

BYLAW 63-2000

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE FOUNTAIN CREEK ESTATES PHASE II AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Fountain Creek Estates Phase II Area Structure Plan;

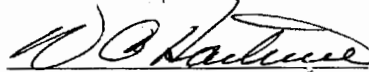
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

1. That this Bylaw is to be cited as the "Fountain Creek Estates Phase II Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 20 day of February, 2001.

Read a second time this 20 day of February, 2001.

Read a third time and finally passed this 13 day of March, 2001.



Mayor



Manager,
Legislative & Legal Services

Date Signed: March 20, 2001

**AREA STRUCTURE PLAN FOR
FOUNTAIN CREEK ESTATES**

PHASE II

PREPARED BY:

FOUNTAIN CREEK ESTATES

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LAND DESCRIPTION

SECTION 1

INTRODUCTION

This report presents Fountain Creek Estates Phase II Area Structure Plan. This proposal is to develop an area south of the existing subdivision, which will continue to provide upscale development in the vicinity. This report presents the development concept and the detailed engineering servicing concept which will be used to develop the proposed 31.1 hectare parcel in Strathcona County.

LOCATION

The subject property is located south of Fountain Creek Estates, west of Range Road 233, and three quarter miles south of Wye Road. The study area encompassed by the proposed development is legally described as a portion of the N ½ of the NE ¼ of section 16 situated within Township 52, Range 23 west of the 4th meridian as shown in Figure 1.

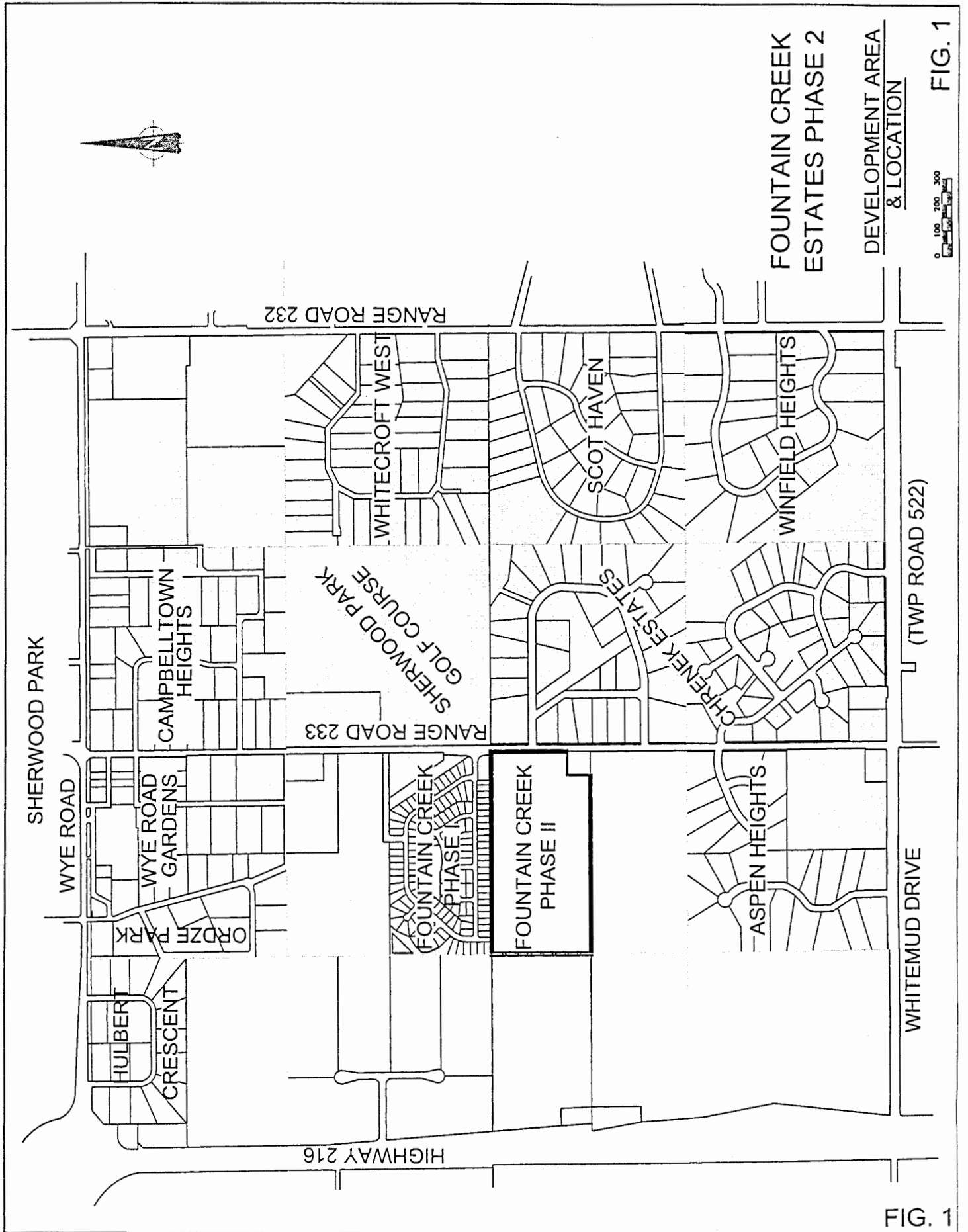


FIG. 1

FIG. 1

SECTION 2

DEVELOPMENT OBJECTIVES

The main objective of the proposed Area Structure Plan for Fountain Creek Estates is to serve as a guide for the ultimate subdivision and development of Fountain Creek Estates Phase II. The objectives of the plan are:

- 1. To provide continuity to the existing development concepts of suburban residential lots and high quality development that has become a symbol of the upper end of the market in and around all communities of Sherwood Park;**
- 2. To provide a land use framework for the development of this area and to provide an internal organization of land uses that promote community identity through the definition and integration of distinct development;**
- 3. To anticipate the demand of the marketplace by providing Suburban Estates Residential parcels, and providing a unique URBAN-COUNTRY experience within the economic reach of the general population;**

4. To provide a land use framework within this development that meets the basic service requirements necessary to sustain the residential community; and
5. To make sure that the design of this development is sensitive to the needs of the surrounding areas.

While these objectives form the basic design approach utilized in the formulation of this plan, the opportunities and constraints imposed by the natural and man-made environments within the area, to a large extent, play a major role in shaping the future of this development. These environmental factors are the subject of the next section.

SECTION 3

ENVIRONMENTAL CONSIDERATIONS

A number of natural features and man-made factors, both existing and proposed, define potential opportunities and constraints that should be utilized to provide the best quality development for this area. Among those factors are the existing land uses, soil, vegetation, and topography in the neighborhood.

EXISTING LAND USE

The land within this proposed development is being farmed. The proposed development has recently been re-designated to Suburban Estate Residential under the long term land use concept plan of the Municipal Development Plan (M.D.P.). This proposed development conforms to the M.D.P.

SOILS

Based on published information, the soils in and around the Sherwood Park area are of uncas loam and falun loam type, with dark grey and orthic dark grey developed on glacial till.

