BYLAW 57-2004

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE RIDGEMONT ESTATES AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Ridgemont Estates Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That this Bylaw is to be cited as the "Ridgemont Estates Area Structure Plan".

2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 22 day of June, 2004.

Read a second time this 22 day of June, 2004.

Read a third time and finally passed this 22 day of June, 2004.

Mayor

Manager,
Legislative and Legal Services

Date Signed: June 28, 2004

PDRSAdmin.66343

SCHEDULE "A" BYLAW 57-2004

RIDGEMONT ESTATES

AREA STRUCTURE PLAN

IN THE

SE ¼ SEC. 5-53-22-W4M

STRATHCONA COUNTY

Prepared by:

HAGEN SURVEYS (1982) LTD.
8929 – 20th Street
Edmonton, Alberta.
T6P 1K8

April, 2004

TABLE OF CONTENTS

LIST OF FIGURES

1.0 INTRODUCTION

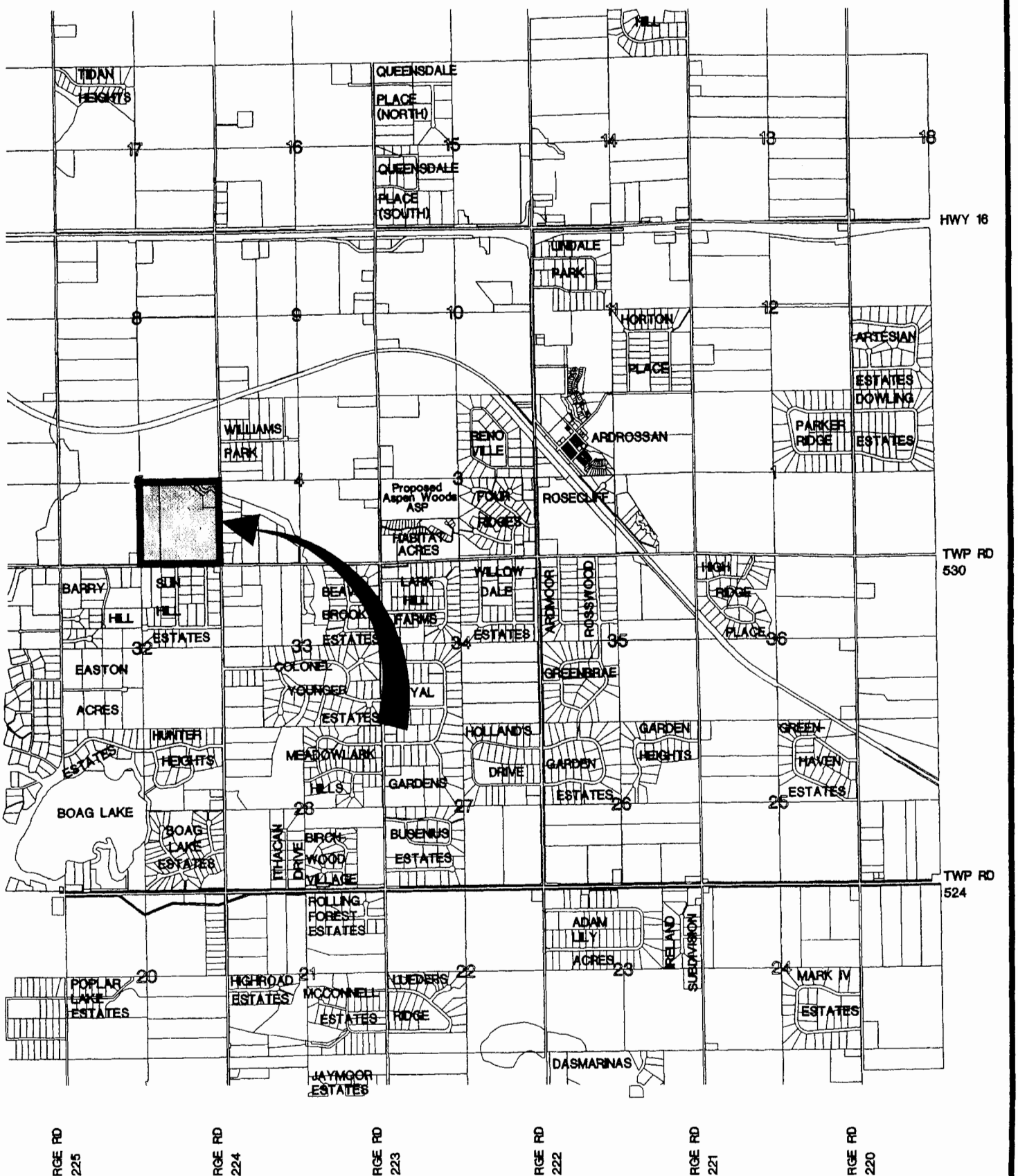
The subject property legally described as Pt. of the SE ¼ Sec. 5-53-22-W.4M. is located on the north west corner of the intersection of Township Road 530 (Baseline Road) and Range Road 224. The property contains 43.47 hectares (107.41 acres) more or less. The Figure 1 Key Plan on the following page depicts the location of the subject site.

1.1 PURPOSE

To facilitate the subdivision of the subject lands into 33 country residential lots ranging in size from 0.8 hectares (1.98 acres) to 1.90 hectares (4.69 acres)

1.2 OWNERSHIP

There are five parcels in the subject quarter section and they consist of Lot 1, Plan 9420677, a 1.4 hectare (3.46 acre) developed parcel located in the north east corner of the quarter on the north side of Old Man Creek; Lot 2, Plan 9420677, a 2.91 hectare (7.19 acre) developed parcel also located in the north east corner of the quarter on the south side of Old Man Creek; Lot 3ER (Enivronmental Reserve), Plan 9420677, a 1.21 hectare (3.99 acre) Environmental Reserve parcel which encompasses most of the creek bed and valley of Old Man Creek; Lot A, Plan 2444RS, a 16.08 hectare (39.73 acre) parcel developed as a berry farm and located along the entire west boundary of the quarter section and the subject property legally described as part of the SE ¼ Sec. 5-53-22-W4M, a 43.47 hectare (107.41 acre) undeveloped parcel.



KEY PLAN

SE 5-53-22-W4

Source: Strathcona County Mapping

Drawn by: Chantelle Smearer C.P.T.			File No.: 4410-2003P001
Date Drawn: 18/12/03		Scale: not to scale	File No.: X
Revision Date: dd/mm/yy		Revision No. x	Dwg No.: P32F0005

PLANNING & DEVELOPMENT SERVICES

Strathcona County

1.3 RIGHTS OF WAY/CONSTRAINTS TO DEVELOPMENT

The titles to the properties are subject to four utility rights of way, two in favor of Atco Gas and Pipelines Ltd. being instrument number 5168TS and 762 188 194, one in favor of Utilicorp Networks Canada (Alberta) Ltd. being instrument number 3785TL and one in favor of Strathcona County being instrument number 962 043 599. Both Atco Gas instruments refer to specific rights of way for gas pipeline purposes along the south side of the property, the Utilicorp Networks instrument refers to a specific right of way for an overhead power line also along the south side of the property and the Strathcona County instrument refers to a blanket right of way for drainage purposes. The locations of the two Atco Gas rights of way and the one Utilicorp Networks right of way are shown on the plans, which form part of this document. As the Strathcona County drainage right of way is blanket in nature its location can not be shown.

2.0 STATUTORY PLAN COMPLIANCE

This Area Structure Plan (ASP) is consistent with the Strathcona County Municipal Development Plan (MDP) Bylaw 38-98 which designates the property as Country Residential Policy Area. The Country Residential Policy Area allows for the development of parcels as small as 0.8 hectares (2.0 acres) in size.

Strathcona County Land Use Bylaw 8-2001 designates the property as (AD) Agricultural: Future Development District and therefore the Land Use Bylaw will require amendment to rezone the land from (AD) Agricultural: Future Development District to (RC) Country Residential District prior to subdivision approval. Since the RC district allows for country residential parcel sizes of 0.80 hectares (2.0 acres) and larger, this amendment is consistent with the MDP.

3.0 ENVIRONMENTAL ELEMENTS

3.1 TOPOGRAPHY

Topographic relief on the property is rolling with a general downward slope to the south west. Relief varies by about 26 metres (85 feet). The highest point is the south east corner of the site with an elevation of approximately 716 metres geodetic and the lowest point is the north west corner of the site with an elevation of approximately 690 metres geodetic.

The rolling terrain is dotted with numerous peaks and depressions and a drainage course traverses the property. The drainage commences with a man made ditch along the south boundary of the property which drains a wetland on the south west corner of the property to another wetland in the south central portion of the property. From the south central wetland a man made drainage course meanders to the north and north east eventually draining into Old Man Creek which is located just north east of the subject property. Figure 2 on the following page depicts the existing site conditions which shows the contours, tree cover, pre-development drainage areas and improvements on the subject property.

