

BYLAW 50-2016

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;

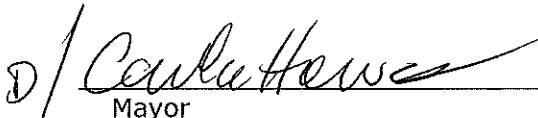
NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

1. That Bylaw 50-2016 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.
3. This Bylaw comes into effect after third reading and upon being signed.
4. Bylaw 57-2004 is repealed.

Read a first time this 7th day of February, 2017.

Read a second time this 7th day of February, 2017.

Read a third time and finally passed this 7th day of February, 2017.



Mayor



Director,
Legislative and Legal Services

Date Signed: February 7, 2017

RIDGEMONT ESTATES

AREA STRUCTURE PLAN



Prepared for: Ukrainian Catholic Eparchy of Edmonton
Presented by: Select Engineering Consultants Ltd.
Date: January 18, 2017
RPT-1-0192-15001-8.5-RidgemontASP-170113.docx

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1.0 Introduction

1.1 Purpose

The purpose of the Ridgemont Estates Area Structure Plan (ASP) is to provide a framework for the development of land by describing land uses, sequencing of development, population density, and the general location of transportation routes and public utilities. The Plan's vision and development objectives will be achieved over time through implementation of its identified land use plan.

The Ridgemont Estates ASP will be used by the municipality and landowners to guide future land use districting and subdivision in the pursuit of orderly and effective development in SE 5-53-22-W4M.

1.2 Background

Ridgemont Estates Area Structure Plan has been prepared on behalf of the Eparchy of Edmonton Ukrainian Catholic Church, and it replaces the rescinded Ridgemont Estates ASP approved by Strathcona County under Bylaw 57-2004.

The new ASP remains primarily designated for country residential land use; however, it also includes a site for development of a religious assembly use and it addresses current Strathcona County policies requiring municipal water and sewer systems.

1.3 Location

The subject property is legally described as within the SE 5-53-22-W4M, and is located to the northwest of the intersection of Township Road 530 and Range Road 224 as shown on **Figure 1**.

1.4 Land Ownership

This ASP includes approximately 64.0 hectares of land, and these are held under five separate land titles (**See Figure 2**):

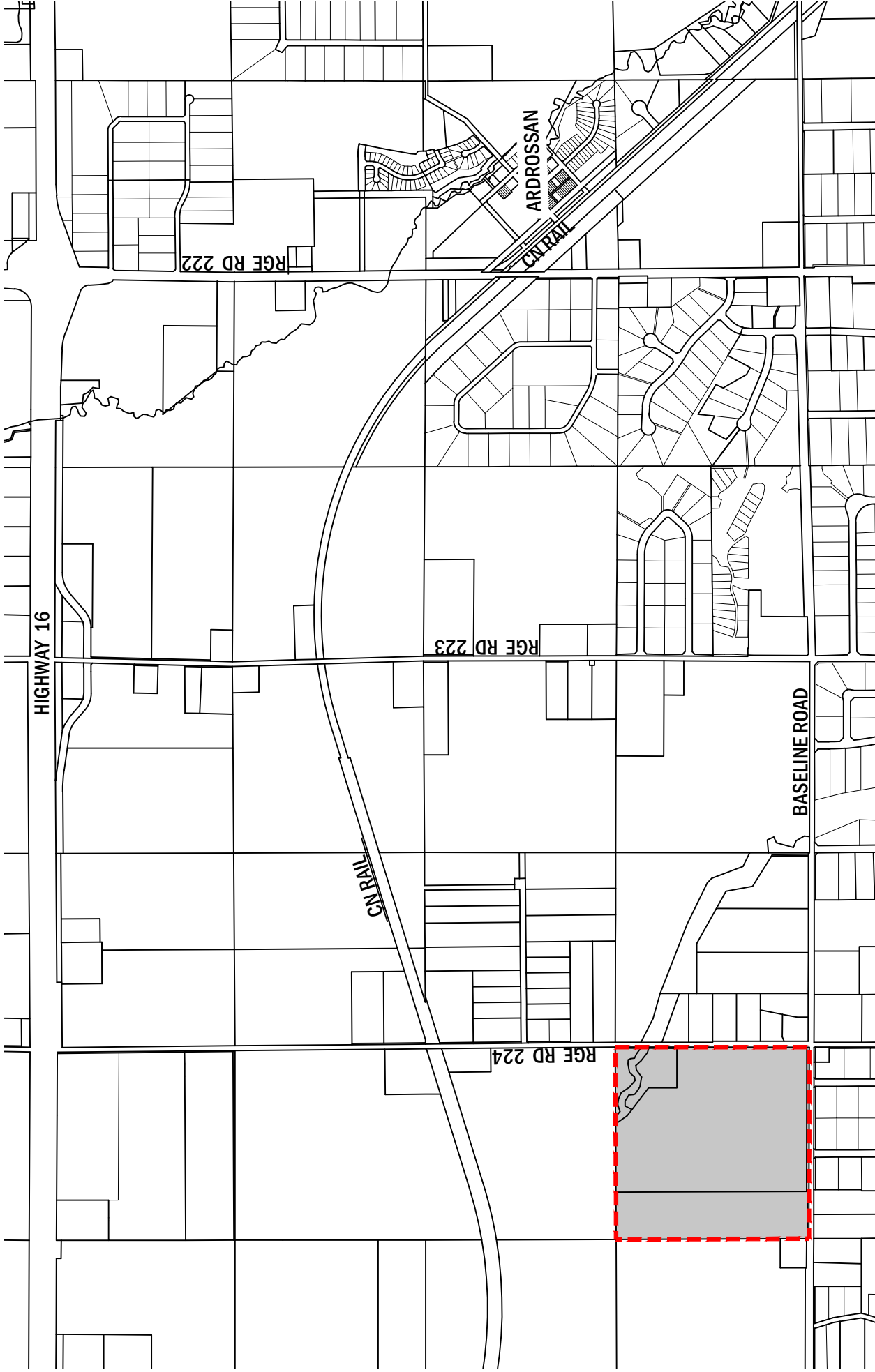
- Lot 1, Plan 9420677, a 1.40 hectare (3.46 acre) developed parcel located in the north east corner of the quarter on the north side of Oldman Creek.
- Lot 2, Plan 9420677, a 2.91 hectare (7.19 acre) developed parcel also located in the north east corner of the quarter on the south side of Oldman Creek.
- Lot 3ER (Environmental Reserve), Plan 9420677, a 1.21 hectare (2.99 acre) Environmental Reserve parcel which encompasses most of the creek bed and valley of Oldman Creek.