The geological cross section indicates till composed of clay, silt and sand with boulders and lenses of outwash sand or gravel or disturbed bed rock. The general topography can be described as undulating to gently rolling. The bedrock formation is composed of interbedded bentonitic shales and sandstones with numerous coal seams. The general soil conditions are considered suitable for construction purposes.

VEGETATION

Past agricultural practices have virtually eliminated most of the mature vegetation within the neighborhood boundaries. As a consequence, the existing vegetation is composed primarily of cropped open field or grassland and wetland shrubs/grasses. The wetland shrubs and grasses are found in the vicinity of a localized topographical low area situated within the northeast sector of the proposed development.

The exception to this general description of the vegetation within the Fountain Creek Estates is the tree mass located along the southern and northern boundaries of the area. Every effort will be made to retain and incorporate this tree mass into the design and development of the area. The trees along the rears of lots can be protected by the addition of restricted covenant to the title for each lot.

TOPOGRAPHY

The topography of the lands within the Estate can be described as rolling hills, generally at higher grounds with an aesthetically pleasing view of the City of Edmonton's skyline.

In general, land within the proposed development area drops in a northwesternly direction. A number of low points form part of the natural drainage for the area. The existence of these natural low points will be utilized in developing this area as close to the natural environment as possible (See Figure 2).

ADJACENT LAND USES

The area west of this proposed development is the Restricted Development Area. The area north of the development forms the present development of Fountain Creek Estates. The area south of the development is privately owned and the area across from the development is called Chrenek Estates, which comprises of two to three acre parcel acreages without municipal services.

The development concept proposed for this area must recognize various environmental limitations in the design of the neighborhood. The natural and

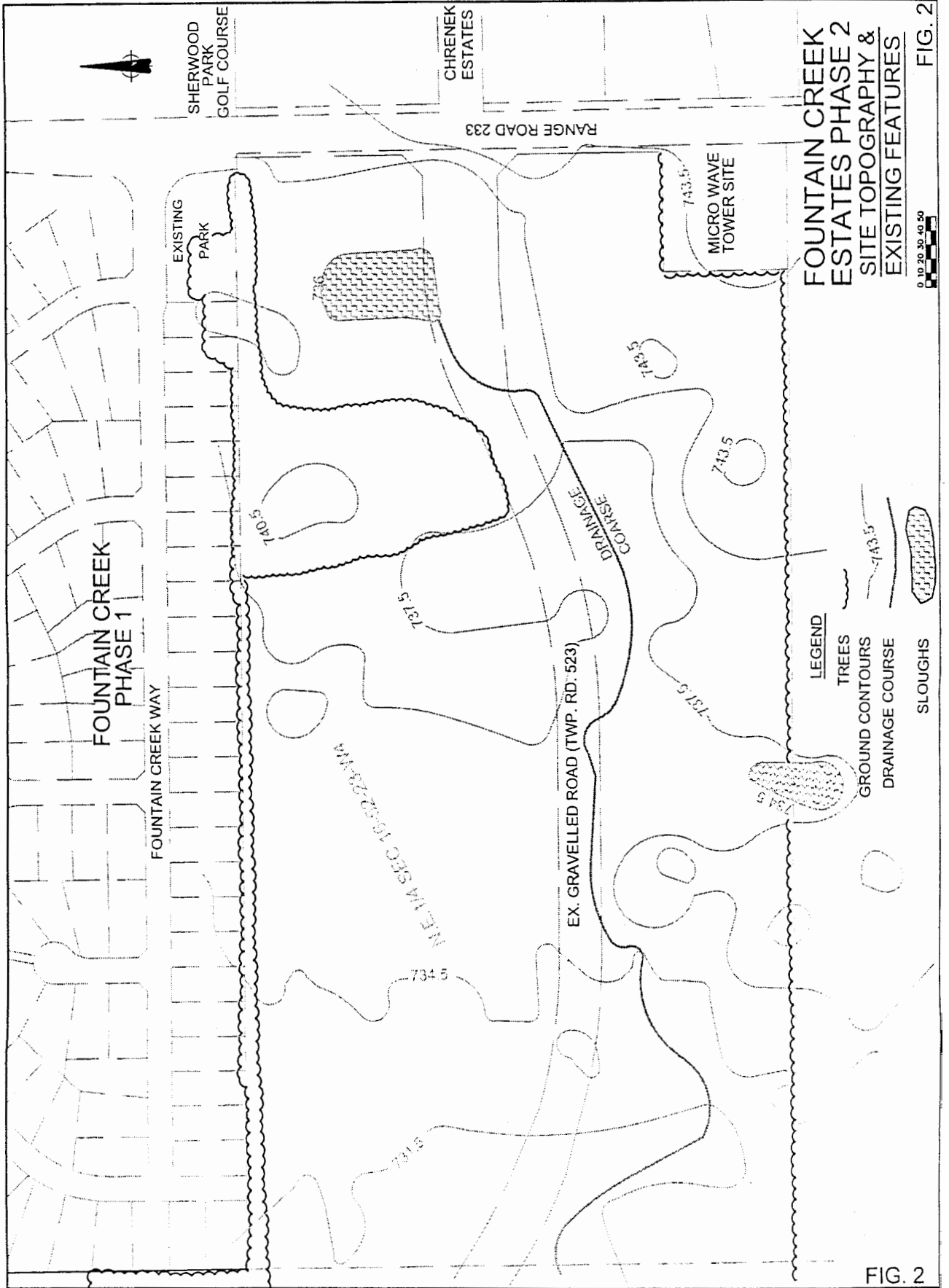


FIG. 2



FIG. 2

man-made environment, however, provide certain opportunities which must be exploited for the long term benefit of the Urban-Country environment in this residential neighborhood.