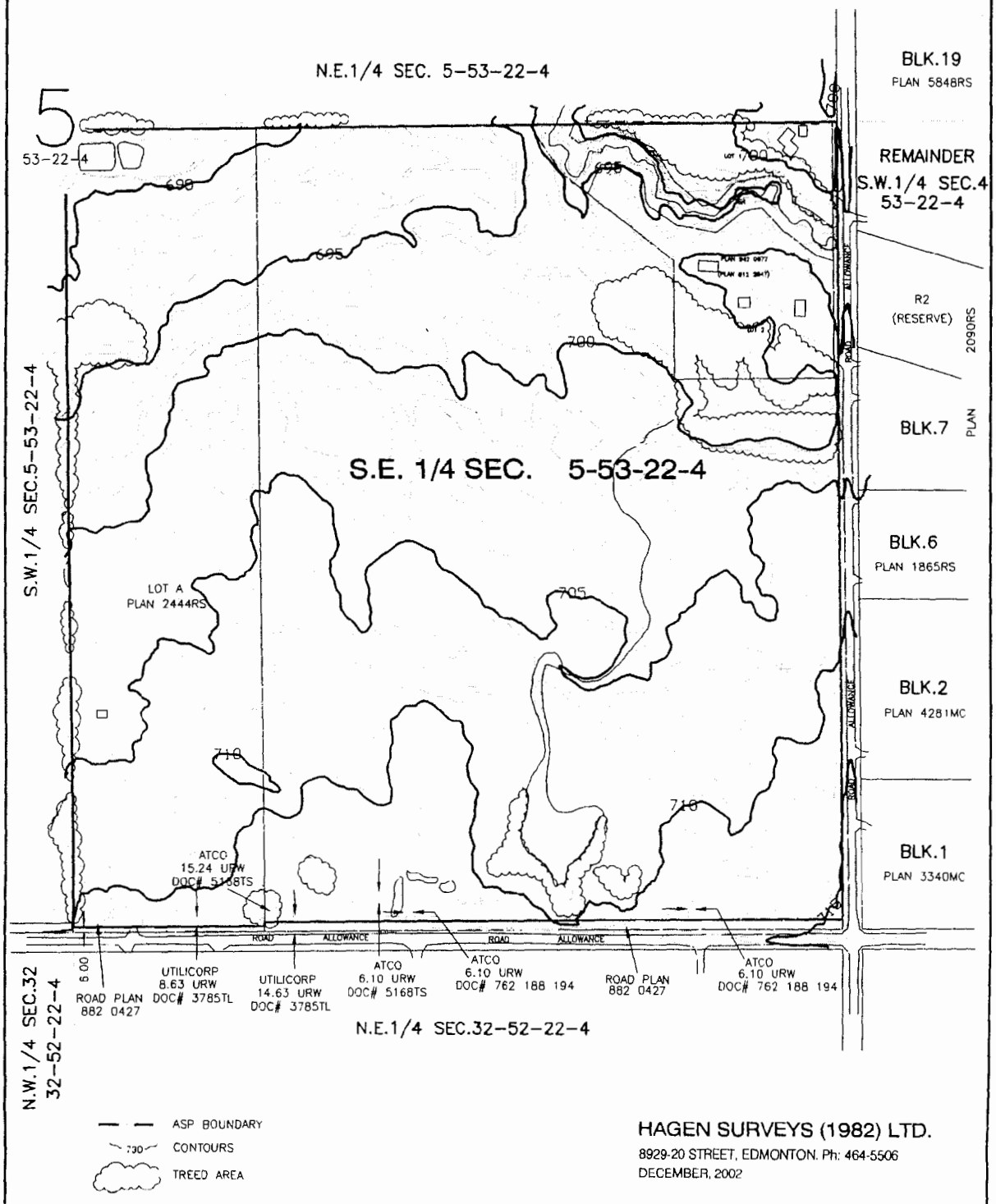
3.2 VEGETATION

Only about 5.5% or 6 acres of the subject property is tree covered. There is one significant treed area on the subject property located in the north east corner of the site, which consists of about 4.5 acres of native poplar forest. The remaining tree cover consists of scattered willows and immature poplar around several small intermittent wetlands located along the south side of the site. The overstorey is deciduous consisting mainly of aspen, black poplar and birch with the most predominant species being black poplar. The understorey has been grazed and thus has very little vegetation.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
S.E. 1/4 SEC. 5-53-22-4
STRATHCONA COUNTY

Fig. 1
EXISTING CONDITIONS



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

DECEMBER, 2002

The remainder of the property is open meadow land with a majority of the property or about 75 acres growing tame grass for hay. The remainder of the meadow land consists of native grass which is located north of an east/west fence line and is concentrated at the north end of the site.

3.3 SURFICIAL GEOLOGY

The surficial geology of the site consists of approximately 0.20 to 0.40 metres of organic topsoil which is silty black with rootlets and is underlain by glacial clay till and glacial sand till of uneven thickness up to 30 metres thick. In some low areas predominantly along the south side of the property spring run-off and rainfalls collect creating shallow intermittent sloughs overlaying deposits. These scattered depressions are small and are not a serious constraint to development.

3.4 SOILS

The soil on the entire site is shown on the Soil Survey of the Edmonton Sheet as Angus Ridge Loam. Angus Ridge Loam is an eluviated black chernozemic soil developed on glacial till. The surficial loam is between 20 centimetres and 40 centimetres deep.

Under the Canada Land Inventory Soil Capability for Agriculture Index the soil on the subject site is classified as approximately 90% Class 2 with adverse topography and approximately 10% Class 4 with soil limitations and adverse topography. The Class 2 designation reflects soil with moderate limitations that restrict the range of crops of require moderate conservation practices and the Class 4 designation reflects soils that have severe limitations that restrict the range of crops or require special conservation practices, or both. The soil limitations in the Class 4 soils could be one or more of the following: undesirable structure,

low permeability, a restricted rooting zone because of soil characteristics, low natural fertility, low moisture holding capability or salinity.

3.5 SURFACE DRAINAGE

Given the topographic characteristics of the site with the highest land being located in the south east corner of the site and the lowest land in the north west corner of the site surface drainage is typically in a north west direction with a gradient of about 2% to 3%. Run off generally ends up in Old Man Creek which is just north of the subject site. Old Man Creek then flows north west into the North Saskatchewan River which is about 8 kilometres north west of the site. A portion of the site is in the Oldman Creek floodplain. With regards to the approximate floodplain limits adjacent to Oldman Creek, AMEC Infrastructure is presently working on the design of a major 2.7 metre diameter bridge culvert across Highway 21 approximately 3 km. downstream from the Ridgemont development. In addition, Samide Engineering has recently completed an analysis of Creek flows just downstream of the Highway 21 crossing. In both cases, the conservative estimate for the 1:100 year flow in Oldman Creek at Highway 21 is approximately 20 cubic metres per second. Adjacent to the Ridgemont development, the 1:100 year flow is conservatively estimated at 17 cubic metres per second.

An analysis of the Oldman Creek channel adjacent to Range Road 224 and adjacent to the north property line of the development revealed that the depth of flow in the channel to accommodate 17 cubic metres per second would be approximately 1.5 metres to 1.7 metres and the estimated flood plan limits would be as depicted on Figure 3. It is clear from Figure 3 that the 1:100 year flood would not enter the subject property and therefore would not impact any of the lots near that boundary.

A preliminary storm water management/drainage study prepared by AMEC Infrastructure Limited, a full copy of this report which is included in the design brief indicates two different drainage basins areas as shown on the Figure 4 map.

The main drainage basin consists of almost the entire site as well as most of the Sun Hill Estates Country Residential subdivision, some lands in the quarter section immediately east of the subject and parts of the SE ¼ Sec. 32 and NW ¼ Sec. 33-52-22-W4M. Drainage from adjoining lands in this drainage basin enter the subject site through two culverts under Baseline Road (Township Road 530). The water then runs east/west along ditches inside the south property line to the south central wetland. This wetland then drains to the north through a man made ditch/swale which runs northward through the site discharging into the Old Man Creek valley.

Approximately 12 acres along the west side of the site is in a different drainage basin than the majority of the site. Run off in this narrow strip sheet drains overland into the property immediately west of the subject site. This run off also flows to the north west eventually finding its way into Old Man Creek as well.

As previously noted the undulating nature of the topography has resulted in several landlocked sloughs and depression areas particularly along the south side of the site. These areas are intermittent and small enough that they are not an impediment to the development of the lots on which they are located.