- Lot A, Plan 2444RS, a 16.08 hectare (39.73 acre) parcel developed as a berry farm located along the entire west boundary of the quarter section.
- The balance of the lands is legally described as part of the SE 5-53-22-W4M, a 42.24 hectare (104.38 acre) agricultural parcel.

1.5 Related Documents

Several technical documents were submitted to Strathcona County under separate cover to support this Ridgemont Estates ASP. These include:

- Biophysical Environmental Assessment, Enviro Mak Inc. – September 2016.
- Transportation Impact Assessment for Ridgemont Development, CIMA+ – August 2016.
- Ridgemont Estates Design Brief Report, Select Engineering Consultants – September 2016.
- Environmental Site Assessment Phase 1, North Wind Land Resources Inc. – February 2014.
- Historical Resource Assessment, Alberta Culture and Tourism – December 2015.



LEGEND

ASP Area

LOCATION PLAN

RIDGEMONT ESTATES
STRATHCONA COUNTY

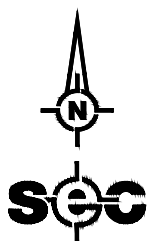


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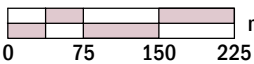


LEGEND

— ASP Boundary



OWNERSHIP PLAN



SCALE 1:7500

RIDGEMONT ESTATES
STRATHCONA COUNTY

0192-15001_02_PRFO02.DWG
Jcalder January 18, 2017

FIGURE 2

2.0 Existing Conditions

2.1 Existing Land Use

Land use existing in the Plan area is primarily agricultural, with the larger east parcel (Part SE 5-53-22-W4M) being used for crops and the smaller western parcel (Lot A, Plan 2444 RS) that operates in part as a berry farm. The remaining land use consists of two country residential lots developed in the northeast corner (Lots 1 & 2, Plan 942 0677), and a part of Oldman Creek that is registered as Environmental Reserve (Lot 3ER, Plan 942 0677).

2.2 Adjacent Land Use

The Plan Area is bound by primarily country residential and agricultural land uses as noted below and shown on **Figure 3**:

- South: Township Road 530 forms the Plan's south boundary, with Sun Hill Estates country residential subdivision (35 lots) being located further south in the NE 32-52-22-W4M.
- East: Six country residential parcels accessed off Range Road 224 abut the east boundary of the Plan Area. In the north east corner is Oldman Creek and further east is a remnant agricultural parcel from the original SW 4-53-22-4. The lands located to the northeast in NW 4-53-22-W4M contain more country residential acreages accessed from Range Road 224.
- North: Agricultural crop lands are located directly north in NE 5-53-22-W4M and also northwest in NW 5-53-22-W4M. These two quarter-sections are crossed by Oldman Creek and a Canadian National Railway mainline.
- West: Agricultural crop land lies west in SW 5-53-22-W4M, and include in its southeast corner abutting the ASP boundary a 1.48 hectare farm homestead (Lot 1, Plan 779 1859).

2.3 Existing Site Features

2.3.1 Topography

The land's topography consists of rolling terrain, dotted with numerous hills and depressions, and the Oldman Creek traverses the area's northeast corner. Overall, the Site's elevation is higher in the south and it drops moving northward. Across the site the land varies by about 26 metres (85 feet) with the highest point in the south east corner at approximately 716 metres geodetic and its lowest point is the northwest corner at approximately 690 metres geodetic.

Existing site drainage utilizes ditches along Range Road 224 on the Plan's east boundary and along the Plan's south boundary with Township Road 530. Within the site an ephemeral drainage course runs between the south-central wetland toward the Oldman Creek drainage basin. The area's contours and pre-development ephemeral drainage courses are identified on **Figure 3**.

2.3.2 Soils

Area soils, as identified on the Edmonton Sheet survey, are characterized by Angus Ridge Loam, which is an eluviated black chemozemic soil developed on glacial till. This surficial loam (a silty black topsoil) was observed as being between 10 centimetres and 40 centimetres deep, and is underlain by glacial clay till generally classed Loam/ Clay Loam / Sandy Clay Loam further characterizes as "CLAY(Till) and sand, some silt, trace gravel, medium plastic, brown, moist".

Canada Land Inventory Soil Capability for Agriculture Index indicates the soils on the subject site are approximately 90% Class 2 Capability limited due to having adverse topography, and approximately 10% Class 4 Capability due to soil limitations and adverse topography.

2.3.3 Natural Areas

A Biophysical Environmental Assessment for part of SE 5-53-22-W4M (42.9 ha/ 106.0ac) was conducted by EnviroMak Inc. on August 21 and 22, 2015, to delineate, classify and quantify wetlands, habitat and sensitive environmental features for potential rare and/or sensitive species. This assessment did not include the northeast corner, which includes Oldman Creek as this corner has been subdivided to its ultimate design (Plan 942 0677), or the ASP's west parcel (Lot A, Plan 2444RS) as landowner approval was not obtained.

The assessment of existing information and environmental field survey indicated:

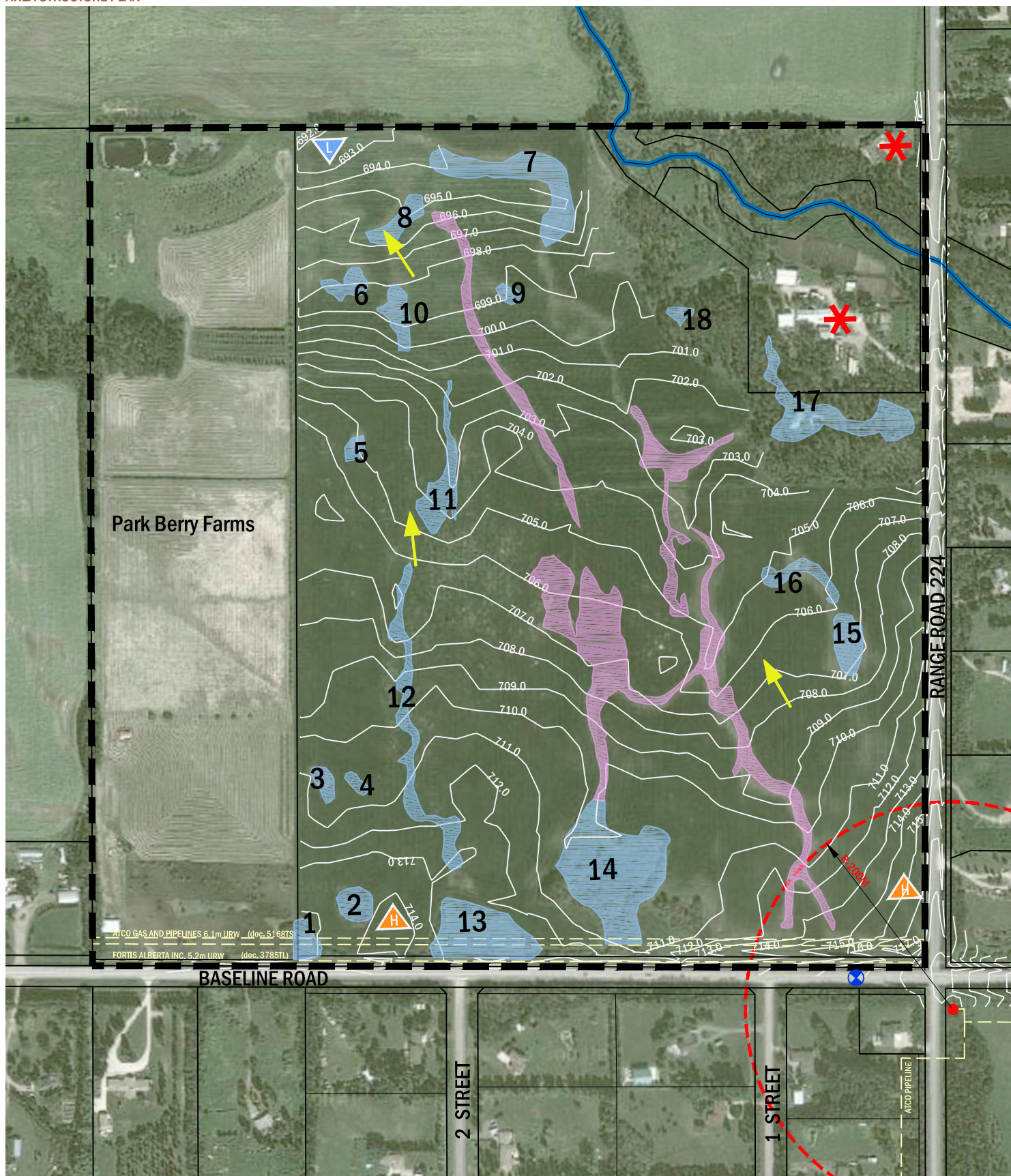
Natural Vegetation and Wildlife

The majority of the surveyed property is cultivated field, and the assessment had the following observations regarding existing natural vegetation and wildlife:

- Minimal natural vegetation exists, and no sensitive or rare plants were observed during the field assessment. Several pockets of trees exist, and these contain signs of numerous birds.
- No rare or endangered species were noted in existing records or observed during the field survey. Where natural habitats are to be cleared or disrupted the Migratory Birds Convention Act must be addressed. Nesting birds are protected and hence, clearing of such lands must avoid the nesting period of February 15 – August 31 unless a nest and breeding assessment is conducted by a qualified biologist who would certify that such birds are not present in the areas to be cleared.
- Ungulates and other mammals appear to use the area for foraging and as a travel corridor, with particular movement through the treed area near Oldman Creek. Several small animal den/burrows were observed throughout the area, and these appeared to be used by Pocket gophers. Signs of Black Bear were observed within the property.

Oldman Creek

Oldman Creek (FWMIS 2015) was noted in the ASP's northeast corner, which may contain fish and fish habitat. This area was previously dedicated as part of Subdivision Plan 942 0677.

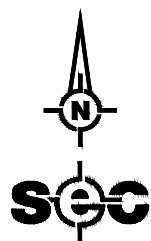


LEGEND

- ASP Boundary
- Contours
- Atco Gas Setback

- Flow Direction
- Old Man Creek
- Wetlands
- Ephemeral Drainage

- ⊗ Wellhead
- △ High Point
- △ Low Point
- ✕ Existing Homestead



EXISTING SITE FEATURES



SCALE 1:5000

RIDGEMONT ESTATES
STRATHCONA COUNTY

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Jcalder January 18, 2017

FIGURE 3

Wetlands

According to the Alberta Wetland Classification system the assessment observed the following wetlands, as shown on **Figure 3**:

- Ephemeral wetlands: There are five ephemeral wetlands identified (#3, 4, 9, 11, 12), and all show signs of repeated human disturbance due to cultivation. Strathcona County requires compensation for alteration, and a Water Act approval is required prior to disturbance.
- Temporary marsh wetlands: Seven temporary marsh wetlands exist (#5-8, 10, 15, 16), and all show signs of repeated human disturbance due to cultivation. Compensation for alteration is required as is Water Act approval prior to alteration if they cannot be avoided.
- Temporary deciduous woody swamp: A total of two swamps exist (#1 and 2), and these require compensation and Water Act approval prior to alteration if not avoided.
- Seasonal marshes: Four seasonal marshes exist (#13, 14, 17, 18), and these will require compensation and Water Act approval prior to alteration if they cannot be avoided.
- Ephemeral drainages: Several ephemeral drainages were also observed through the property; however, there was no water present and defined bed and banks were not present throughout the entirety of these drainages. It would not be expected that the Crown would lay claim to the bed and shore of these ephemeral drainages; however, on occasion ephemeral drainages have been claimed by Public Lands Water Boundaries and a review of these ephemeral drainages by Public Lands Water Boundaries is recommended.

In instances where a wetland cannot be avoided by development the Water Act approval application requires a justification/rationale be provided as to why and include a value for compensation. A wetland mitigation plan is provided for east part of SE 5-53-22-W4M based on the defined Ridgemont Estates ASP development concept.

In summary, the biophysical assessment observed that the lands are disturbed by agriculture, and that remaining natural features included some wetlands, ephemeral drainages, and isolated tree stands. No specific rare or endangered animal or plant species were observed, but is advised that where development would disrupt any natural habitat the Migratory Birds Convention Act must be addressed.

2.3.4 Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) conducted by AMEC Earth and Environmental Limited in 2002 on a portion of the SE 5-53-22-W4 did not identify any issues of significant environmental concern that would warrant further investigation. However, it did note that a well was drilled by Chevron on September 13th, 1951, near the south east corner and it was found to be non-producing and abandoned on the same day. It also advised that it is possible the casing from this well was never removed and is still on site below grade.