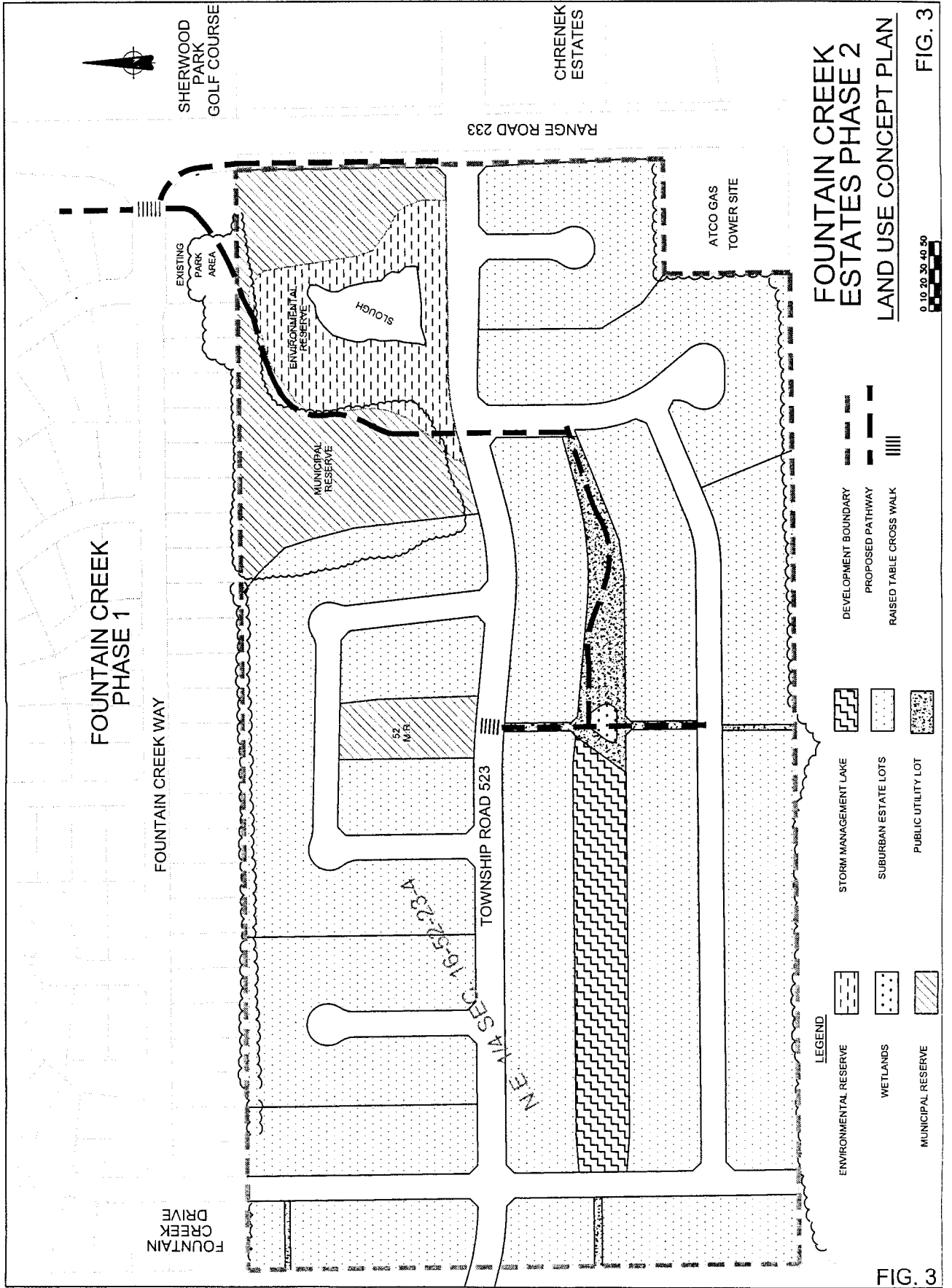
SECTION 4

LAND USE CONCEPT PLAN

The Land Use Concept Plan proposes to guide the future subdivision and the ultimate development of the Fountain Creek Estates as shown in Figure 3. This concept provides for the creation of sub-neighborhood development units (i.e., bays, loops, and cul-de-sacs). These are intended to be developed with distinct and identifiable physical character. Each of these sub-units is oriented either toward the vehicular circulation system within Fountain Creek Estates, or the pedestrian circulation/open space system, stormwater retention pond, and retention of tree mass in the Northeast sector of the developed neighborhood parks.

URBAN DESIGN

The design of Fountain Creek Estates was influenced, in large measure, by the development area's terrain and energy conservation factors.



Given that the land within this neighbourhood experiences a maximum change in elevation of approximately 12m from its east boundary through to its west limit, the natural drainage of stormwater runoff and the meandering route that runoff takes within the Estate, essentially establishes the alignment of the neighbourhood collector road.

The rolling hill type of land is a determinant design factor for the proposed roads and drainage system. With the local road system following natural drainage patterns and extending out directly from the collector route, the servicing systems have been defined. This has also helped in the formulation of a logical vehicular circulation system for the neighbourhood.

In addition, the residential environment within the proposed Estate is separated from direct exposure to the traffic routes and nicely defines the URBAN-COUNTRY set-up .

The main THEME of this development revolves around an Urban-Country mix, where all facilities are available in a natural country setting. The main feature of this development is the proposed stormwater management lake with a pedestrian

bridge in the centre. A system of walkways will make it easy to walk over to the lake area as shown in Figure 3.

Energy conservation concepts play a role in the design of Fountain Creek Estates. Where possible, local roads were aligned east-west to minimize shadow encroachments on adjacent lots enhancing the potential for each dwelling unit to capture the maximum amount of radiant energy. This fairly simple technique increases significantly the potential to apply the principles of solar space heating to the majority of the dwellings within the neighborhood.

HOUSING PROFILE

The housing proposed in the Fountain Creek Estates would entirely consist of a single detached residential dwelling of low density suburban estate lots. Each lot will consist of a minimum site width of 25m and a minimum site depth of 50m, which conforms to the minimum requirement of the Land Use Bylaw.

LAND USE SUMMARY

The land use allocation within the neighborhood is shown in Table 1 on Page 22.

The total population of this suburban residential area is anticipated to be around 400 people. This is dependant on the total lot yield within the proposed subdivision.

CIRCULATION SYSTEM

The circulation system proposed to service the neighborhood is comprised of three key elements: the road network, the pedestrian circulation system and nearby public transit system.

THE ROAD NETWORK

The Fountain Creek Estates neighborhood will have good access to Wye Road, Secondary Highway 628 and Highway 216. The Whitemud Freeway (45th Avenue) extends easterly to Secondary Highway 628 which is approximately 1.5 miles south from the development site on Range Road 233 (See Figure 1). The proposed development will provide 10 meters of road widening to Range Road 233 to accommodate an acceleration and deceleration lane into Phase 2.

The primary access to this development will be from the existing roadway constructed in connection with access management on Highway 216. This roadway will be urbanized and realigned as indicated. Land exchange with Strathcona County will be required to exchange realigned right-of-way for the existing right-of-way. A sufficient carriageway width will be provided so farm machinery can be accommodated. The wider carriageway will also encourage residents of Phase II to use this collector road rather than travelling through Phase I and using the secondary access. The existing traffic counts and traffic projections will be examined to determine intersection improvements on Range Road 233.

PUBLIC TRANSPORTATION

The neighborhood collector roads will form the main transportation grid for this neighborhood. The residential population will be well serviced by the public transportation facilities since the main bus drop-off terminal is located one mile from this neighborhood.

PEDESTRIAN CIRCULATION

A trail system is proposed to allow residents to experience the treed reserve area, the stormwater lake and green belt area.

This trail will be paved per Strathcona County Standards except where it follows roadways, in which case it will follow the streetside walks.

POWER, TELEPHONE, AND GAS

These utilities are expected to be available per the Franchise agreement in place with Strathcona County.

COMMUNITY SERVICES AND FACILITIES

The community services and facilities for the proposed neighborhood are briefly described as follows:

1. SCHOOLS

Children from ECS to Grade 6 and student at the junior and senior high school levels can be accommodated in a number of public and separate schools in close proximity to this development. The projected student population from the proposed development is as follows:

	<u>Public</u>	<u>Separate School</u>	<u>Total</u>
Elementary	46	23	69
Junior High	46	15	61
Senior High	39	19	<u>58</u>
			188

2. PARKS AND OPEN SPACES

Two potential parks and open spaces are planned in and around the proposed Estate. Figure 3 shows these locations. The first proposed location is near the entrance to the development and consists of natural tree stand, accessible by Range Road 233. The second site is located north of Township Road 523.