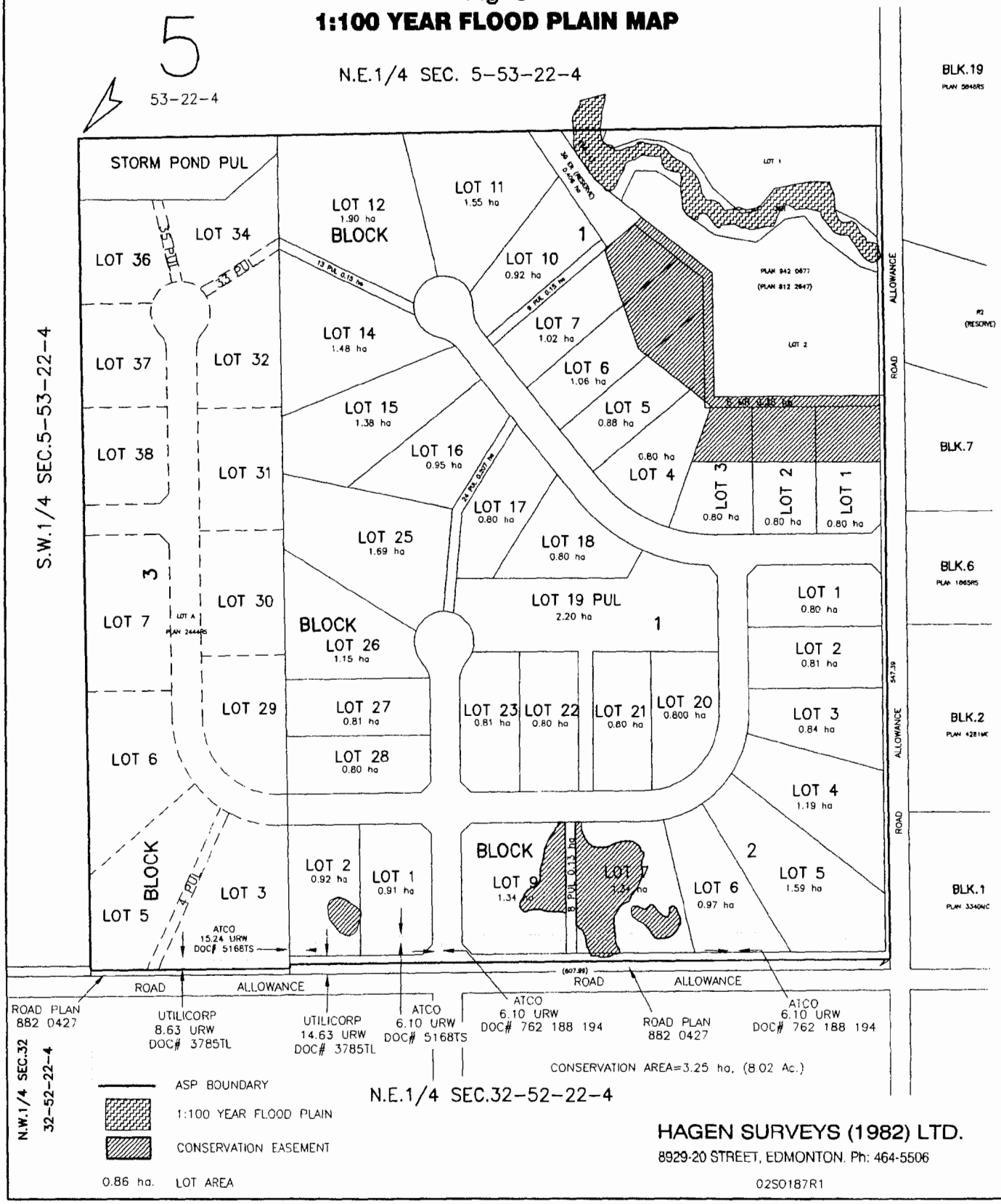
3.6 WATER TABLE

Water table testing was done on the subject site to determine developable areas. Water table test holes were drilled on the subject property by AMEC Infrastructure Limited on April 26th of 2002. A copy of this report is included in the design brief that was submitted in support

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
S.E. 1/4 SEC. 5-53-22-4
STRATHCONA COUNTY
Fig. 3

1:100 YEAR FLOOD PLAIN MAP



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

02SO187R1

NOTES / LEGEND

- Existing key culverts
- Existing drainage course

NO.	REVISION	DATE	BY	CKD.	APP'D.

SCALE	1:7500
DATE	NOV. 2002
DRAWN	AJN
CHKD.	JCK
ENGINEER	
APPROVED	

CLIENT NAME	YORKTON DEVELOPMENTS LTD.
PROJECT NAME	RIDGEMONT ESTATES SUBDIVISION STRATHCONA COUNTY
DRAWING TITLE	STORMWATER MANAGEMENT LOCATION AND DRAINAGE BASIN PLAN
PROJECT NUMBER	EDR02-0029
DWG NO.	FIGURE 4

AMEC Infrastructure Limited amec

CAD FILE: ... \ACAD\EDR02\0029\REPORT\[illegible].DWG

DATE OF PLOT: NOV. ... 2002

of the Area Structure Plan. Nine test holes were drilled to depths between 5.8 and 6.2 metres to test depth of the water table. Water levels were tested on April 26th, May 7th and May 23rd of 2002. Groundwater table within 1.8 metres of the surface was present in only one of the nine test holes (Testhole 02-08). Depth to water table in this hole was 1.7 metres on May 7th, 2002 and 1.50 metres on May 23rd, 2003. The remaining eight test holes were dry or had water at depths between 2.1 and 3.0 metres. As testhole 02-08 was drilled in a swale which could explain the depth to water table AMEC concluded that geotechnical conditions are considered to be generally favourable for residential development.

Figure 2 shows the areas with a water table less than 1.8 metres and these comprised only three slough areas along the south side of the property. This information was used in the design of the Area Structure Plan to ensure that all lots contain at least 1 acre of developable land to meet Strathcona County standards as shown on the developable areas map enclosed as Figure 5.

3.6 PERCOLATION

Percolation testing was done on the subject site to determine the suitability of the soils for conventional sewage disposal systems. Field percolation tests were carried out on May 8th, 2002, in boreholes 02-03, 02-05 and 02-08 which were drilled on April 26th, 2002 and also used for water table testing. The tests were performed by the refill method recommended by Alberta Environmental Protection (AEP) Guidelines. The percolation rates varied between 4 and 17 cm/minute. All three tests were within the acceptable range of 2.0 to 23.6 minutes/cm. set by the AEP guidelines. The Interim Guidelines established by Alberta Environmental Protection state that percolation rates between 2.0 and 23.6 minutes/cm are indicative of moderately permeable soils and are generally suitable for conventional sewage treatment (i.e. septic tank and field) provided that low water table conditions are present. Based on these results it is apparent that the

majority of the site is suitable for the use of conventional sewage disposal fields. In some parts of Ridgemont Estates the site were the groundwater level is higher septic fields may not be a viable alternative. In such areas, evaporation mounds must be used. Assessment on a lot-by-lot basis is recommended areas adjacent to existing sloughs and/or drainage swales should the use of septic fields be considered. Septic fields should not be located directly within the drainage swales. In the case of sewage treatment by means of an evaporation mound (treatment mound) it is important to construct the mound at least 1.5 metres above the water table.

4.0 LAND USES

4.1 EXISTING LAND USE

The subject property is presently used for agricultural purposes only. There are no buildings on the property other than a portable granary. A majority of the site or approximately the south 75 acres supported a hay crop last growing season. The remaining 30 acres more or less comprising the north end of the site is fenced and in grass and is presently used to graze livestock. The Phase I Environmental Site Assessment conducted by AMEC Earth and Environmental Limited concludes that there are no use issues past or present which were found to be of environmental significance, and at this time, do not require further investigation. The only concern with respect to past and present uses was that an oil well was drilled on the site by Chevron on September 13th, 1951 generally in the south east corner of the site. The well was found to be non-producing and was abandoned on the same day. It is possible the casing from this well was never removed and is still on site below grade . This could cause some problems for development on the site, particularly road construction or the construction of a residence. It is proposed that as part of the Development Agreement the casing, if existing, will be located by radiography, exposed though excavation, cut off below the elevation of any new development and capped with a welded steel plate.

An existing high pressure gas pipeline runs parallel with the south boundary of the subject site some 77 feet (23.5 m.) into the property within a 6.1 m. (20 ft.) wide right of way. As well there are two short feeder lines which run from the main line south to Baseline Road both also inside 6.1 m. (20 ft.) rights of way. The gas pipeline and feeder lines will not be an impediment to development as the gas pipelines are located at the rear of proposed Lots 5 to 9 inclusive and Lots 1 and 2. As there is a minimum building setback of 40 metres from the centreline of Baseline Road under the Land Use Bylaw and as the north boundary of the right of way is 26.58 metres from Baseline Road, no residence could be built within 13.42 metres of the right of way or within approximately 16.5 metres of the pipeline itself without violating the Land Use Bylaw. Access to all these lots are proposed to be from an internal road system so the gas pipeline will not need to be crossed to access any of the lots along the south property line.

An existing overhead power line runs parallel with the south boundary of the site just inside the south property line within a 4.63 m. (15 ft.) right of way. As with the gas pipeline this is not an impediment to development as it is located well within the 40 m. building setback under the Land Use Bylaw and it does not need to be crossed under to access the proposed lots as all access to the proposed lots is from an internal road system.

