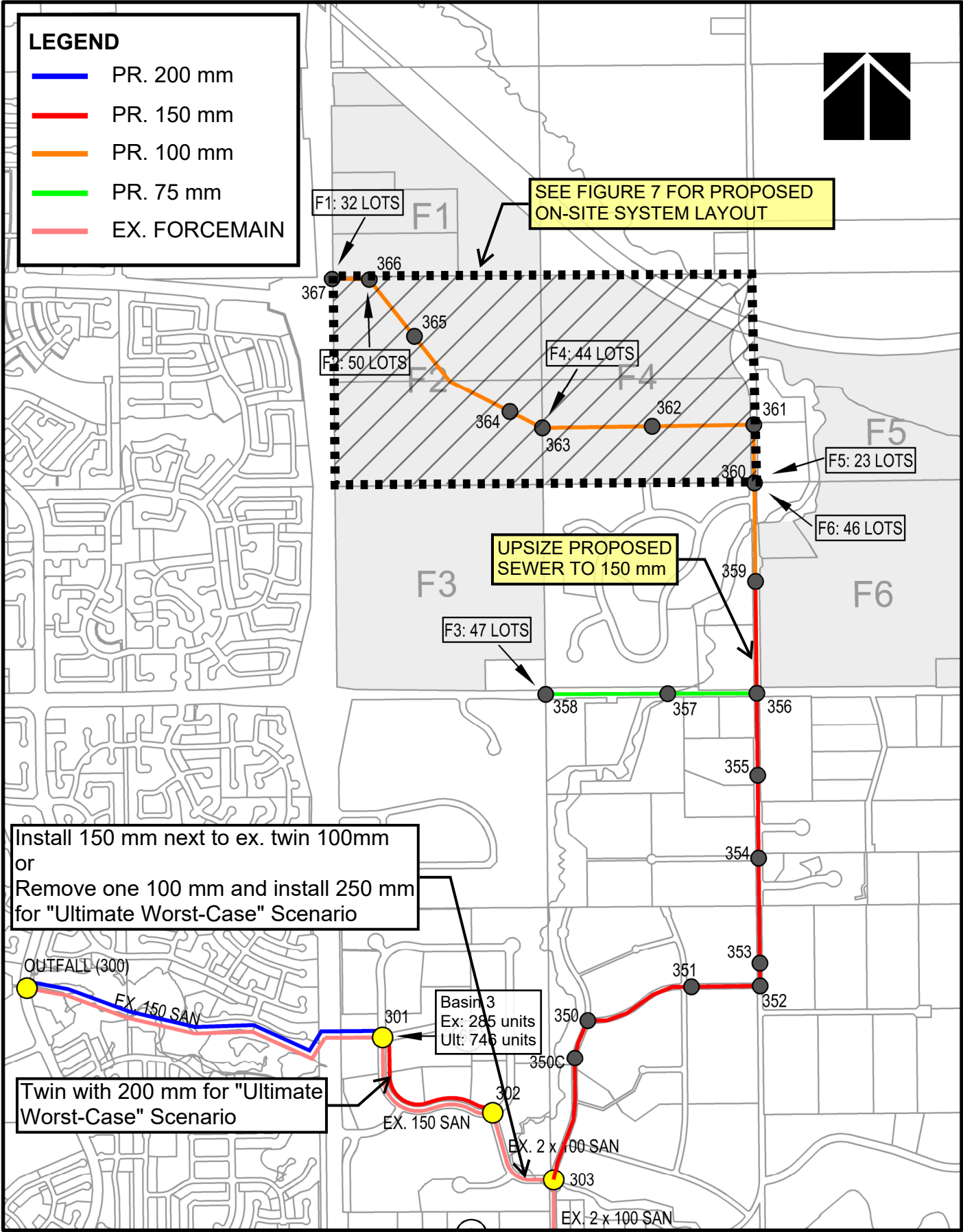
UPSIZE PROPOSED SEWER TO 150 mm

Install 150 mm next to ex. twin 100mm or  
Remove one 100 mm and install 250 mm  
for "Ultimate Worst-Case" Scenario

Twin with 200 mm for "Ultimate Worst-Case" Scenario

Basin 3  
Ex: 285 units  
Ult: 746 units

Sophia Lu / May 5 22 / G:\Projects\1600016100\16182\_Wastewater\_Assessment\_Nely\_Lands\02\_CADD\20\_Drafting\203\_Sketches\16182\_Figure 4\_Servicing Option\_2B.dwg