Another Phase 1 ESA was conducted by North Wind Land Resources Inc. in 2014. This report also noted the test well, and concluded that it was within the Township Road 530 right-of-way based on the known well coordinates. This ESA noted there was still some potential for site contamination depending on what drilling compounds were used and the manner of their disposal. Further investigation was warranted prior to development.

In consideration of the well's off-site location, shallow depth (152m), same day abandonment, and subsequent major road work between the well head and the ASP lands it was determined in consultation with Alberta Environment that an Electromagnetic Terrain Conductivity (ETC) Survey satisfied the requirement of further investigation to identify if any indication of potential contamination north of the well site existed. An ETC Survey by Northwind Land Resources Inc., October 2016 (Project # 13-527), concluded no areas of concern were identifiable, and based on this report it was determined that the matter was sufficiently investigated.

2.3.5 Historical Resources

A Historical Resources Application was submitted to Alberta Culture and Tourism on November 10, 2015. This application was processed under HRA File 4835-15-0142-001. A Historical Resources Act Approval Clearance was granted on December 1, 2015 for the entire Plan area.

2.3.6 Pipelines and Utilities

A total of four utility rights of ways exist in the ASP area for the purposes of pipelines and utilities. These include two registrations in favour of Atco Gas and Pipelines, one for Utilicorp Networks and one for Strathcona County.

- **Atco Gas and Pipelines Ltd. (Plan 5168TS):** This 6.1 m. (20 ft.) right-of-way wide, located 23.5 m north and parallel with the site's south boundary along Township Road 530, contains a 340 kPa gas pipeline. Future development in proximity to this pipeline shall be sited in accordance with the pipeline setback regulations in effect at the time of development permit application.
- **ATCO Gas and Pipelines Ltd. (Ref# 762 188 194):** This registration contains two short feeder gas lines, each within 6.1 m. (20 ft.) rights-of-ways, going south to Township Road 530 from the main gas line. These feeder lines do not impede development.
- **Fortis Alberta Inc. (Plan 3785TL):** 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.
- **Strathcona County (Ref# 962 075 551):** refers to a blanket right of way for drainage purposes tied to a constructed ditch for conveying flows northward through the lands from Sun Hill Estates. Overland flows can be accommodated through Ridgemont Estates within public utility lots.

Strathcona County's Land Use Bylaw specifies development setbacks for the principal building of a religious assembly use for any high pressure gas line (i.e. 3447.5 kPa or greater). A review of possible off-site high pressure pipelines indicated a 114 mm Atco Pipeline Ltd. high-pressure pipeline carrying natural gas exists approximately 90 metres south of the ASP's southeast boundary. The principal building of the intended religious assembly shall be developed in accordance with the pipeline setback regulation of the Land Use Bylaw in effect at the time of Development Permit application.

3.0 Statutory Compliance

3.1 Policy Context

The ASP is prepared in conformance with the Municipal Government Act, The Capital Region Growth Plan, the Strathcona County Municipal Development Plan, and the Country Residential Area Concept Plan.

3.1.1 Municipal Government Act

Section 633 of Alberta's Municipal Government Act. R.S.A. 2000, c. M-26 (MGA) grants a municipality the authority to adopt an area structure plan (ASP) to provide a framework for the subsequent subdivision and development of land within its boundary. An ASP, as a statutory plan, must describe the following information:

- The sequence of development proposed for the area,
- The land uses proposed for the area, either generally or with respect to specific parts of the area,
- The density of population proposed for the area either generally or with respect to specific parts of the area, and
- The general location of major transportation routes and public utilities.

The MGA further provides that an ASP may contain any other matters that Council considers necessary.

3.1.2 Capital Region Board

The Capital Region Board, which Strathcona County is a member municipality, provides regional planning guidance by the *Growing Forward: The Capital Region Growth Plan (CRGP)*, which contains in Appendix B the *Capital Region Land Use Plan (CRLUP)*. The CRLUP is based on the following six principles for regional growth: protecting environmental resources; minimizing the regional footprint; strengthening communities; increasing transportation choices; ensuring efficient provision of services; and supporting regional economic development. In October of 2009, the *Capital Region Growth Plan Addendum (CRGP Addendum)* provided further direction on development within the Capital Region.

The *CRGP Addendum* shows that Ridgemont Estates is located outside of the CRB's Priority Growth Areas, Cluster Country Residential Areas, and urban municipalities. As such, the growth acceptable for the ASP area would be Traditional Country Residential use with a density target of a maximum 50 lots/quarter section.

3.1.3 Municipal Development Plan

Strathcona County's Municipal Development Plan (MDP) Bylaw 1-2007 contains policies that direct and guide the orderly growth and development of land over the next 20 years and beyond. It presents a land use and development vision for the municipality that supports long-term social/community, economic, and environmental sustainability. Ridgemont Estates is designated in the MDP for future growth as a Low Density Country Residential Development Area to a maximum density of 50 country residential lots per quarter-section, and that it will be served by an internal roadway and municipal water and sewer systems.

The Municipal Development Plan emphasizes conservation design principles for development which focuses on conserving habitat, wetlands, treed areas, eco-systems and open space and sustainable servicing options. How development is achieving a sustainable form requires that it be reviewed as to the County's twelve themes for evaluating sustainable development. The practices used by this ASP in support of sustainable development are discussed below:

1. **Carbon** – The development of new housing is made more sustainable by efforts to reduce fuel utilization that create greenhouse gases. Ridgemont Estates has been designed in a manner that conserves natural wetlands areas and trees, and conserving these natural vegetative areas allows them to utilize carbon dioxide and reduce the carbon footprint.
2. **Transport** – Reduction in vehicle usage results in less fossil usage and a corresponding reduction in personal carbon footprint. Ridgemont Estates utilizes an open space friendly conservation design concept that will encourage walking and cycling for recreation and intra-neighbourhood travel.
3. **Land use** - Country residential development represents a historical growth pattern in Strathcona County, and it is not being expanded past those areas currently defined in the MDP.
4. **Materials** –Home activities utilize significant amounts of materials that are manufactured, transported, and often wasted when undertaking construction projects. The use of Build Green approaches for construction in this area is supported to the largest extent possible.
5. **Waste** –Consumption of compounds and products produced by society that are unnatural, persistent or toxic contribute to waste that does not easily breakdown in nature. Ridgemont Estates will utilize recycling and waste reduction programs available to the area in accordance with Strathcona County's regulations and leadership on continuous recycling and reuse initiatives.
6. **Economy** – Local businesses support a strong local economy and contribute positively to sustaining community. Ridgemont Estates' neighbourhood is supportive of compatible home based business that residents may operate to contribute to the local economy.
7. **Water** – The conservation of water through reduced water consumption and retention of natural water systems is an important consideration for sustainable development. In Ridgemont Estates stormwater management solutions utilize effective run-off capture and storage to assist in maintaining the health of natural water-systems. The plan is also ensuring connection to water and sewage infrastructure supporting clean water, and has maintained significant natural open spaces that will allow absorption of water on site.
8. **Food** – Ridgemont Estates is primarily a country residential area for rural housing; however, the parcels in this area are typically quite large so opportunity does exist for individual land owners to grow gardens that utilize land for food production.