There also exists a constructed drainage ditch on the subject property which is the subject of a utility right of way in favor of Strathcona County. As this instrument is not specific in nature it can not be determined where the interests of the county lie although the document does specifically refer to drainage. As this drainage swale drains the Sun Hill Estates Country Residential Subdivision to the south it is the intent of this right of way to allow for this overland flow to continue. As the integrity of the existing drainage course is being maintained through several Public Utility Lots which will encompass drainage ditches and a storm pond we feel the integrity of the utility right of way in favor of Strathcona County will not be compromised by the development. In fact once the development is completed and all drainage is located within Public

Utility Lots vested in the name of Strathcona County the utility right of way could be discharged from the title to the subject lands.

4.2 ADJACENT LAND USES

The surrounding land uses are Country Residential and Agricultural in nature. The subject site is bounded on the west by a 40 acre berry farm called Park Berry Farms. This 40 acre parcel is in the same quarter section as the subject site and although the present owners have no intention of developing this parcel in the near future it is included in the Area Structure Plan boundary and a development concept is shown for this parcel. This 40 acre parcel will not be developed in conjunction with the subject parcel but could be developed at a later date as the development concept for and linkage to this parcel has been provided for in this Area Structure Plan.

To the south across Baseline Road is the fully developed Sun Hill Estates Country Residential subdivision with 30 parcels ranging in size from 1.21 hectares (3.00 acres) to 4.10 hectares (10.13 acres).

To the east across Range Road 224 is a quarter section which has been subdivided into 10 parcels ranging in size from 1.13 hectares (2.79 acres) to 22.08 hectares (54.57 acres).

To the north east are two acreage parcels, shown as Lot 1 and Lot 2, which are 1.40 hectares and 2.91 hectares respectively. These lands are also within the same quarter section and have been included within the plan area of the Area Structure Plan. Both parcels have a residence and several outbuildings

The property immediately to the north is a 57.66 hectare (142.48 acre) mixed farming operation.

5.0 PROPOSED LAND USE

5.1 PLAN AREA

The plan area includes all lands within the SE ¼ Sec. 5-53-22-W4M and consists of five existing parcels on 65.07 hectares (160.78 acres) of land, as outlined in Table 1 below.

TABLE 1

Legal Description	Existing Use	Hectares	Acres	%
Pt. of SE 5-53-22-4	Undeveloped	43.47	107.42	67
Lot A, Plan 244RS	Berry Farm	16.08	39.72	25
Lot 1, Plan 9420677	Farmstead	1.40	3.46	2
Lot 2, Plan 9420677	Farmstead	2.91	7.19	4
Lot 3ER, Plan 9420677	Environmental Reserve	1.21	2.99	2
	TOTAL	**65.07**	**160.78**	**100**

5.2 DEVELOPMENT PROPOSAL

The ASP contemplates development of the lands into 47 Country Residential lots, all of which will have a minimum parcel size of 0.8 hectares (2 acres). Since there is multiple ownership within the quarter section, the timing of development may be initiated by each individual property owner. However, the development of Lot A, Plan 244RS may not proceed in advance of the development of the 43.47 hectare remainder of the SE ¼ Sec. 5-53-22-W4M, since it is dependent on these lands for internal subdivision access.

Section 10.30 (b) of the Municipal Development Plan provides for a maximum base development density of 0.772 parcels per gross developable hectare. According to the MDP, lands designated for road widening or for environmental reserve dedication shall not be included in the calculation of the gross developable area. Therefore, the anticipated parcel density for each

existing lot is estimated by multiplying the density factor of 0.772 times the estimated gross developable area of the existing lots, and the number of proposed parcels is outlined in Table 2 below.

TABLE 2

Anticipated Residential Parcel Density

Legal Description	Existing Parcels	GDA	Density	Proposed Parcels
Pt. of SE 5-53-22-4	1	43.47	33	33
Lot A, Plan 244RS	1	16.08	12	12
Lot 1, Plan 9420677	1	1.40	1	1
Lot 2, Plan 9420677	1	2.91	2	1
TOTAL	**4**	**65.07**	**48**	**47**

Although existing Lot 2 would potentially allow for 2 parcels based on allowable density calculations, the further subdivision of the land is limited due to the fact that it does not have direct access to an internal subdivision road. This is a requirement of Section 16.6 (a) of the MDP, which requires parcels less than 4.0 hectares (9.6 acres) in size to have direct access onto an internal road. Therefore, to ensure compliance with the MDP, this Area Structure Plan does not contemplate further subdivision of Lot 2, Plan 9420677.

The location and numbering of the proposed lots depicted on all Figures and schedules in this Area Structure Plan are conceptual in nature. Lot lines and parcel sizes may be adjusted and confirmed for technical reasons at the subdivision stage in accordance with the following guidelines:

(a) All residential parcels shall conform to the minimum parcel size of the underlying Land Use Bylaw District.

(b) All residential parcels shall conform to the minimum parcel width of the underlying Land Use Bylaw District.

(c) All residential parcels shall have at least one contiguous acre (0.40 hectares) of developable land.

The maximum parcel density for the quarter section may be exceeded without amendment to this Area Structure Plan in accordance with the following policies:

(a) The Municipal Development Plan has been amended to allow additional density.

(b) All residential parcels conform to the minimum parcel size of the underlying Land Use Bylaw District.

(c) All residential parcels conform to the minimum parcel width of the underlying Land Use Bylaw District; and,

(d) All residential parcels shall have at least one contiguous acre (0.40 hectares) of developable land.

5.3 TRANSPORTATION

All internal roads will be built to Strathcona County standards. The development concept provides for a roadway consisting of two cul-de-sacs with a roadway linking the two cul-de-sacs and terminating on the west property line providing roadway access to the lands to the west. Access to the internal road system is provided from Range Road 224 and Baseline Road. The ends of the cul-de-sacs are linked by a Public Utility Lot which will act as an emergency access between cul-de-sacs and the northerly cul-de-sac also provides a Public Utility Lot which will ultimately allow for emergency access between the north cul-de-sac and the cul-de-sac proposed for the 40 acre parcel to the west. All proposed lots have frontage and access to the internal roadway system. No new lots will have direct access to Range Road 224 or Baseline Road.

The major transportation routes in the area are the north/south Range Roads at one mile intervals and the east/west Township Roads at two mile intervals. Township Road 530 (Baseline Road) is situated along the south side of the property while Range Road 224 is situated along the east side of the property. The transportation routes are evident on the Key Plan after Page 2 of this document.

5.4 MUNICIPAL AND ENVIRONMENTAL RESERVE

A 0.406 hectare (1.00 acre) Environmental Reserve parcel is being provided in the north central portion of the site to properly buffer Old Man Creek from the development and complement the existing Environmental Reserve on the quarter which is Lot 3ER, Plan 942067.

As the only municipal reserve in the concept plan is a 0.38 hectare (0.94 acres) strip of land for a potential trail along the north side of Lots 1 to 7, Block 1, and as there is a deferred reserve caveat against the subject site which requires the dedication of twelve acres of reserve there will be a shortfall in the municipal reserve dedication of approximately 4.31 hectares (10.65 acres). This is calculated by taking the 120 acres that the 12 acre deferred reserve caveat was prefaced on and subtracting 3 acres which is the area of Lot 3ER, Plan 942 0677 and also subtracting one acre which is the area of the environmental reserve proposed to be dedicated under this plan. This leaves a net area of 116 acres on which to base the 10% which yields a municipal reserve requirement of 11.6 acres. The municipal reserve provided under the ASP is 0.38 hectares (0.94 acres) which leaves a balance owing of 4.31 hectares (10.65 acres) more or less. It is proposed under this Area Structure Plan that the shortfall be made up by the payment of money-in-lieu of reserves based on a per acre market value of the subject property in an unsubdivided state at the time of subdivision approval.

5.5 CONSERVATION EASEMENTS

It is proposed under this Area Structure Plan that the treed area in the north east corner of the site and the wetlands along the south side of the property be protected by conservation easement which will encompass approximately 3.25 hectares (8.02 acres) The Conservation Easement Areas Plan (Figure 7) is provided on the following pages along with the Development Areas Plan (Figure 5), the Development Concept Plan (Figure 6) and a Table of Land Use Allocation.

TABLE 3 - LAND USE ALLOCATION

	Ha.	Acres	Percent
Gross Area: Pt. of SE 5-53-22-W4M	43.47	107.42	66.8%
Lot A, Plan 244RS	16.08	39.72	24.7%
Lot 1, Plan 9420677	1.40	3.46	2.1%
Lot 2, Plan 9420677	2.91	7.19	4.5%
Lot 3ER, Plan 9420677	1.21	2.99	1.9%
Total	65.07	160.79	100.0%
LAND USES:			
Country Residential Lots	51.50	127.25	79.1%
Environmental Reserves	1.61	3.99	2.5%
Roadways & Public Utility Lots	11.96	29.55	18.4%
TOTAL	65.07	160.79	100.0%

6.0 POPULATION AND STUDENT GENERATION

The country residential subdivision proposes 33 lots in one phase each lot a minimum of 0.80 hectares (1.98 acres) in size. The total number of housing units will be 33 upon full development of the site. As well there are 3 other parcels in the quarter section. Lot 1, Plan 942 0677 has no subdivision potential due to area and configuration. Lot 2, Plan 942 0677 has no potential as an additional lot would have no access to an internal road and Lot A, Plan 2444RS has a potential of 12 lots based on Section 10.30 (b) of the Municipal Development Plan. This

would bring the potential density for the entire quarter section to 47 parcels. According to the 2003 Municipal Census the average Country Residential household size is 3.12 persons. Based on this figure the projected population upon full development of the subject quarter would be 147 persons.