**OFF-SITE SANITARY SYSTEM**

**FIGURE 7b**


1:20 000

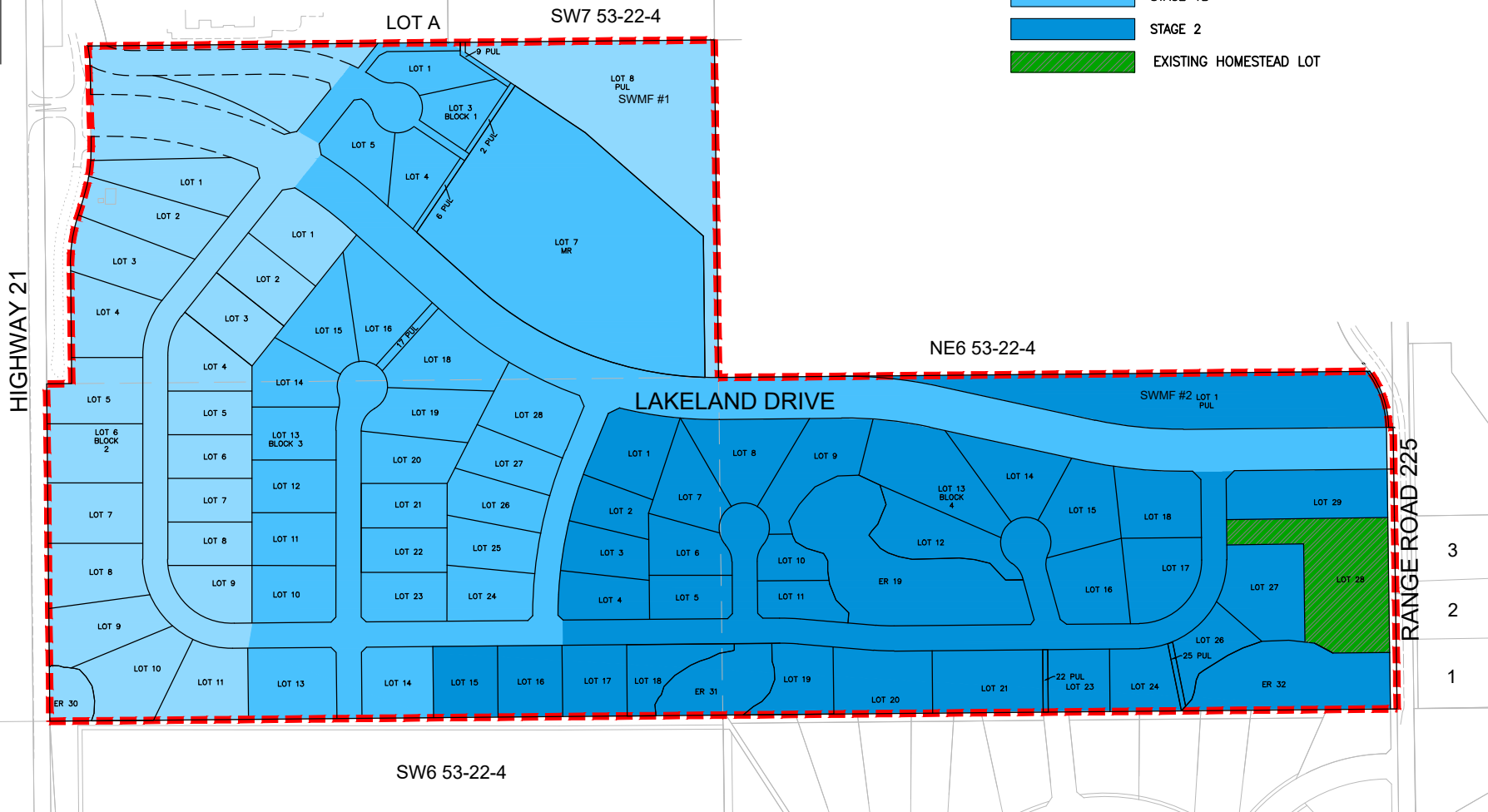
OCTOBER 2023



SERVICE ROAD CONSTRUCTION TO BE TRIGGERED DURING THE CONSTRUCTION OF THE FLYOVER. SERVICE ROAD TO BE SUBDIVIDED AS PART STAGE 1A AND LABELED AS "EXTRA ROAD".

**LEGEND:**

-  DEVELOPMENT BOUNDARY
-  STAGE 1A
-  STAGE 1B
-  STAGE 2
-  EXISTING HOMESTEAD LOT



**FIGURE 8**  
STAGING PLAN

SCALE: 1:7500  
DATE: MARCH 2025

THIS MAP IS CONCEPTUAL IN NATURE. THE EXACT LOCATION AND ALIGNMENT OF LAND USES, FACILITIES, ROADWAYS AND SERVICES WILL BE DETERMINED BY THE FUTURE DEVELOPMENT SUBJECT TO STRATHCONA COUNTY'S APPROVAL.

# 7.0 Appendices

## 7.1 Appendix A – Supporting Studies

### 1.0 Introduction

This appendix references and summarizes reports prepared in support of the Daly Lands ASP.