3. RETAIL COMMERCIAL SERVICES

Local convenience and major commercial facilities are located one mile north of the proposed development along Wye Road. The major shopping centres are located on Wye Road on Sherwood Drive (north).

4. CHURCHES

A number of Churches are located in close proximity to the proposed development. Some of these Churches are: Church of Latter Day Sainte; Church of Nazarene; Good New Moravian; Jehovah Witness; Mount Olivet Lutheran Church; St. Thomas Anglican; Salisbury United; Sherwood Park Alliance; Sherwood Park Baptist; Sherwood Park Pentecostal; Sherwood Park Seventh Day Adventist; Sherwood Park United; and Park Mennonite Church.

5. GOLF COURSES

A major attractive feature of the proposed development is the existing golf course across from Range Road 233 on the east side. This 18 hole golf course is conveniently located for the residents of the proposed development.

6. PROTECTIVE SERVICES

The police services will be provided through the existing R.C.M.P offices at 911 Bison Way (467-7741). Emergency services will be provided by Sherwood Park Station 1 at 1933 Sherwood Drive (467-5237).

7. HEALTH/LIBRARY SERVICES

Health services will be provided to the residents of the Estate from facilities located in the Strathcona Family and Community Services Centre at Village Drive. Library services will be available from facilities at the Sherwood Park Mall.

SECTION 5

ENGINEERING AND UTILITY INFRASTRUCTURE

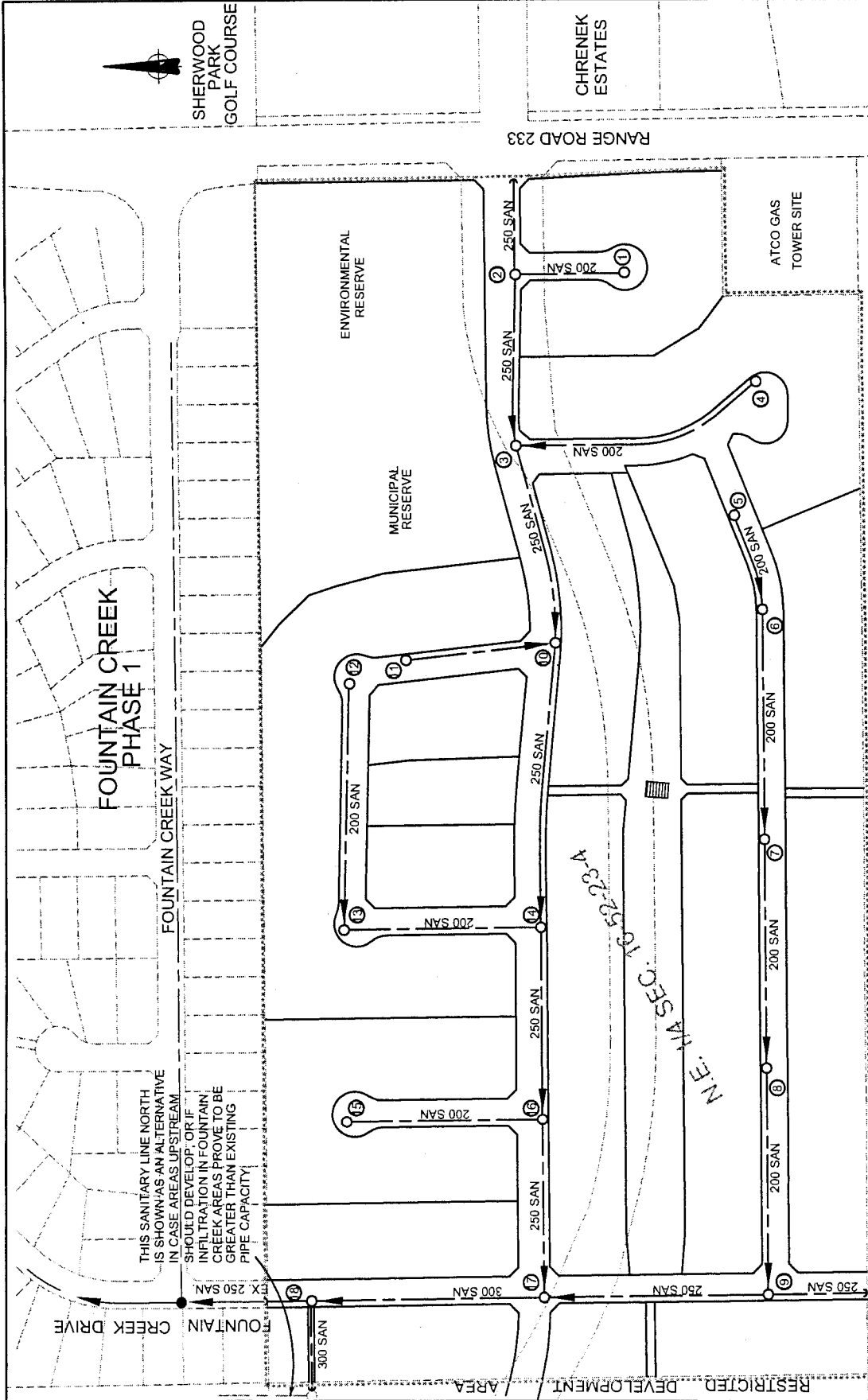
General:

This section of the Neighborhood Structure Plan briefly describes the design concepts proposed for the sanitary sewer system and storm drainage system, water distribution system, transportation, power, telephone, and natural gas. A design brief in support of this ASP amendment will address these concepts in more detail.

SANITARY SEWERAGE SERVICES

The basin for the sanitary servicing is shown in Figure 4. The proposed sanitary servicing plan in Figure 4 consists of the following:

- **The internal neighborhood sanitary sewer system will be composed of a series of gravity sewers ranging in size from 200mm to 250mm that will drain to a 250mm pipe running north along the western boundary to the existing sanitary sewer along Fountain Creek Drive just south of the intersection with Fountain Creek Way. The 300mm offsite trunk and the existing 250mm sewer line**



**FOUNTAIN CREEK
ESTATES PHASE 2
SANITARY SERVICING
CONCEPT**

FIG. 4



UNDEVELOPED AREA

LEGEND

—	EXISTING	—	PROPOSED
—	SANITARY SEWER	—	SANITARY SEWER
—	FLOW DIRECTION	—	FLOW DIRECTION
○	MANHOLES	○	MANHOLES
Ⓢ	MANHOLE NUMBERS	Ⓢ	MANHOLE NUMBERS
—	DEVELOPMENT AREA	—	DEVELOPMENT AREA

FIG. 4

through the west portion of Fountain Creek Phase I were over-sized to accommodate this area as indicated in Figure 5. Capacity is available in the line based on an infiltration allowance of 0.28L/sec/ha, that is judged to be an appropriate allowance for the low density of development in Phase I, and considering that all houses in Phase I to have walkout basements. This is addressed in more detail in the Design Report.