6.1 SCHOOL GENERATION

The school population is projected to be:

Elementary	42
Junior High	22
Senior High	29
Total	93

School population generation is based on the following ratios of public and private combined*:

Elementary: 0.27 pupils per population

Junior High: 0.14 pupils per population

Senior High: 0.19 pupils per population

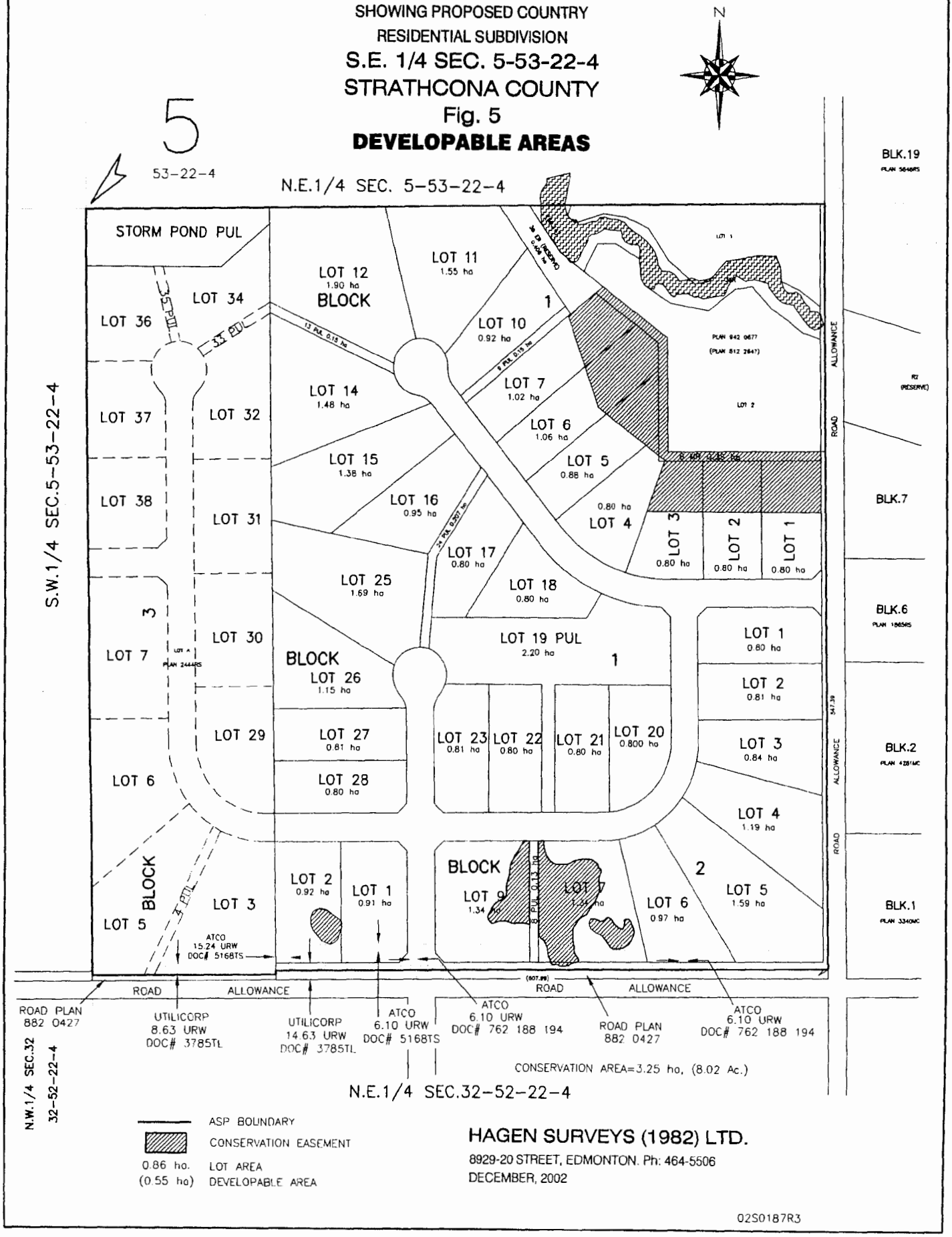
School busing will be required as the school population generated is inadequate to warrant the provision of any schools on the property.

*New Schools and Park Sites Study County of Strathcona No 20, 1990.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
S.E. 1/4 SEC. 5-53-22-4
STRATHCONA COUNTY
Fig. 5

DEVELOPABLE AREAS



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

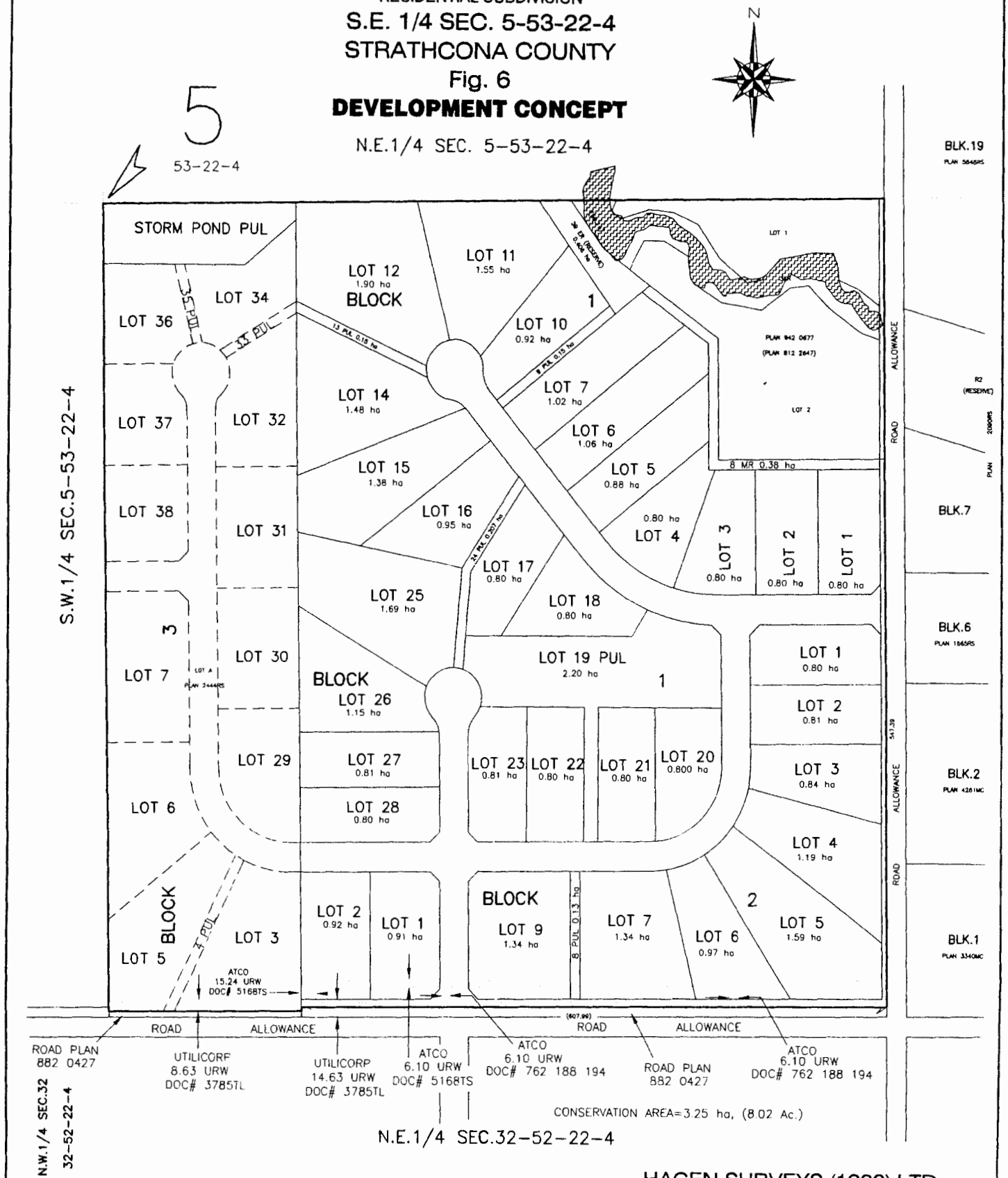
DECEMBER, 2002

02S0187R3

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
S.E. 1/4 SEC. 5-53-22-4
STRATHCONA COUNTY
Fig. 6

DEVELOPMENT CONCEPT



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

DECEMBER, 2002
02S0187R6

7.0 TRAFFIC PROJECTIONS

The proposed subdivision when fully developed will consist of 33 households. As well with the potential for twelve lots in Lot A and the two existing lots in the northeast corner of the quarter the ultimate density for the quarter section could be 47 lots. Using a figure of 12 vehicle trips per day per household the traffic generation rate upon full development will be 564 vehicle trips per day.