9. **Natural Habitat** – The Ridgemont Estates ASP design was developed based on a comprehensive technical assessment of the natural ecosystem. As a result the design preserves treed areas abutting the Oldman Creek, two significant urban forests, and provides stormwater management in wetlands that provide improved habitat for plants and small animals. These natural habitat areas contribute to diversity in local open spaces and they positively affect the quality of life for residents.
10. **Well-Being** – A living environment can positively influence resident well-being where it allows physical and mental with other people and nature. Interactions among residents and with nature help to build community appreciation and also support neighbourhood cohesion. Ridgemont Estates is designed with a large central open space feature and more closely spaced country residential housing than typical that will promote interactions with nature and neighbours.
11. **Equity** – A sustainable community supports fair and equitable treatment of residents and their access to area amenities, housing, and services. The Ridgemont Estates' country residential area is supported by equal access to Strathcona County's high standard of rural amenities and services, and internally through the provision of a large shared open space network with accessible trails.
12. **Culture** – Land use and settlement patterns express and reflect local community culture. Ridgemont Estates' is an extension of this local culture for country residential living that appeals to those that appreciate a direct connection with nature and surrounding rural environment.

3.1.4 Country Residential Area Concept Plan

Strathcona County Country Residential Area Concept Plan Bylaw 58-2011 (ACP) was adopted on May 22, 2012 to provide direction for the orderly and sustainable development of country residential lands use areas in Strathcona County. The ACP intends to foster rural residential lifestyle opportunities while respecting and conserving the natural environment and rural landscape.

This intention of the ACP is to guide the development of country residential land use that: supports a rural residential lifestyle; provides a planning and infrastructure framework to support the sustainable development of country residential and compatible uses consistent with the MDP and CRB policies; and to provide a mechanism for the assessment and implementation of planning and development applications. Furthermore, all proposed subdivisions are to be designed where practical to ensure roads, trails and wildlife corridor linkages are provided to abutting quarter sections to assist in conserving the natural and traditional rural landscape. The ACP supports the inclusion of community services like religious assembly to promote community social benefit and opportunity.

This ASP conforms to the ACP by establishing a planning framework that identifies and conserves natural features, wildlife habitat, and biodiversity; while, increasing a sense of place by the considered use of open space, trails and neighbourhood linkages.

3.2 Land Use Bylaw

Strathcona County Land Use Bylaw 6-2015 (LUB) provides land use districts and regulations to support the implementation of Strathcona County's statutory plans. The LUB includes both subdivision and development regulations that will be used to implement the land use form and policies of this Area Structure Plan.

The residential and the religious assembly land use areas identified within this ASP will be implemented through the appropriate Country Residential Districts, Community Service District, and special regulations.

4.0 Public Engagement

A Public Engagement Plan for this Area Structure Plan project was approved by Strathcona County on January 22, 2016, and pursuant to it a Public Open House was advertised and held on February 10, 2016 at the Ardrossan Recreation Complex. The meeting was from 6:00 pm until 8:00 pm, and 25 people signed in as being present. The ASP's sponsors' consultant delivered a presentation outlining the project and showing the draft Development Concept at about 6:30 pm, and this was followed by a question and answer period. A total of eight written comments were received at the meeting and in the days that followed. All received comments and the meeting sign-in sheet were forwarded to Strathcona County.

The themes of the received comments pertained to concerns with additional traffic, site access, noise, safety, lighting, and the religious assembly use in itself. These comments have been reviewed, and are addressed in the following ways:

- All transportation comments regarding safe access and traffic volumes have been evaluated through a Transportation Impact Assessment that has confirmed that the adjacent roads and intersections can accommodate the ASP land uses.
- Noise coming from the development's additional local traffic is consistent with the road classes that abut the lands. The noise from parking lot snow removal activities concern would be an occasional winter activity that is not anticipated as being a significant development externality.
- Street lighting for the area was a concern for its impact on the rural "dark skies". This issue is addressed as all development would conform to County regulations regarding the streets and religious facility development lighting.
- A religious assembly use has benefit to local culture and community life. Site servicing for the religious assembly use can initially be accommodated by private onsite servicing. The religious assembly use will connect to municipal piped water and sanitary services when the first stage of country residential land use is developed. Servicing will be provided in accordance with Strathcona County's engineering requirements.

A second Public Open House was held on November 23, 2016, at the Ardrossan Recreation Complex between 6:00pm and 8:00 pm, with a formal presentation at 6:30 pm. The presentation reviewed the development area in context of existing Strathcona County planning policy (i.e. MDP, ACP) and the development concept and comments received at the first Open House meeting. After this overview the updated ASP development concept was presented, and it was reviewed as to how the comments received at the first Open House have been addressed. Following the presentation similar concerns continued to be brought up as part of the second Public Open House. However, the design brief that was included within the application indicates the proposal is in conformance with County Design and Construction Standards.

5.0 Development Concept

5.1 Development Vision and Objectives

Ridgemont Estates Area Structure Plan intends a country residential community that places a high value on the existing environment by conservation of important natural elements. The area also includes a religious assembly use that will provide the neighbourhood with a unique land use and social dimension for the benefit of the greater rural community.

To achieve the area vision the ASP emphasizes the following development objectives:

5.1.1 Sustainability

Strathcona County recognizes country residential land use - consisting of single detached housing on large lots. Country residential land use has a significant cultural and historical place in the County and may be allowed in limited areas where the goals of sustainability are incorporated. Ridgemont Estates addresses sustainability because the area design maximizes the number of lots allowed in the Plan Area, provides municipal water, sanitary sewer, stormwater management systems, protects the environment, and conserves important natural ecosystems.

