

BY-LAW 52-93

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE HERITAGE HILLS AREA STRUCTURE PLAN BY-
LAW 9-85.

WHEREAS it is deemed advisable to amend the Heritage Hills Area Structure Plan;

NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority
conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:


That By-law 9-85 be amended as follows:

1. That this By-law 52-93 is to be cited as the "Heritage Hills Area Structure Plan
Amendment.
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 1st day of June, 1993.

Read a second time this 22nd day of June, 1993.

Read a third time and finally passed this 31st day of August, 1993.


Reeve


Corporate Secretary

AREA STRUCTURE PLAN
AMENDMENT

HERITAGE HILLS

Area Structure Plan
(As approved by By-law 9-85)

Prepared by:

I.D. ENGINEERING COMPANY LIMITED
on behalf of
QUALICO DEVELOPMENTS (EDMONTON) LTD.

May 1993

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1.0 INTRODUCTION

This document has been prepared on behalf of Qualico Developments (Edmonton) Ltd., being the owner of the remaining undeveloped land in the southeastern portion of the Heritage Hills Area Structure Plan Area. This document describes a proposed amendment to the Heritage Hills Area Structure Plan that was approved by Strathcona County Council under By-law 9-85 on April 16, 1985, hereinafter referred to as the "Existing Plan". The Existing Plan proposed a development concept that would guide the subsequent subdivision and development of approximately 140 ha of land. Over the subsequent seven years, approximately half of the Existing Plan has been approved for development. Figure 1 Existing Plan and Amendment Area depicts the Existing Plan and the area now under consideration for Plan Amendment.

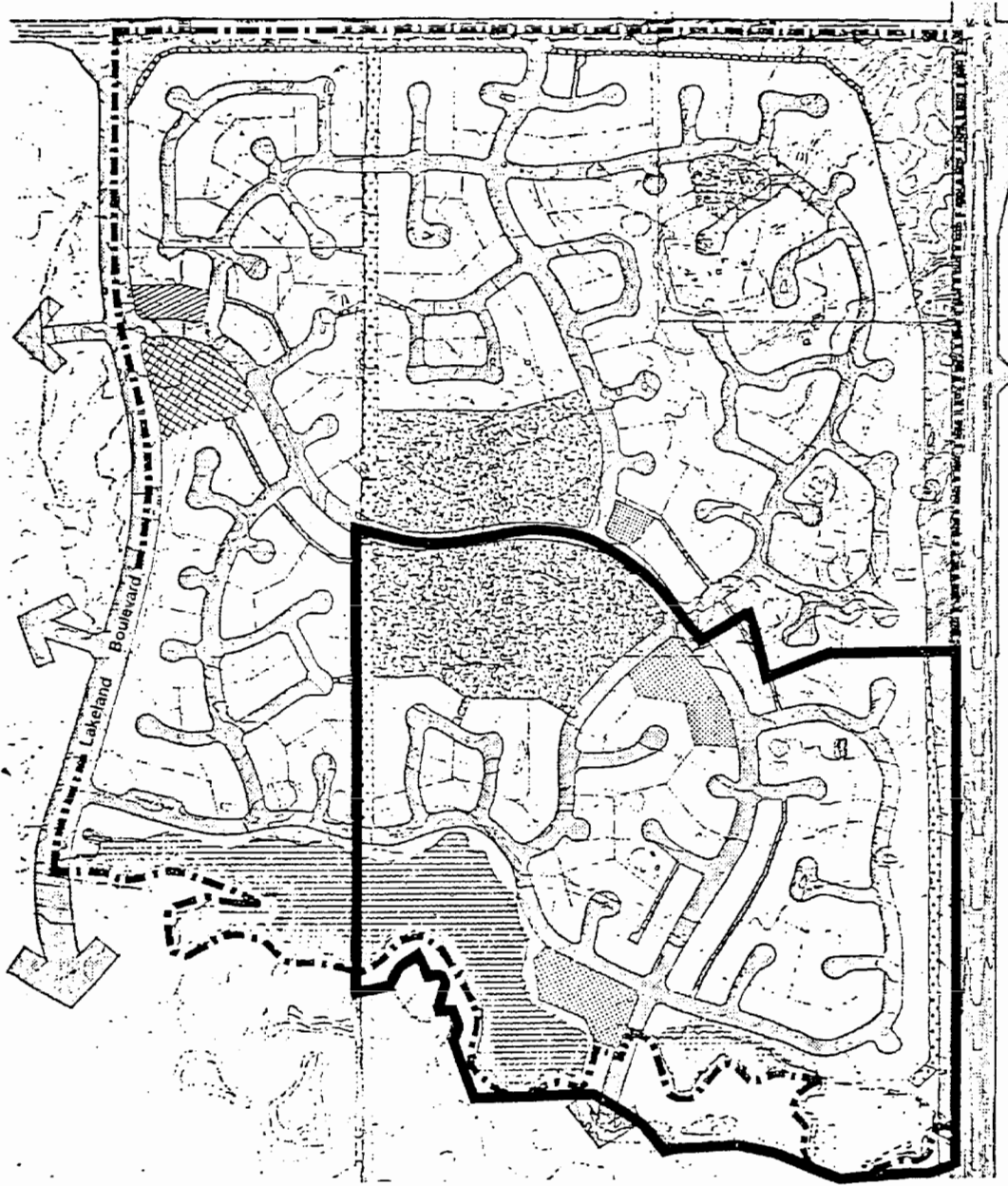
The Plan Amendment Area is vacant and encompasses approximately 49.68 ha of land in the southeastern portion of the Plan Area in Section 36-52-23-W4M. It is bounded on the north by existing approved subdivision development (Registered Plan Nos. 922 2813 and 922 1752), on the east by Highway 21, on the south by the south edge of a natural wetland feature, and on the west by the Norcen pipeline right-of-way. The south boundary of the Plan Amendment Area reflects the surveyed south boundary of the existing wetlands feature and is intended to be coincidental with the north boundary of the adjacent Foxboro Area Structure Plan Area to the south.