8.0 ENGINEERING AND SERVICING

8.1 Roadways and Trails

In accordance with County requirements, two access roads will be provided for the development, namely, the main access road from Township Road 530 (Baseline Road) and a secondary access road from Range Road 224.

Strathcona County recently completed a Functional Plan for Township Road 530 that defines the intersection location for the Ridgemont development and the intersection geometrics configuration. A 7.9 metre road widening will be provided along Township Road 530 and also the appropriate right of way for intersectional treatment.

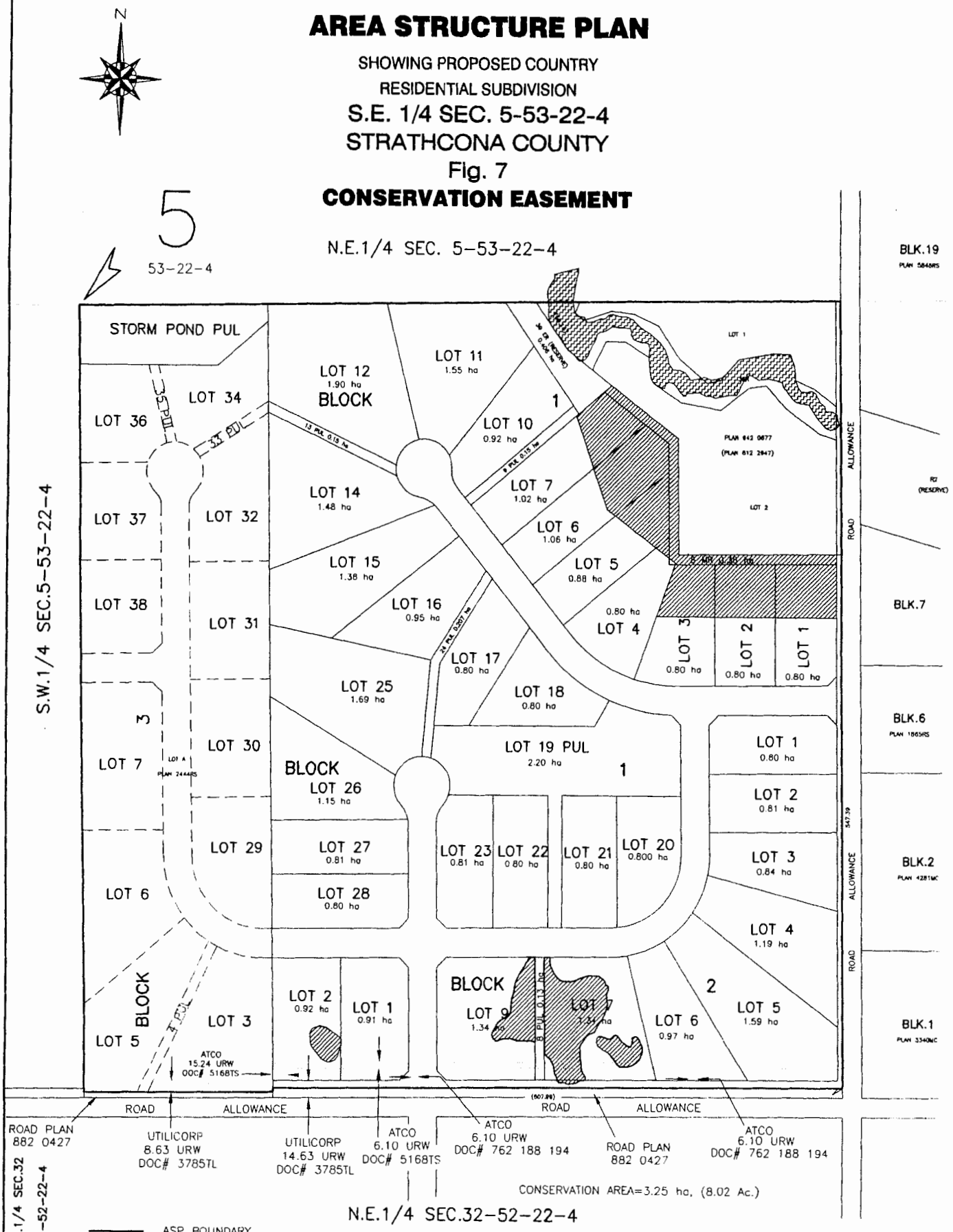
A five metre road widening will be provided along Range Road 224 and also the appropriate right of way for intersectional treatment. The intersection configuration will comply with the County geometric design standards.

A 30 metre right of way will be provided for all subdivision internal roads. The roadway and lot driveway geometric, location, and other design features will comply with County Engineering standards.