- Sump pump drain collectors will be provided to all lots.
- Monitored metering of inflows from Phase I will commence this spring to verify inflow infiltration.
- A proposed method to create capacity in the existing trunk sewers north of Wye Road is addressed in a letter to Strathcona County.

WATER DISTRIBUTION SYSTEM

A three hundred (300mm) diameter watermain was constructed to service Phase I from the existing 350 mm diameter main located at the intersection of Ordze Avenue and Ordze Crescent to the north entry point, where it splits to two 200 mains which encircle Phase I as shown on Figure 6.

FOUNTAIN CREEK ESTATES PHASE 2

EXISTING OFFSITE
SANITARY

FIG. 5

0 100 200 300
Feet

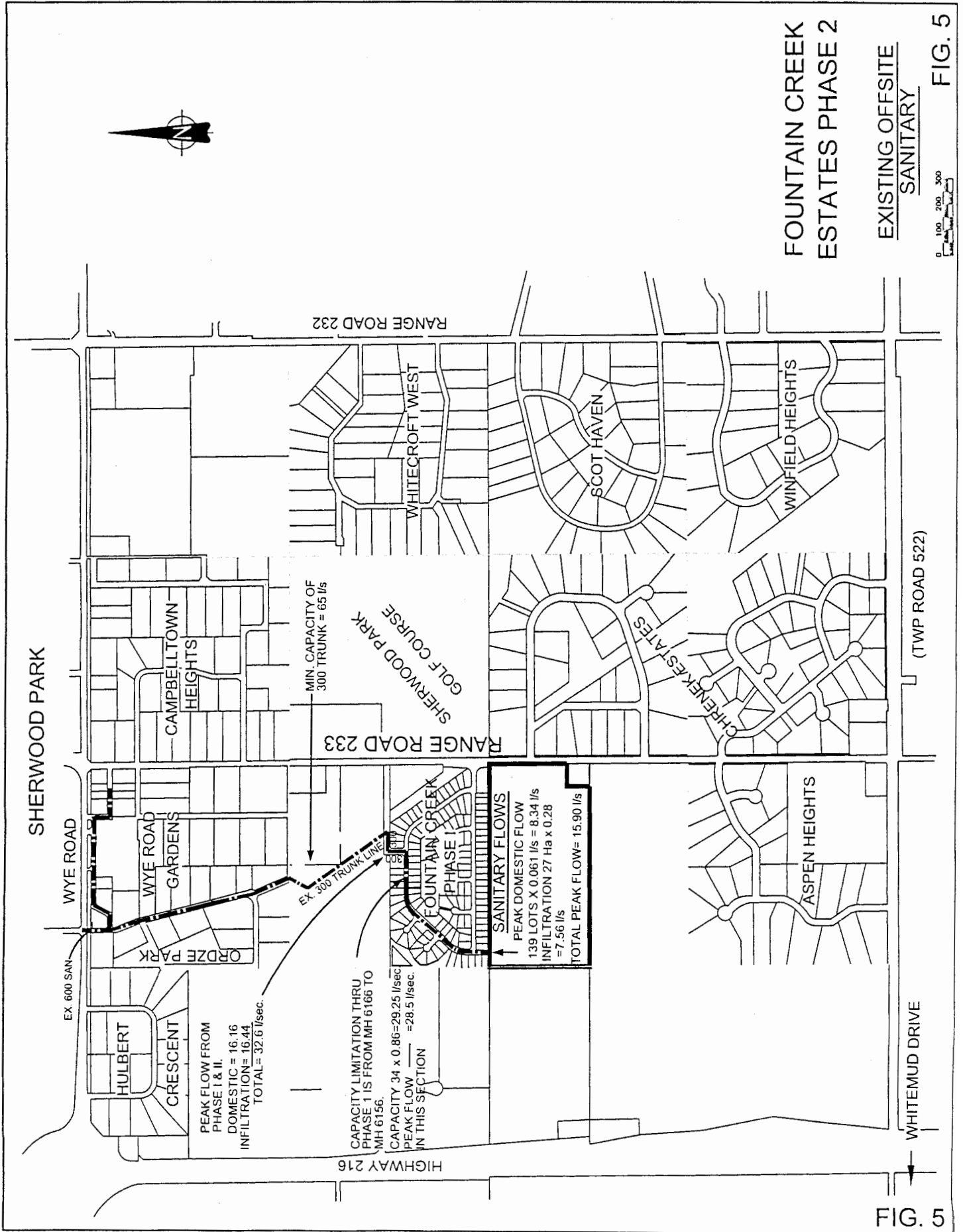
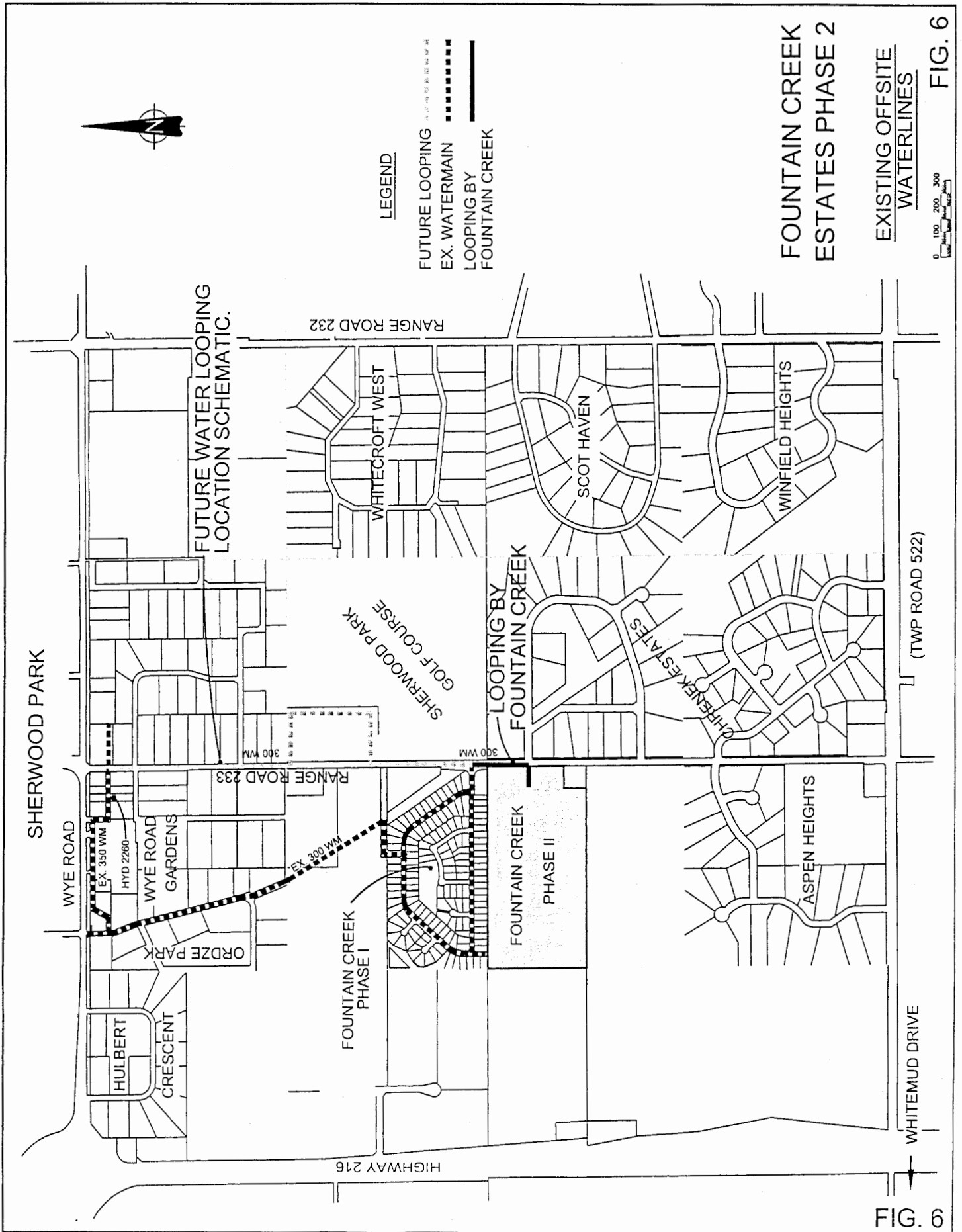