2.0 EXISTING PLAN

The Existing Plan is shown on Figure 1. Under the Existing Plan the area proposed for Plan Amendment provides for primarily single detached and some low density multiple family housing forms. A school/park site is shown in the central portion of the Plan Area and a church site was also provided for. The Norcen pipeline right-of-way which traverses the Existing Plan in a north/south alignment was to be utilized as a walkway. The wetlands area was intended as a stormwater retention area.

A road connection across the wetlands was also provided to connect the Existing Plan to the Foxboro Plan Area to the south.

BASELINE ROAD



HIGHWAY 21

EXISTING PLAN &
AMENDMENT AREA



IDE


shown thus 

FIGURE 1

A commercial site and fire station site were included in the Existing Plan west of the proposed Plan Amendment Area and adjacent to Clover Bar Road.

3.0 THE PROPOSED PLAN AMENDMENT

The purpose of the proposed amendment is to revise the Development Concept for the southeastern portion of the Existing Plan encompassing 49.68 ha of land in order to redistrict, subdivide, and proceed with development of these lands.

The revised pattern of development is depicted on Figure 2 - The Proposed Plan Amendment.

The land use changes proposed in this Plan Amendment arise in large measure to complement planning undertaken to preserve the wetlands and include:

- a) deletion of a road link across the wetlands area to connect with the Foxboro Area Structure Plan Area to the south;
- b) reconfiguration of the wetlands to reflect boundaries established by field survey;
- c) inclusion of a natural treed area adjacent to the wetlands as open space;
- d) consolidation of two low density multiple residential housing sites into one secluded site adjacent to the wetlands; and
- e) conversion of a church site to single detached housing.

Other modifications to the proposed land use and development in the Plan Amendment Area are minor and a direct consequence of the modified neighbourhood collector roadway and previous redistricting and subdivision approvals for the developed portions of the Plan Area to the north.