AREA STRUCTURE PLAN

SHOWING PROPOSED COUNTRY
RESIDENTIAL SUBDIVISION
S.E. 1/4 SEC. 5-53-22-4
STRATHCONA COUNTY
Fig. 7

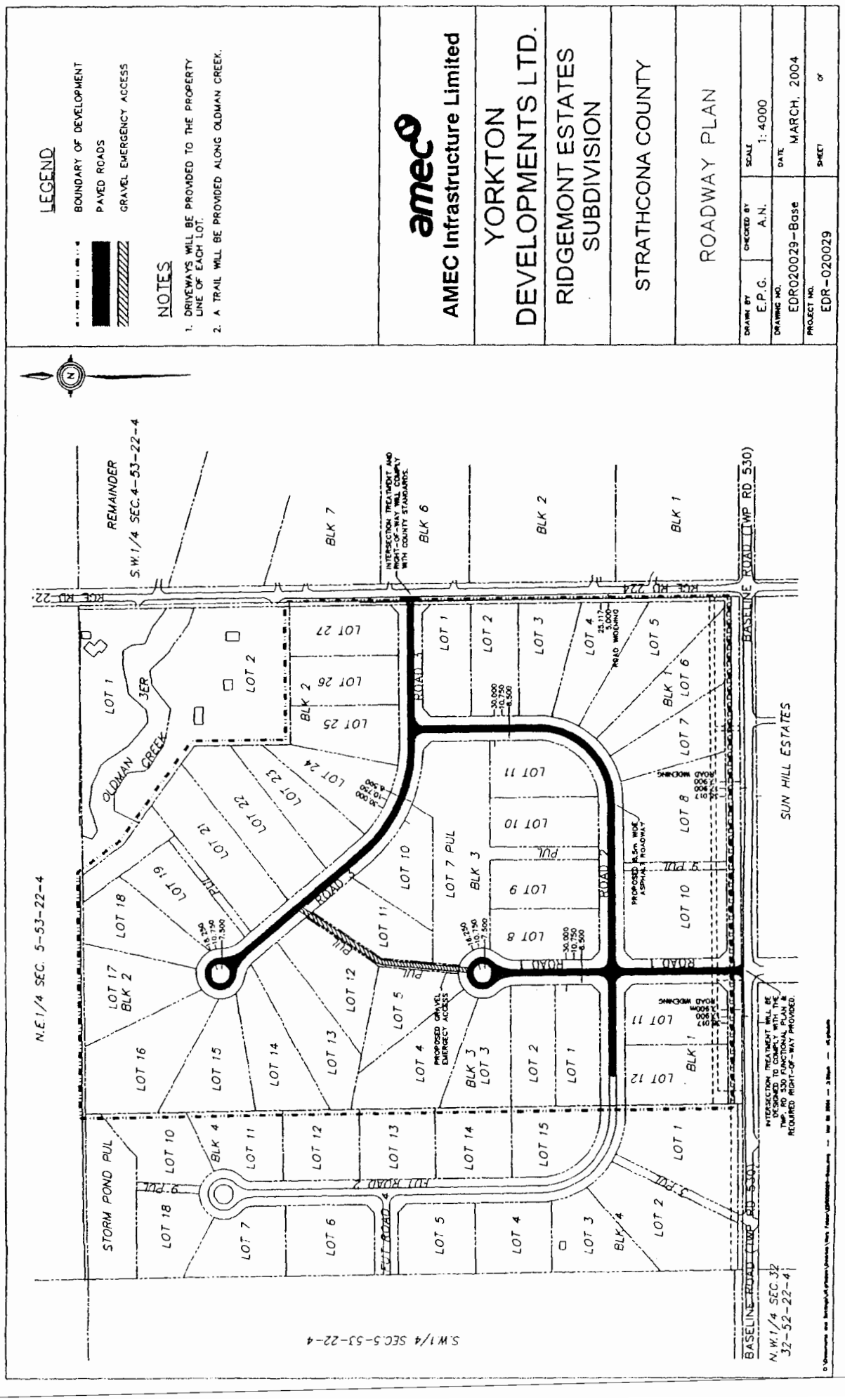
CONSERVATION EASEMENT



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

DECEMBER, 2002 02S0187R3

FIGURE 8


LEGEND
BOUNDARY OF DEVELOPMENT
PAVED ROADS
GRAVEL EMERGENCY ACCESS
NOTES
1. DRIVEWAYS WILL BE PROVIDED TO THE PROPERTY LINE OF EACH LOT.
2. A TRAIL WILL BE PROVIDED ALONG OLDMAN CREEK.
amec
AMEC Infrastructure Limited
YORKTON DEVELOPMENTS LTD.
RIDGEMONT ESTATES SUBDIVISION
STRATHCONA COUNTY
ROADWAY PLAN
DRAWN BY E.P.G.
CHECKED BY A.N.
SCALE 1: 4000
DRAWING NO. EDR020029-Base
DATE MARCH, 2004
PROJECT NO. EDR-020029
SHEET
N.E.1/4 SEC. 5-53-22-4
S.W.1/4 SEC.5-53-22-4
N.W.1/4 SEC.32 32-52-22-4
REMAINDER S.W.1/4 SEC.4-53-22-4
ROAD RD.224
BASELINE ROAD (TWP RD 530)
SUN HILL ESTATES
OLDMAN CREEK
STORM POND PUL
PROPOSED GRAVEL EMERGENCY ACCESS
PROPOSED 8.5m WIDE ASPHALT ROADWAY
INTERSECTION TREATMENT AND RIGHT-OF-WAY WILL COMPLY WITH COUNTY STANDARDS.
INTERSECTION TREATMENT WILL BE DESIGNED TO ACTION PLAN 4. THE REQUIRED RIGHT-OF-WAY PROVIDED.
ROAD 1
ROAD 2
ROAD 3
ROAD 4
BLK 1
BLK 2
BLK 3
BLK 4
BLK 6
BLK 7
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
PUL
ROAD WIDENING

A combined emergency access road/trail will be constructed between the two cul-de-sacs. Trails will be constructed in the Public Utility Lots and along Oldman Creek. A preliminary Noise Attenuation Analysis has been conducted and it is proposed to construct and earth berm/fence combination adjacent to Baseline Road. The berm would be constructed between the two existing ATCO Gas rights-of-way (no construction on the rights of way) that now exist adjacent to Baseline Road. There is no noise attenuation required along Range Road 224.

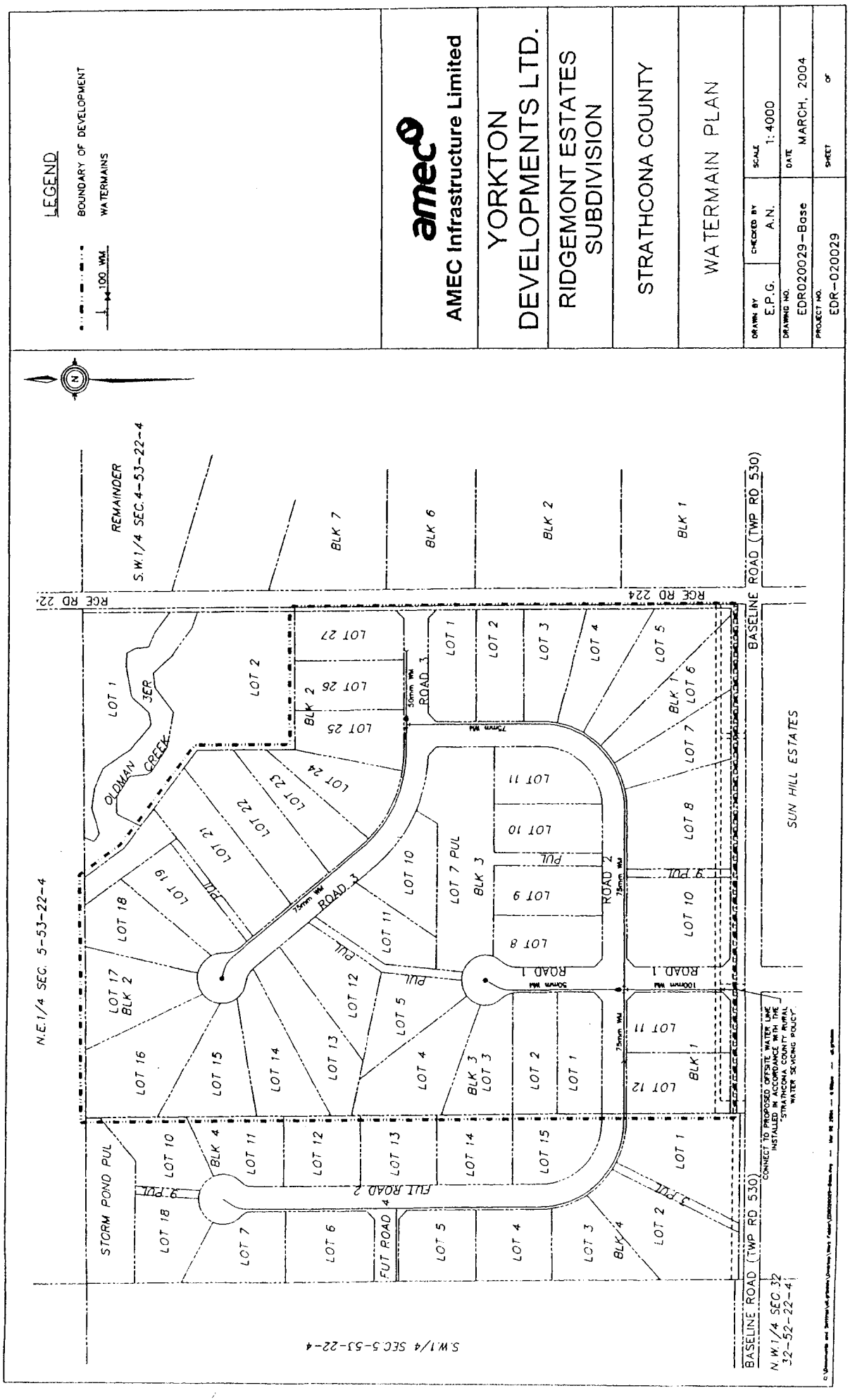
8.2 Water Supply

The level of water service will consist of providing basic domestic water supply similar to that provided in other recently developed country residential subdivisions in Strathcona County. This type of system has been called a "trickle flow" system in Strathcona County. In accordance with the Strathcona County Rural Water Servicing Policy SER-001-026-Capital Cost Recovery, the County's offsite water network will need to be extended to the property line of this development from Sherwood Park. The County network supplies a restricted flow of 0.5 igpm to each lot in order to provide an economical system. Fire protection flows are not supplied.

The developer will install the network of small diameter water lines within the development limits as depicted on Figure 9 to the property line of each lot, where prefabricated chambers are installed with metering, flow restriction, service shutoff and other equipment.

House builders must install a 3400 litre cistern on each lot to provide some stored water to meet a reasonable level of peak consumption. Re-pumping of water from the storage cisterns is needed to supply and pressurize the house plumbing systems.

FIGURE 9


LEGEND
BOUNDARY OF DEVELOPMENT
100 WM WATERMAINS
amec
AMEC Infrastructure Limited
YORKTON DEVELOPMENTS LTD.
RIDGEMONT ESTATES SUBDIVISION
STRATHCONA COUNTY
WATERMAIN PLAN
DRAWN BY E.P.G.
CHECKED BY A.N.
SCALE 1:4000
DRAWING NO. EDR020029-Base
DATE MARCH, 2004
PROJECT NO. EDR-020029
SHEET OF
N.E.1/4 SEC. 5-53-22-4
REMAINDER S.W.1/4 SEC.4-53-22-4
RGE RD 22
RGE RD 224
BASELINE ROAD (TWP RD 530)
SUN HILL ESTATES
OLDMAN CREEK
STORM POND PUL
ROAD 1
ROAD 2
ROAD 3
FUT ROAD 2
FUT ROAD 4
BLK 1
BLK 2
BLK 3
BLK 4
BLK 6
BLK 7
LOT 7 PUL
PUL
CONNECT TO PROPOSED OFFSITE WATER LINE INSTALLED IN ACCORDANCE WITH THE STRATHCONA COUNTY RURAL WATER SERVICING POLICY.
N.W.1/4 SEC.32 52-22-4
S.W.1/4 SEC.5-53-22-4

8.3 Sanitary Sewers

Individual homeowners will be responsible for sewage disposal either through septic tanks and fields, pump-out tanks or above ground evaporation mounds. The nature of the soils on the property are conducive to sewage fields. Should above ground mounds be installed on any of the sites it is important to construct the bottom of the mound at least 1.5 metres above the water table.

8.4 Storm Water Management

The development is located in a small drainage basin tributary to the Old Man Creek. The drainage basin is depicted in Figure 1. Old Man Creek is a well defined watercourse and drains northwest into the North Saskatchewan River, approximately 8 km. away.