FIG. 5



SHERWOOD PARK

WYE ROAD

HULBERT
CRESCENT

ORDZE PARK

WYE ROAD
GARDENS

300 WM

RANGE ROAD 233

FUTURE WATER LOOPING
LOCATION SCHEMATIC.

300 WM

HIGHWAY 216

FOUNTAIN CREEK
PHASE I

SHERWOOD PARK
GOLF COURSE

RANGE ROAD 232

WHITECROFT WEST

FOUNTAIN CREEK
PHASE II

LOOPING BY
FOUNTAIN CREEK

SCOT HAVEN

CHEYENNE ESTATES

ASPEN HEIGHTS

WINFIELD HEIGHTS

WHITEMUD DRIVE

(TWP ROAD 522)

LEGEND

- FUTURE LOOPING
- EX. WATERMAIN
- LOOPING BY FOUNTAIN CREEK

FOUNTAIN CREEK
ESTATES PHASE 2

EXISTING OFFSITE
WATERLINES



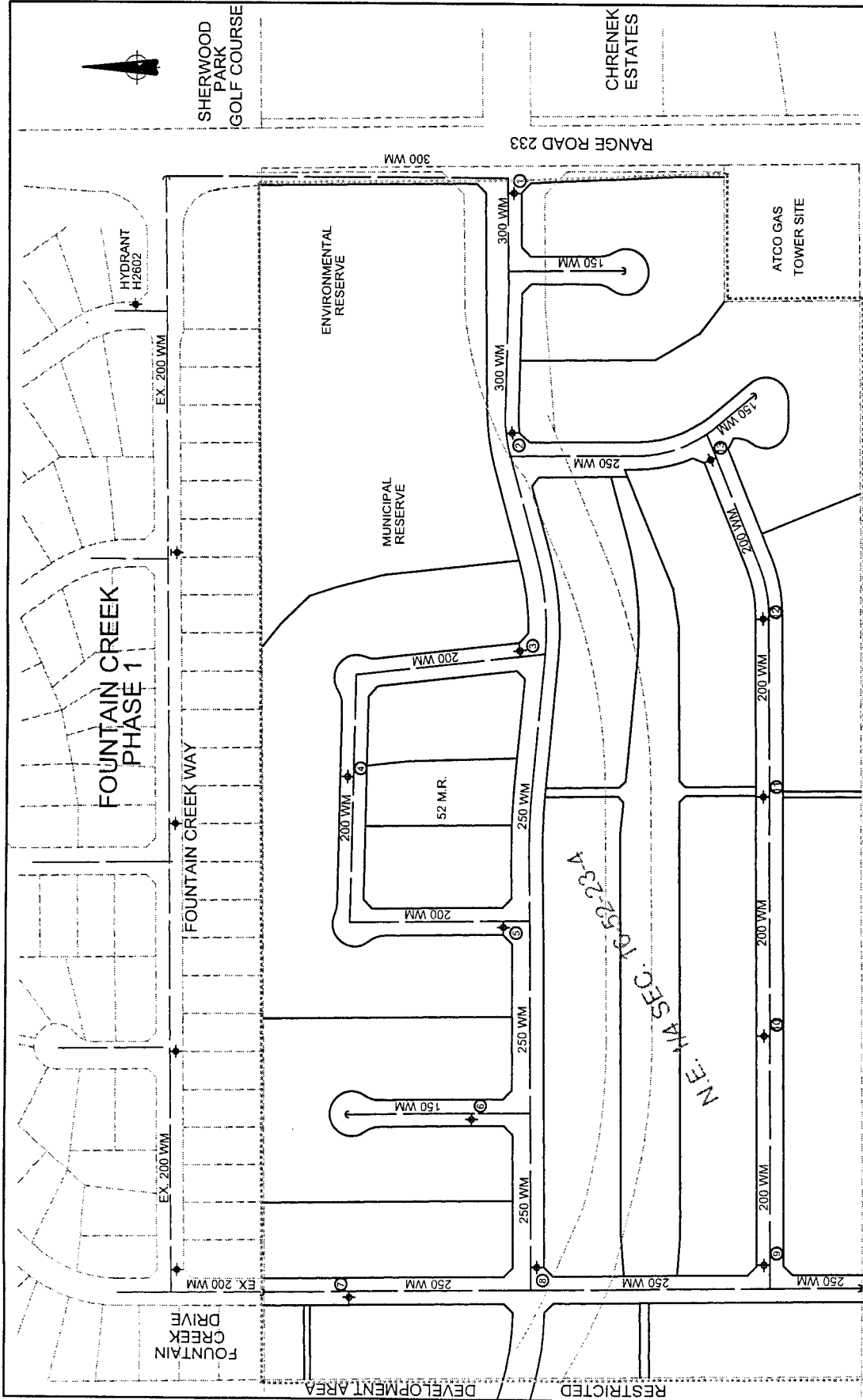
FIG. 6

FIG. 6

Phase II will be serviced by making a connection to the existing 200 mm line on Fountain Creek Drive at the west end, as well as a connection from the existing 200mm line on Fountain Creek Way and Range Road 233 as shown in Figure 7. The size requirements of the new lines will be determined in a design brief to follow.

STORMWATER DRAINAGE SERVICES

The development will be serviced by a conventional piped storm system to handle the minor storms that will drain to a stormwater management lake. A stormwater management lake is proposed to store excess runoff from the 100-year storm and release at the pre-development rate. The proposed minor/major storm system for the development area is shown in Figure 8.