5.1.2 Natural Environment Conservation

Ridgemont Estates ASP has been designed using conservation subdivision design to observe and protect that area's natural environmental and rural characteristics. This design method promotes higher standards in the quantity, quality, and configuration of open spaces in relation to the private lands accommodated by individual country residential parcels. The area's country residential use maintains rural character through low density land use, conserving important natural areas, maintaining existing land contours, and the integration of these local environmental features and forms into the neighbourhood's design to the largest extent possible.

5.1.3 Community Character

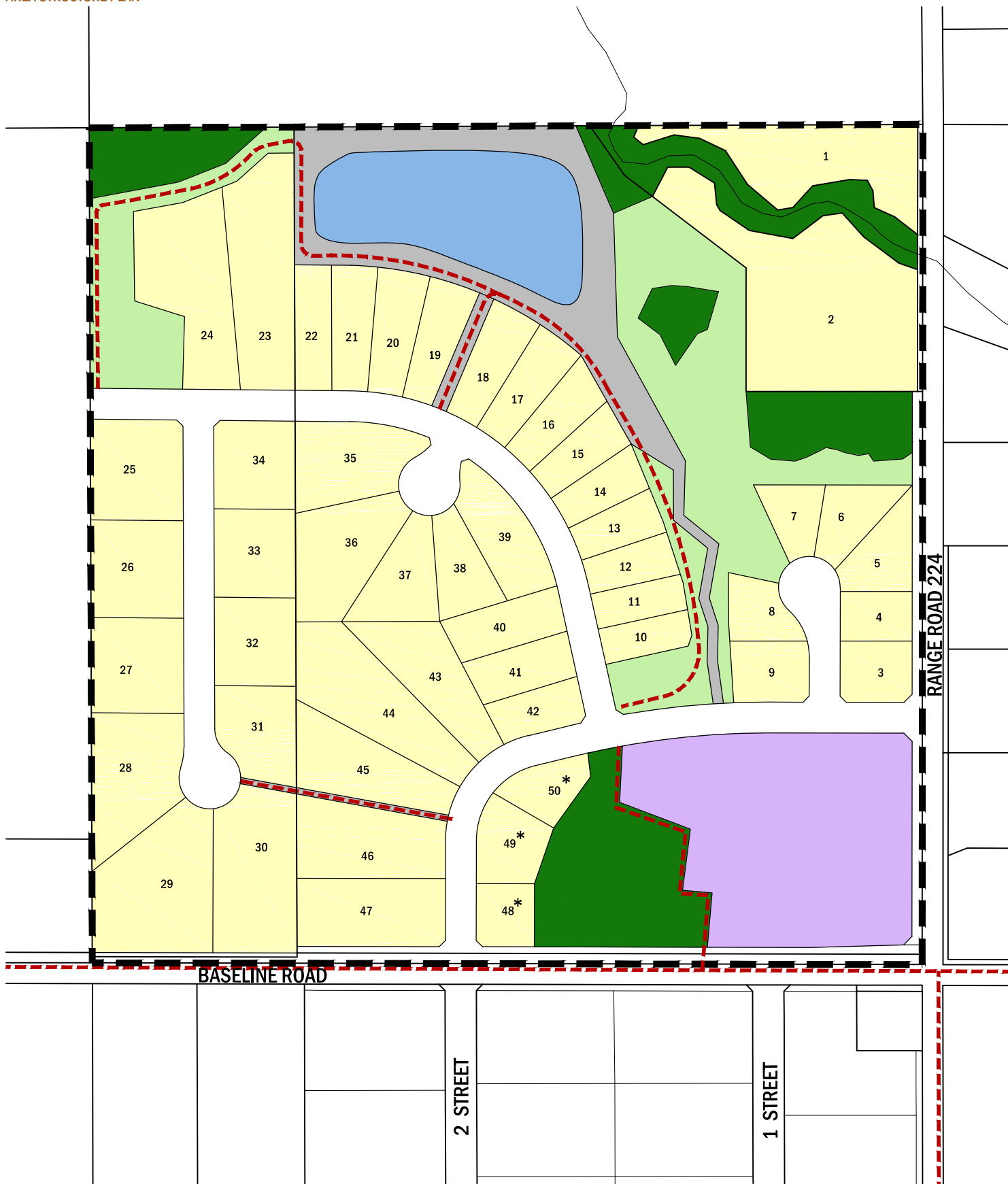
Ridgemont Estates' country residential concept promotes a high quality human environment that protects and integrates existing natural environment. Open spaces form prominent and accessible greenspaces, and these promote desirable characteristics of rural living. The area will provide lots in various sizes that will offer resident's choice in addressing their individual desires and are anticipated to provide a range of lot prices. Additionally, the inclusion of a religious assembly provides a local community service use that will enhance the social capability of the neighbourhood and the surrounding area.

5.2 Land Use Plan

The Ridgemont Estates ASP Land Use Plan identifies a framework for development of land use types that include Country Residential, Community Service, and Environment and Open Space. **(See Figure 4)**

Ridgemont Estates' plan utilizes conservation subdivision design principles that seek to simultaneously preserve the rural character, reduce impacts on the natural environment, and achieve a high-quality development. The specific conservation subdivision design elements proposed in the development concept achieved by the land use plan are:

- Natural areas are preserved by incorporating them into the design of the subdivision, which shall be linked with a trail and amenities such as strategically placed benches as established through the subdivision process.
- Country residential lots are configured around natural and open space features in a manner that accentuates their benefits and creates a high-quality living environment.
- A variety in size and configuration of country residential lots are provided to address a range of lot prices and to satisfy a wider variety of resident desires.
- Stormwater management facilities are provided along the north ASP boundary, consistent with the Country Residential Area Concept Plan, and these provide an open space feature that benefits area residents.



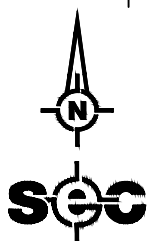
LEGEND

- | | | | | | |
|--|-------------------|--|--------------------------------|--|-----------------------------|
| | ASP Boundary | | Municipal Reserve | | Environmental Reserve |
| | Residential | | Stormwater Management Facility | | Trail Linkage |
| | Community Service | | Public Utility Lot | | Additional Studies Required |

RIDGEMONT ESTATES
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FIGURE 4



LAND USE PLAN



SCALE 1:5000

5.3 Land Use Statistics

A summary of land use statistics and demographic projections for Ridgemont Estates are provided in Table 1: Land Use Statistics. It is expected that area population would be about 155 persons when fully completed.