The allocation of land for single detached residential uses includes conventional and some smaller lots. Within the area intended for smaller lot development the lots would not be less than an average of 14 m (46 ft.) wide at the effective setback width. For homes with garages built in front the effective width will be at the 12 m setback. All pie lots will meet the legal frontage width.

The provision of some smaller lots as described will introduce a broader range of variety and choice in the single detached residential lots available in the Plan Amendment Area. From a visual perspective it is intended that the difference in size of single detached residential lots be minor so as to minimize impact on surrounding developed areas and to ensure a complementary land use interface.

HERITAGE HILLS

Area Structure Plan Amendment

PROPOSED PLAN AMENDMENT

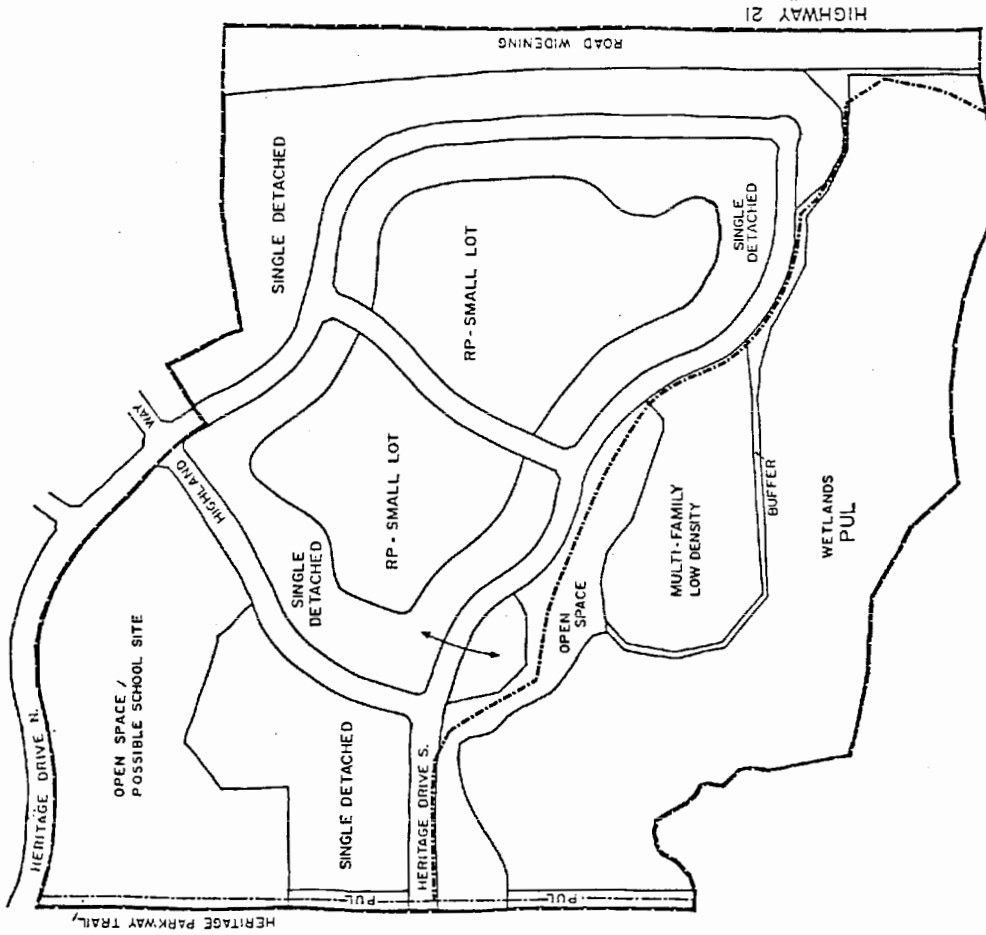
CONCEPTUAL TRAIL ALIGNMENT
SE 36-52-23-W4



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INCORPORATED
A PROFESSIONAL ENGINEERING COMPANY LIMITED
PLANNING AND ENGINEERING