**FOUNTAIN CREEK
ESTATES PHASE 2**

**WATER SERVICING
CONCEPT**

FIG. 7

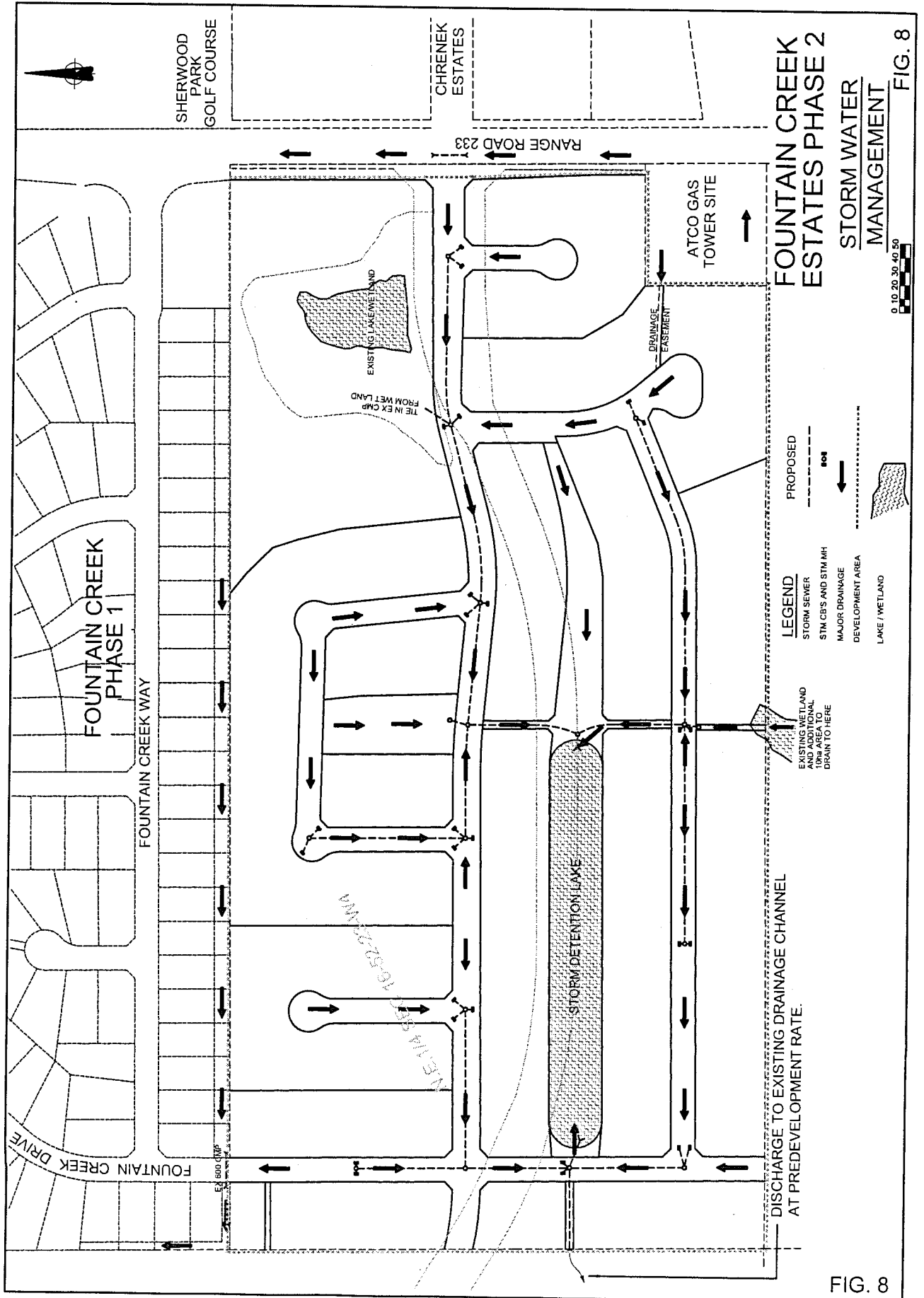
NOTE: WATERMAIN SIZES
ARE AS PER HNA.