Table 1: Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.
GROSS AREA	65.88				
Environmental Reserve	5.72				
GROSS DEVELOPABLE AREA	60.16				
Land Uses					
Municipal Reserve	6.02	10.00%			
Lot A, Plan 2444RS	1.54				
SE ¼ Sec 5 Twp 53 Rge 22 W4M	4.48				
Stormwater Facility / PUL	6.00	9.97%			
Road Widening	1.69	2.8%			
Circulation (estimate)	6.01	9.99%			
Community Service	4.88	8.11%			
SUBTOTAL – LAND USES	24.6	40.9%			
Residential Land Use					
Low Density Residential	31.26	51.96%	48	96.0%	149
Existing Homestead	4.30	7.15%	2	4.0%	6
SUBTOTAL - RESIDENTIAL	35.56	59.1%	50	100.0%	155
Unit Density (Country Residential):	50 units / Quarter-Section				
Persons per Unit (Country Residential):	3.12 persons / unit				
Dwelling Units per Net Residential Hectare:	1.19 upnrha				

Note: The Gross Area is based on a Legal Boundary Survey.

6.0 Plan Direction

6.1 Residential

Country residential land use consists of single detached housing consistent with the established character in the surrounding area. A total of fifty lots are proposed within the Plan Area. This includes two existing country residential parcels developed in the northeast by Oldman Creek (Lots 1 & 2, Plan 942 0677); 12 future parcels along the west boundary (Lot A, Plan 2444RS); and a maximum of 36 parcels in the balance of SE 5-53-22-W4M.

The configuration of the country residential lots is designed to integrate with existing natural features, local topography, and the surrounding neighbourhood. This design also provides a mixture of lot sizes and shapes to meet varied needs of residents in terms of lot prices and lifestyle.

Objectives:

1. Respect the existing natural environment's form and features within the Plan Area.
2. New residential development will reflect the existing nature of the adjacent country residential developments.
3. Provide a range of residential lot sizes within the Plan Area.

Policies:

1. Utilize conservation subdivision design to integrate residential uses with the area's natural environment and open space systems.
2. Preserve the existing country residential character of the surrounding areas through the development of single detached dwellings to a maximum lot density of 50 residential lots per quarter section.
3. Ensure a variety of country residential lot sizes to address a range of preference by requiring: 50% of area parcels are between 0.20 hectares and 0.50 hectares; 25% of area parcels are between 0.51 hectares and 0.85 hectares; and, 25 % of parcels are larger than 0.86 hectares in area.
4. Additional technical studies, including a geotechnical report and any other information required by Strathcona County to assess the developable area, shall be provided as part of an application for rezoning to confirm that the parcels tentatively identified in **Figure 4** as lots 48, 49, and 50 have suitable developable area in accordance with Strathcona County Design and Construction Standards and the requirements of Alberta Environment and Parks.
5. Subject to the findings of additional technical studies, the boundaries of lots 48, 49, and 50 as show in **Figure 4** may be reconfigured and/or consolidated as part of a subdivision application to ensure suitable developable area is available for each lot.

6. Development of Lot A, Plan 2444RS shall require technical studies to be completed and submitted as part of a rezoning application. Studies shall include but are not limited to a biophysical assessment and geotechnical report.

6.2 Community Service

A community service use in a neighbourhood can support the social lives of residents. This ASP provides an approximate 5.0 hectare site intended for this land use to enable the development of a religious assembly use. The religious assembly is located in the Plan Area's southeast corner along Township Road 530 and allows for safe and convenient access from Range Road 224. This religious assembly will be constructed as the first stage of development.

Objectives

1. Provide opportunity for a religious assembly use to be developed.
2. Integrate the religious assembly use to ensure it is compatible with adjacent uses and that it interacts positively to avoid opportunities for conflict.

Policies:

1. The lot identified for religious assembly use shall be located at the entrance of and not internal to the future country residential development.
2. The maximum height of the religious assembly use shall not exceed 10 meters or an approved variance.
3. Landscaping and/or earthen berms shall be required along the south and east boundary of the lot identified for religious assembly use to minimize its impact on adjacent uses to the satisfaction of Strathcona County at the time of development of the religious assembly use.
4. To minimize the impact on existing country residential uses to the south and east of the religious assembly use, the religious assembly use shall be designed to reduce the perceived massing to the satisfaction of Strathcona County through:
 - a) maximizing setbacks from adjacent country residential uses;
 - b) the provision of additional landscaping and/or earthen berms;
 - c) the articulation of elevations and rooflines; and
 - d) varying the finishing materials and colours.
5. Lighting as part of the religious assembly use shall be provided in accordance with the provisions of County policy and the Land Use Bylaw.

6.3 Natural Environments and Open Spaces

Ridgemont Estates ASP provides a compliment of parks and open spaces - including environmental reserves, municipal reserve and stormwater management facilities - that focus on protecting natural ecological features and Oldman Creek. This Plan supports natural area conservation, and it defines an integrated and balanced open space network that contributes to a healthy community and environmental sustainability. **(See Figure 4)**

Objectives:

1. Provide a high quality neighbourhood landscape system that conserves environmentally sensitive areas.
2. Provide passive recreational opportunities.
3. Promote public spaces and pedestrian routes.

Policies:

1. Municipal reserve shall be dedicated as land at the time of subdivision to the maximum amount in accordance with the *Municipal Government Act*.
2. Municipal reserve shall be oriented to provide passive recreational opportunities as well as opportunity for the public to interact with the natural environment.
3. A Tree Protection Plan will be required as part of any application for subdivision within the Plan Area to the satisfaction of Strathcona County.
4. A nest and breeding assessment is required to be conducted by a qualified biologist and provided to the County for review prior to any tree clearing occurring between February 15 and August 31 to certify that nesting birds are not present in the areas to be cleared.
5. Wetlands #14, 17, and 18 **(see Figure 3)** shall be conserved by dedicating them as environmental reserve at the time of subdivision for the stage that each respective wetland is contained within.
6. Existing wetlands #7, 8, 9, and ephemeral drainage **(see Figure 3)** shall be utilized as part of stormwater management systems.
7. Delineation between public and private property shall be provided at the time of subdivision by fencing, marker posts, and/or other means satisfactory to Strathcona County.