AUGUST 1993

44-622-10



FOXBORO ASP

FIGURE 2

The proposed multiple family site is intended to be developed at a low density not to exceed 35 units/ha or (14 units/acre). The location of the low density multiple family site adjacent to the wetlands and the collector roadway in the southern portion of the Plan Amendment Area effectively separates it from and minimizes its impact on the single detached residential uses. This discrete land use pattern for residential uses and architectural controls in the Plan Amendment Area will promote more compatible and complimentary land use relationships. The architectural controls for the multiple family residential development will be imposed by caveat against the titles prior to the sale of individual lots. These controls will ensure that this development is similar in quality of architectural treatment to the surrounding single detached residential development in Heritage Hills.

The deletion of the road link across the wetlands is intended to preserve the integrity of the wetlands, as a significant environmentally sensitive area of value locally and regionally, and in order that it be sustained. The inclusion of the natural treed area along the northern boundary of the wetlands is intended to preserve the trees as an open space area which will serve to buffer the wetlands from the single detached and multiple family residential development and ensure public access to the wetlands. Residential development contiguous to the wetlands would have an interface that treats the wetlands in a sensitive manner. It should be noted that there may be trails abutting the residential development next to the wetlands as part of the wetlands trail system. Conceptual alignments are shown in Figure 2.

Within the Plan Amendment Area this open space area, which may include some trails, will ensure 500 lineal metres of publicly accessible frontage to the wetlands.

4.0 LAND USE IMPACTS

The allocation of land use within the Plan Amendment Area, as intended by the Proposed Plan Amendment, is summarized in Table 1: Land Use Allocation, and is compared to the land use allocation, within generally the same area, that was previously defined by the Existing Plan, By-law 9-85. This section of the report discusses the land use impacts associated with the proposed land use changes.

TABLE 1: LAND USE ALLOCATION

	<i>Existing Plan</i>		<i>Proposed Plan Amendment</i>	
	<i>Acres</i>	<i>Ha</i>	<i>Acres</i>	<i>Ha</i>
GROSS AREA	112.05	45.35	122.76	49.68
Highway 21 (widening)	2.97	1.20	7.88	3.19
Norcen right-of-way	1.98	0.80	0.99	0.40
Wetlands	18.70	7.57	28.96	11.72
GROSS DEVELOPABLE	88.41	35.78	86.63	35.06
Church	0.72	0.29	--	--
RESIDENTIAL				
Single Detached	48.53	19.64	29.92	12.11
Small Lot	--	--	14.92	6.04
Low Density Multiple Family	4.00	1.62	6.42	2.60
OPEN SPACE				
Neighbourhood Park/School Site	15.39	6.23	14.13	5.72
Local Park	--	--	5.02	2.03
CIRCULATION				
Neighbourhood Collector	3.21	1.30	0.96	0.39
Minor Roads	14.83	6.00	8.90	3.60
Local Roads	1.73	0.70	4.18	1.69
Buffer	--	--	0.47	0.19

The following tables present the estimated residential population and school population generated by the land use pattern for the area in both the existing plan and the proposed plan amendment.

TABLE 2: POPULATION

Existing Plan

	<i>Acres</i>		<i>Units</i>	<i>% of Total Unit</i>	<i>Population</i>
	<i>(acres)</i>	<i>(ha)</i>			
Single Family	48.53	19.64	354	86	1204
Multi-Family	4.00	1.62	60	14	204
TOTAL	52.53	21.26	414		1408

Proposed Plan Amendment

	<i>Area</i>		<i>Units</i>	<i>% of Total Units</i>	<i>Population</i>
	<i>(acres)</i>	<i>(ha)</i>			
Single Family	29.92	12.11	218	48	741
Small Lot	14.92	6.04	148	32	503
Multi-Family	6.43	2.60	90	20	306
TOTAL	51.27	20.75	456		1550

TABLE 3: SCHOOL STUDENTS

Existing Plan

	<i>Elementary</i>	<i>Junior High</i>	<i>Senior High</i>
Public	454	211	169
Separate	151	71	56
TOTAL	605	282	225

Proposed Plan

	<i>Elementary</i>	<i>Junior High</i>	<i>Senior High</i>
Public	500	232	186
Separate	167	77	62
TOTAL	667	309	248

The land uses which are proposed will have a negligible effect on the overall estimated residential and school populations within the Plan Amendment Area.