LEGEND

EXISTING	←	PROPOSED	→
WATERMAIN	—	FIRE HYDRANT	⊕
HYDRANT NUMBERS	⊕	DEVELOPMENT AREA

FIG. 7



**FOUNTAIN CREEK
ESTATES PHASE 2
STORM WATER
MANAGEMENT**

- LEGEND**
- PROPOSED
 - STORM SEWER
 - STM CBS AND STM MH
 - MAJOR DRAINAGE
 - DEVELOPMENT AREA
 - LAKE / WETLAND

0 10 20 30 40 50

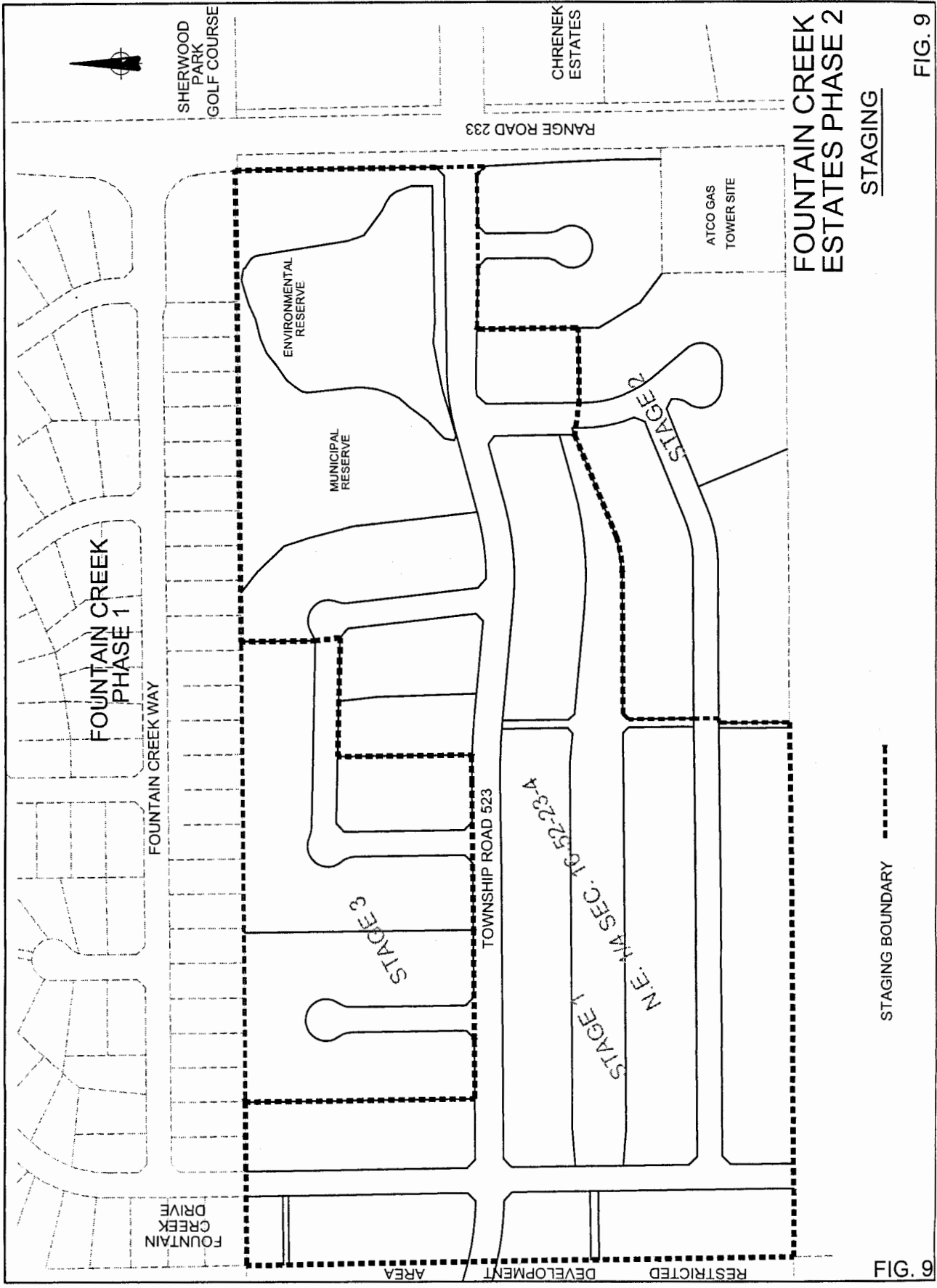
FIG. 8

FIG. 8

SYSTEM MAINTENANCE

IMPLEMENTATION OF THE DEVELOPMENT

The access and logical extension of a municipal servicing system will determine the staging of development that can occur in the neighborhood. The proposed sequence of development can be seen as a three stage development as shown in Figure 9. These stages of development will require both plans of subdivision and/or replotting schemes. It is anticipated that these stages are to be subdivided, serviced and marketed during 2001-2002. The timing for completion of the development will depend on the general market that exists at the time within the vicinity of the Sherwood Park area.



6 FIG. 9

FOUNTAIN CREEK
ESTATES PHASE 2

STAGING

FIG. 9

APPENDIX A
LAND DESCRIPTION

Legal Description

N.1/2 Of 1/4 16-52-23-W4

PLAN 792 3200

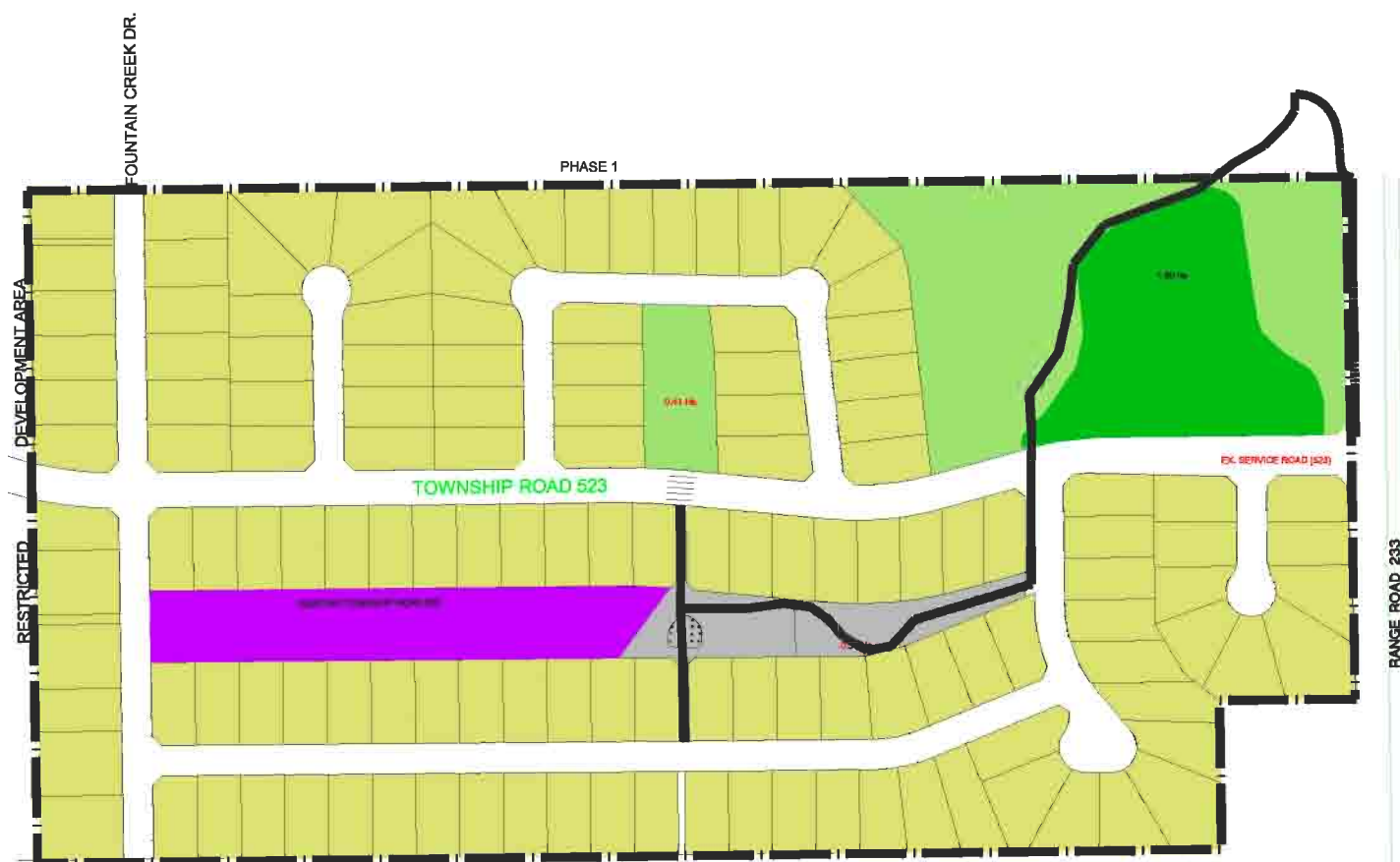
BLOCK A

LOT 2

TABLE 1
GENERAL LAND USE ALLOCATION
THE FOUNTAIN CREEK ESTATES

GROSS AREA:	31.18 ha	100.0%
ARTERIAL ROAD WIDENING AREA:	0.32 ha	1.0%
RESIDENTIAL LAND USES:		
- Single Detached Suburban House	18.60 ha	59.7%
OPEN SPACES/PARK:		
- Environmental Reserve	1.69 ha	5.4%
- Parks and Open Spaces	3.12 ha	10.0%
- Retention Ponds (P.U.L.)	2.09 ha	6.7%
CIRCULATION*:	5.36 ha	17.2%

* Includes Fountain Creek roads, crescents, boulevards, and walkways.



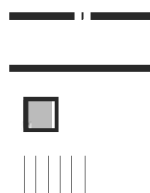
Fountain Creek Estates Phase II Area Structure Plan Bylaw 63-2000

Date of Adoption 20 March 2001

Suburban Estate Lots
Municipal Reserve
Environmental Reserve
Storm Management Lake
Wetlands



ASP Boundary
Proposed Pathway
Public Utility Lot
Table Cross Walk



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Any reliance on the information contained herein is at the user's risk. Changes are periodically made to the ASPs/ARPs and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

Telephone: (780) 464-8212
www.strathcona.ab.ca