### 2.0 Biophysical

A Biophysical Assessment prepared by Basin Environmental provides insight on existing environmental features found in the Plan Area, including a number of small wetlands found throughout the Plan Area. Only four were deemed significant and are all located near the southern portion of the lands. All four are intended to be retained and incorporated with appropriate buffers into the ultimate development concept.

Those wetlands that were not deemed significant will be required to apply for Water Act approval and follow proper disturbance and compensation requirements.

A significant tree stand and wetland were found in the northwest corner of the Plan Area, however will be mostly impacted and removed as a result of the Lakeland Drive flyover. There is a desire to retain as much of that tree stand as possible, however, as a legacy to the Daly family that planted the trees originally

### 3.0 Geotechnical Analysis

A Geotechnical Analysis was prepared by Hoggan Engineering & Testing (1980) Ltd. and updated in April 2024 to evaluate the general soil conditions and make construction recommendations. Generally the soil conditions throughout the site are suitable for the proposed country residential development. Groundwater was measured at test holes at three intervals (1-week, 2-weeks and 4-weeks) and found to be low within the study area – again confirming the suitability of the lands for the proposed development.

### 4.0 Noise Attenuation

A Noise Impact Assessment (NIA) was completed by Triton Environmental, and found that noise from Highway 21 exceed Strathcona County Traffic Noise Policy SER-009-027 and require mitigation measures. Proposed measures include the construction of physical barriers adjacent to Highway 21, Lakeland Drive and Range Road 225. Alternative measures may also be considered, therefore the recommendation is further study at subdivision and detailed design stages to determine an appropriate series of mitigation measures.

### 5.0 Transportation Impact Assessment

A Traffic Impact Assessment was produced by Bunt & Associates, which reviewed the proposed land use concept and provided recommendations on transportation-related items to support the ultimate development. Specifically, the recommendations include:

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- Lakeland Drive between Highway 21 and Rge Rd 225 should be developed as a rural two-lane arterial roadway with the provision of left turn bays at intersections to accommodate future traffic volumes associated with Bremner.
- The Lakeland Drive intersections with Roads A, B, C, and D should be unsignalized intersections with a single lane accommodating all movements on the north and/or south approaches.
- Intersections along Lakeland Drive should provide a minimum intersection spacing of 200m.

## **6.0 Engineering Design Brief**

An Engineering Design Brief (EDB) was prepared by Prism Engineering. To provide conceptual design on proposed roadways, stormwater drainage, sanitary, water and shallow utilities. The recommendations of the report are reflected in the figures within this ASP, and drove the conceptual layout of the proposed development.

## **7.2 Appendix B - Public Engagement**

### **7.2.1 Open House #1**

Prism Engineering conducted an Open House on January 25<sup>th</sup>, 2023 between 6:30pm-8:30pm. The event was hosted virtually using the Zoom meeting platform. Notices of the meeting were posted in the Sherwood Park – Strathcona County News for two consecutive weeks (January 12<sup>th</sup> and 19<sup>th</sup>), and letters with information and invitations to the Open House were sent directly to residents proximate to the parcel using a mailing list provided by the County.

In total, 21 members of the public attended the virtual Open House, although 24 registered in advance. Attendees were provided a presentation explaining what an ASP is, the proposed development concept and specific details related to servicing primarily. Questions were asked for clarification from members of the public, and addressed by members of Prism Engineering.

Generally, most attendees expressed support for the proposed development, and the concerns raised related primarily to the impact on existing systems (roadway networks, servicing, property taxes). Suggestions were made by attendees that were incorporated into the ASP where feasible, including the location and type of connections to adjacent developments, the retention of mature tree stands and development phasing.

### **7.2.2 Engagement #2**

Prism Engineering conducted a second Open House on February 13<sup>th</sup>, 2025 between 6pm-8pm at the Wye Community Hall (151 Bailey's Subdivision). Notices of the meeting were posted in the Sherwood Park – Strathcona County News for two consecutive weeks (January 30<sup>th</sup> and February 6<sup>th</sup>), and letters with information and an invitation to the Open House were sent directly to residents proximate to the parcel using a mailing list provided by the County on January 28<sup>th</sup>, 2025.

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In total, 17 members of the public attended the Open House. A formal presentation was given by Prism Engineering at 6:15, outlining the proposed ASP and the changes between the previous edition presented at the first Open House in 2023. Representatives from Prism Engineering and Strathcona County fielded questions from attendees and provided answers, and feedback forms were provided to all attendees with an encouragement to submit them to the Project Team or the County directly.

Generally, most attendees expressed support for the changes proposed, especially with regards to change in staging (from west-to-east) compared to the previous iteration, as well as the removal of the road connection proposed originally between the development lands and Shadow Ridge Estates - as most attendees were residents of Shadow Ridge. Additional comments were received regarding the potential for future sanitary services within Shadow Ridge as a result of the development proceeding, as well as a need for improvements of Range Road 225.

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