The decrease in residential land from 21.26 ha to 20.75 ha in the Plan Amendment Area, and a change in the type of residential housing from 86% single detached in the Existing Plan to 80%, and 14% low density multiple residential in the Existing Plan to 20% now will result in a residential population increase by an estimated 142 people. On balance this change in population in the Plan Amendment area will not create a negative impact. A target population of 2803 persons was proposed on Qualico owned lands under the land use pattern in the Existing Plan. The population generated by the seven stages of residential development already approved for Qualico's lands added to the population to be generated by this proposed Plan Amendment will generate a population of only 2665 persons, which is still 138 people less than the overall target established for the area under the Existing Plan.

In this context, the changes proposed in this Plan Amendment are minimal and will have no impact on the provision of municipal or educational services in the Plan Amendment Area or developed portion of Heritage Hills. Further this amendment will have no negative impact on the provision of municipal or school reserves. Overall 7.75 ha of open space would be allocated for municipal park and school purposes. The Existing Plan allocated 6.23 ha of reserve within the Plan Amendment Area to accommodate a public elementary school and neighbourhood park.

The proposed subdivision for this revised land use development pattern is shown generally in a Design Brief and on a tentative plan of subdivision which have been submitted to the Strathcona Planning Department concurrent with this Area Structure Plan Amendment application.

The vehicle trips generated by future residents in the single detached and multiple residential housing in the Plan Amendment Area will not create any major transportation impacts. The deletion of the neighbourhood collector road link from the Plan Area south across the wetlands will require a modified local roadway system to provide for the orderly flow of traffic between collector roads (Heritage Drive South, Heritage Drive North, and Highland Way) and local roadways.

Access to the Plan Amendment Area will be from Clover Bar Road to the east via Heritage Drive North and South, and Highland Way from approved subdivision development to the north.

Noise attenuation measures, in the form of a berm, wall, or both, will be provided along Highway 21. The facility will be designed in consultation with Alberta Transportation and Utilities.

5.0 SERVICING

The general design of the major trunk services proposed for the Existing Plan Area is shown on Drawings 5, 6, and 7 regarding Water Distribution System, Sanitary Sewerage System, and Storm Drainage System respectively in the Existing Plan. These systems and the construction of services required through previous approvals in the Existing Plan Area include consideration of the land contained within the as yet undeveloped Plan Amendment Area as follows:

1. Sanitary sewers through the western portion of the Existing Plan Area along the extension of Highland Way and west to Clover Bar Road.
2. Water main along Heritage Drive north of the Plan Amendment area.
3. Storm sewer outfall and drainage ditch from the intersection of Heritage Drive and Highland Way south to the wetlands.
4. Curbs, roads and sidewalk along Heritage Drive west of Highland Way to Clover Bar Road.

The revised development pattern submitted in this amendment will not have a major impact on existing utility services. Future extensions of existing utility services into the Plan Amendment Area will be by easements provided at the subdivision development stage.

Sanitary service will be provided to the Plan Amendment Area via connection to an existing sanitary outfall in the western portion of the Existing Plan Area.

Water service will be provided to the Plan Amendment Area by the extension south and east of mains at Heritage Drive and Highland Way with a second connection to the Clover Bar Road transmission main north of the wetlands.

Stormwater management for storm run-off from the Plan Amendment Area will be provided by the existing wetlands. There will be storm outfalls with appropriate erosion protection at three or four locations along the north boundary of the wetlands. It is intended that the wetlands will be left in their natural state and will function as a stormwater management facility. This has been documented in a report dated October 1990 entitled "Heritage Hills Area Structure Plan - Storm Water Management".