The existing land use in the drainage basin includes a country residential subdivision, Sun Hill Estates, farmland, and isolated wooded areas.

The geotechnical investigation conducted by AMEC Earth and Environmental revealed generally clay and clay till soil conditions.

The land generally slopes at a gradient of 2 to 3% from southeast to northwest to Old Man Creek.

There is no storm water management facility in Sun Hill Estates as this area developed well before storm water management was required. Therefore, the peak flows from this subdivision and the upstream farmland will be passed through the proposed Ridgemont Estates system with no reduction.

The runoff from Sun Hill Estates flows through a system of well defined ditches and culverts to Baseline Road. It then crosses Baseline Road through 2 culverts, a 675 mm and a 600 mm, and flows to a central partially manmade drainage course through the proposed Ridgemont

Estates development to Old Man Creek. At one time, a small marsh with trees and shrubs around it existed just north of Baseline Road but it is now dry due to the manmade channel. The former marsh area is used extensively by livestock as shelter from the wind and they have left their mark.

For this subdivision, the developer wishes to provide a central storm water facility that would provide the utility function and also become a central amenity. The landscape architecture aspects of the central pond will be provided at a later date as part of the submission of detailed design drawings.

The concept plan of the proposed storm water management system is presented in Figure 10. The system will consist of the following:

- A system of ditches and culverts directing runoff to a central storm water management pond. The runoff from Sun Hill Estates that is presently directed through the existing 675 mm and 600 mm culverts crossing Baseline Road will be directed to a ditch in proposed Lot 9 PUL and then to the south road.
- A meandering ditch in a Public Utility Lot between proposed Lots 7 and 8 will direct runoff to a central pond. The central storage pond will meet the storage requirements for the entire 43.5 hectare development. Essentially this means that more than the required storage for the south lots is provided to permit direct discharge of the runoff from the north lots. The peak storage needs during the 1:100 year, 24 hour storm would be approximately 5,200 cubic metres.
- The control structure at the north end of the pond will control the peak discharge from the proposed Ridgemont Estates development to 0.17 L/Sec (the permitted pre-development discharge rate) and will bypass the peak 1:100 year flow from Sun Hill Estates.

- The pond discharge will be directed into the road ditch and to a ditch in proposed Lot 20 PUL to Old Man Creek
- Schematic cross-sections of the pond and the discharge control structure are presented in the design brief. It is intended that the pond will be a relatively shallow naturalized marsh.
- Erosion control measures will be constructed in the ditches.

9.0 DEVELOPMENT CONTROL

The exclusivity afforded the plan area as a result of its natural features and large average parcel size combined with its locational attributes, suggest that promoting a relatively high quality residential subdivision is appropriate. Although not part of this Area Structure Plan, architectural guidelines to ensure development control will be applied at the time of lot sales, marketing and housing construction. Quality control guidelines of similar country residential subdivisions will be considered. In keeping with surrounding development manufactured homes moved on site will not be permitted. Examples of the types of guidelines to be applied include but are not necessarily limited to:

-roofing and siding material

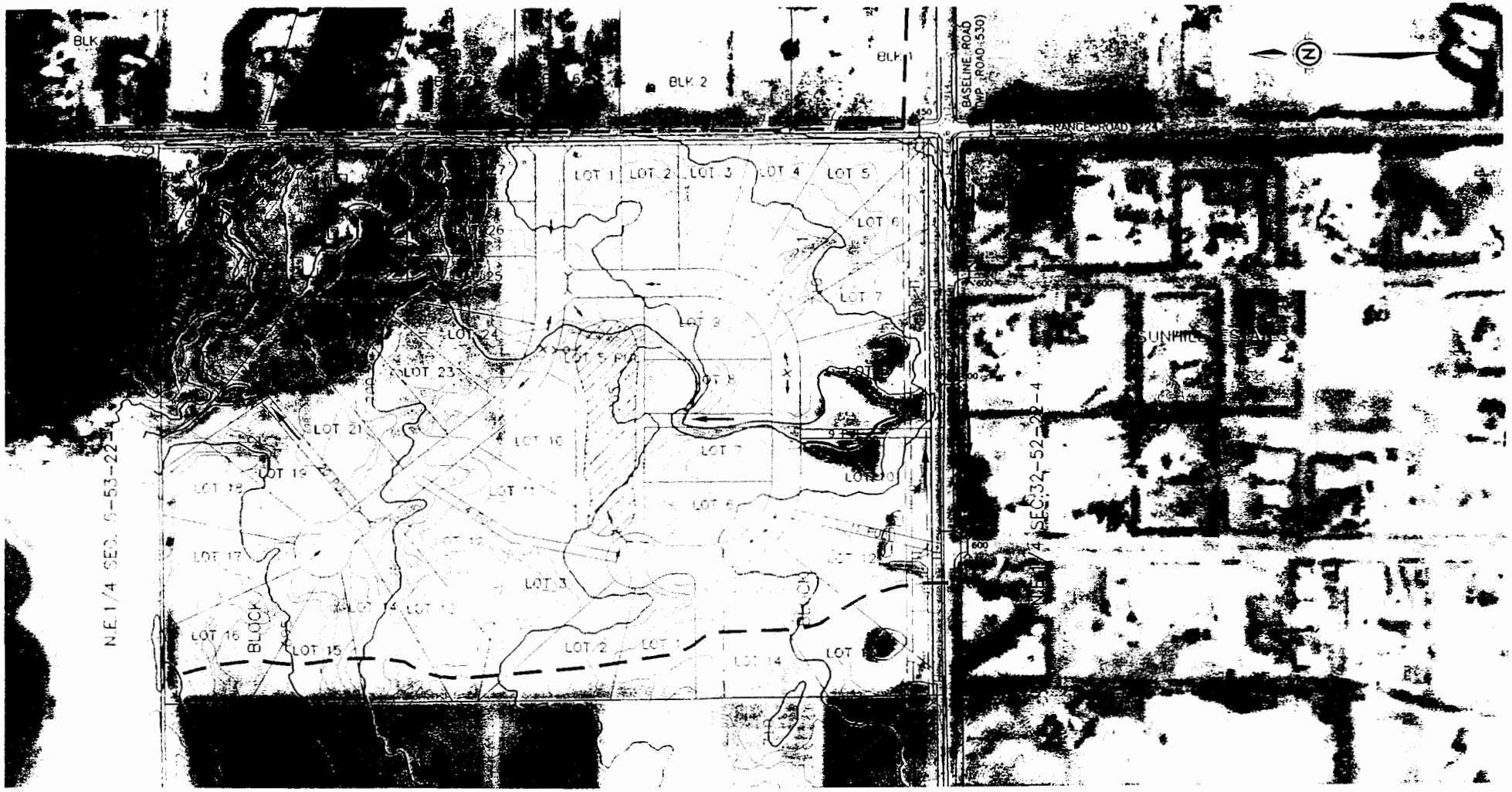
-colour schemes

-minimum house and garage size

-landscaping

-storage of unsightly materials and objects

-increased front yard setback



NOTES / LEGEND

- Culverts
- Drainage Basin
- Stormwater Management Pond (See Figure 3 for Typical Section and Discharge Control Structure)

NO	REVISION	DATE	BY	CK'D	APP'D

SCALE	1:4000
DATE	NOV. 2002
DESIGNED	J.C.R.
DRAWN	J.C.R.
CHECKED	
APPROVED	

CLIENT NAME	YORKTON DEVELOPMENTS LTD.		
PROJECT NAME	RIDGEMONT ESTATES SUBDIVISION STRATHCONA COUNTY		
DRAWING TITLE	STORMWATER MANAGEMENT		
PROJECT NUMBER	EDR02-0029	DRAWING NO.	FIGURE 10

AMEC Infrastructure Limited

10.0 FRANCHISE UTILITIES

The subdivision is proposed to be serviced with underground power as well as natural gas, telephone and cable television all located within the proposed 30 metre roadway as shown on Strathcona County Drawing No. B-23A which is attached to the Engineering Design Brief. ATCO Gas has advised that they must install some major lines in the area to service development presently taking place. With respect to Ridgemont Estates they will need to replace the small 2.5 inch line in their right of way paralleling Township Road 530 (Baseline Road) with a larger line. They wish to complete the work this year (2004) and in doing so they wish to shift the location of their right of way and the gas line itself south to be located immediately adjacent to the north boundary of the Utilicorp power line right of way.

11.0 STAGING

The subdivision will be developed in one stage. It is anticipated construction will begin in the spring of 2004 with construction to be completed by the spring of 2005.

Ridgemont Estates
Area Structure Plan
Bylaw 57-2004

Date of Adoption: June 22, 2004

EXISTING LAND USE

Residential		Municipal Reserve	
Environmental Reserve		Road Plan	
PUL		ASP Boundary	

STRATHCONA COUNTY – Planning and Development Services | DRAWN: M.Bahrke | DATE: 05/06/20 | SCALE: N.T.S. | DWG. NAME: 0228B014