Extension to existing shallow utilities systems will provide electrical, communications, and natural gas services to the Plan Amendment Area. Depending upon the direction of growth there may be temporary overhead power cables required in order to provide secondary connections. No significant offsite construction will be required as long as development proceeds contiguously.

Further detail on the major trunk services required to serve the Plan Amendment Area is provided in a Design Brief prepared by Walker Consulting Group Ltd. to accompany this amendment application. The Design Brief provides information on the municipal services alignments and capacity requirements.

6.0 IMPLEMENTATION

Should any conflicts be perceived between the Existing Plan and this proposed Plan Amendment this amendment shall take precedence.

Development will occur within the Plan Amendment Area on a staged basis. The owner will propose areas of land for subdivision based on market conditions, a logical servicing sequence, and the general rate of development in Sherwood Park. A general staging scheme for the amendment area is shown on Figure 3.

Specifically regarding the multiple family site, the owner intends that this site be brought on as part of the first half of the remaining lands to be developed.

Prior to any subdivision approval, it will be necessary for subdivision applicants to amend the Strathcona Land Use By-law to the specific categories contemplated by the Revised Development Pattern, and to provide for the installation of municipal services within the area through the negotiation of required servicing agreements with Strathcona County.

HERITAGE HILLS

Area Structure Plan Amendment

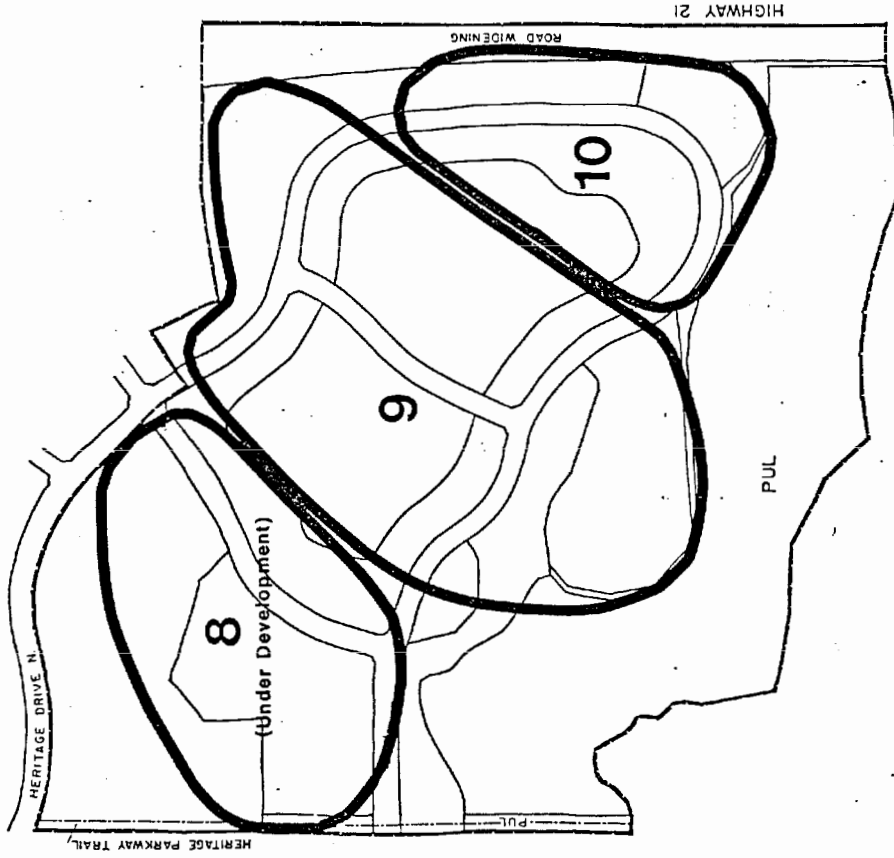
STAGING

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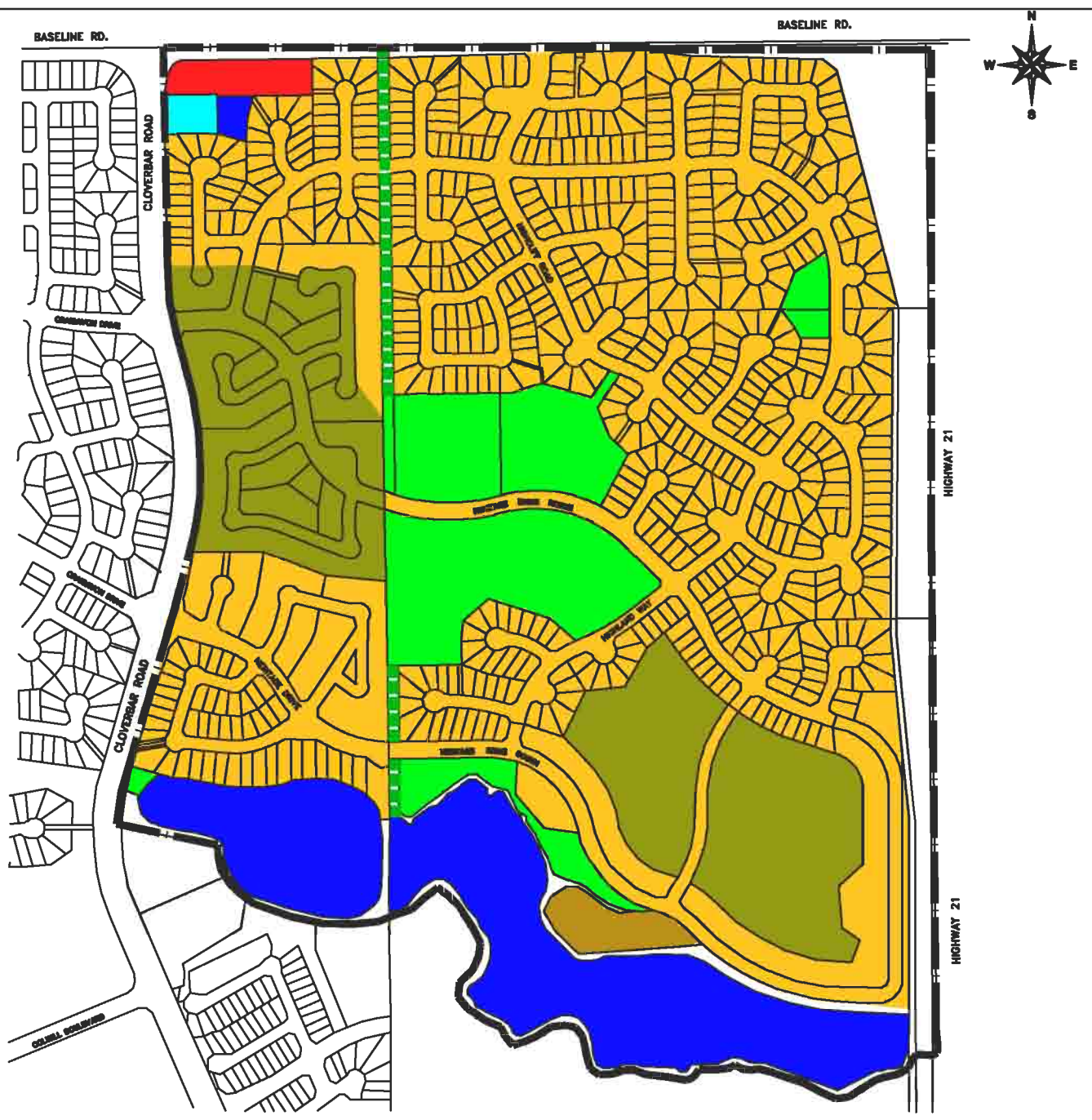


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Heritage Hills Area Structure Plan Bylaw 52-93 (Amendment 2)

Commercial		Single Family		Road Plan	
Fire Station		Small Lot Res		ASP Boundary	
Multi - Family		Stormwater Retention Area		Buffer/Walkway	
School/Park					