6.3.1 Environmental Reserves

Oldman Creek is protected as a primary open space feature with significant parts of its treed uplands incorporated as Environmental Reserve and Municipal Reserve. Environmental Reserve for Oldman Creek has been previously registered as Lot 3ER, Plan 942 0677. The balance of the Plan Area includes four other environmental reserve areas for the conservation of existing wetland features. These consist of natural wetlands in the south (Wetland #14), the northeast (Wetlands # 17 & 18), and in the dugout/pond in the northwest corner. The dugout/pond's classification as environmental reserve shown on Figure 4 shall be confirmed by further investigation, and based on this study at the time of subdivision regarding Lot A, Plan 2444 RS may be classified as environmental reserve, municipal reserve, public utility lot, or other

Strathcona County agreed classification. These designated environmental reserve areas will include appropriate riparian buffers to protect the integrity of the features.

Ephemeral drainage courses have been identified as possibly being claimable by Alberta Public Lands, and prior to disturbance or removal of these features a confirmation and/or approval under the Public Lands Act and/or Water Act shall be achieved from the Province.

6.3.2 Municipal Reserves

The municipal reserves areas are focused on creating a highly desirable local landscape and supporting the conservation of important environmental features. These areas also provide opportunities for passive recreational activities, neighbourhood linkages, and additional buffering of natural areas beyond the generous amounts of private amenity space provided by the Plan Area's country residential lots.

The Plan Area's primary municipal reserve area is focused in a large central corridor to support the integrating of existing ephemeral drainage features, additional buffering for designated environmental reserve areas, and protecting a large natural tree stand. A second municipal reserve area is provide in the northwest corner of Plan Area to further buffer the existing wetland feature, preserve an existing tree stand, and provide for continuation of pedestrian circulation. These municipal reserve areas, natural tree stands and trails will provide benches and a variety of passive recreational opportunities within Ridgemont Estates for the benefit of and well-being of area residents.

At the time of the creation of the Deferred Reserve Caveat 812 258 974 affecting the SE 5-53-22-W4M, environmental reserve was not taken into account for the calculation of the future municipal reserve dedication. With the determination of the environmental reserve lands as part of this plan, the municipal reserve dedication reflects the amount owing for the title areas of Lot 1, Lot 2, and the remnant less land determined as environmental reserve in accordance with the Municipal Government Act. Therefore, the amount of municipal reserve dedication contemplated within this plan meets the maximum amount of municipal reserve required and the deferred reserve caveat shall be adjusted accordingly at the time of subdivision. Exact area of municipal reserve dedication will be established at the time of subdivision.

6.3.3 Stormwater Management Facility

The stormwater management facilities located in the lower elevations along the north property line is a primary element of the open space system in Ridgemont Estates. The stormwater management facilities will have an organic shape and incorporate a 'naturalized' border of wetland type plants to contribute to the area both aesthetically and environmentally. Furthermore, the stormwater management facility will be designed as a wet pond and integrate part of the area's existing low-lying ephemeral drainages systems and municipal reserves. This will create an expansive and attractive open space corridor. The exact boundaries between municipal reserve and stormwater management area may be subject to adjustment through the subdivision process.

6.4 Transportation

Ridgemont Estates abuts Range Road 224 along the east boundary and Township Road 530 on the south boundary. Access to Ridgemont Estates is provided from the east at one location off Range Road 224 and a second location from Township Road 530 on the south. Strathcona County's Functional Plan for Township Road 530 defines Ridgemont Estates' proposed intersection location. It also established the intersection's geometric configuration.

A traffic impact assessment (TIA) for the Ridgemont Estates ASP was completed by CIMA+ in 2016 based on full development that consists of 50 country residential lots and a site for religious assembly. The assessment showed that the existing roadway network was adequate to accommodate the traffic generated by the proposed land uses, and that no additional turn bays or storage lanes would be required with the first stage of development to facilitate a religious assembly use. However, the TIA provided analysis and recommendation that at minimum, an eastbound left turn lane may be required to accommodate safe operation of the south access of the Plan Area to Township Road 530. As part of an application for subdivision for Stage 2 of the development, further information may be required to verify traffic volumes and any further improvements that may be required. The TIA, identified that illumination is warranted in 2017 at the intersection of Range Road 224 and Township Road 530, and future delineation lighting to illuminate pedestrian or cross street traffic is recommended in subsequent ASP stages (i.e. years 2027 & 2047). The TIA is submitted under separate cover.

The primary pedestrian trail is illustrated on **Figure 5**. This trail provides for pedestrian travel beside the drainage course and along the stormwater management facility that connects the municipal reserve within the Plan Area. This internal pedestrian trail will be connected to the community wide trail system that is planned to run along Township Road 530 in the existing road right-of-way, which will connect Ridgemont Estates to surrounding areas and the greater community. A trail connection between the western cul-de-sac and south entrance road further provides pedestrian circulation opportunity in addition to its primary function as an emergency access.

Objectives:

1. Ensure connectivity is functional, accessible, and designed to accommodate for a multi-modal form of transportation that facilitates walking and cycling.
2. Provide safe access to local public spaces.

Policies:

1. All lots subject to a subdivision shall be accessed from an internal public road.
2. All internal roads, trails and access points shall be designed in accordance with Strathcona County's Design and Construction Standards or an approved variance.
3. Emergency access and temporary turn-arounds shall be constructed by the developer in accordance with the Strathcona County Design and Construction Standards where necessary to stage the development.
4. Internal trails shall be designed and oriented to connect to the planned regional trail system on Township Road 530.

5. The internal trail system shall be integrated with the Plan's stormwater management facility as well as environmental reserve lot abutting Township Road 530 to provide a link between the municipal reserve areas and a connection to the planned regional trail system.
6. A noise impact assessment will be required as part of an application for subdivision for country residential lots to determine noise attenuation improvements required for all residential lots abutting either Township Road 530 or Range Road 224.
7. Intersection improvements at Range Road 224 and Township Road 530 identified by the Traffic Impact Assessment (CIMA+ 2016) as warranted with Stage 1 of the ASP will be required to be constructed by the developer at the time of subdivision. There may be opportunity for cost recovery for these improvements.
8. In accordance with the Traffic Impact Assessment (CIMA+ 2016), additional road dedication will be required at the time of subdivision for future access improvements in addition to the requirements of Strathcona County Policy for road dedications.
9. In accordance with the Traffic Impact Assessment (CIMA+ 2016), a detailed transportation impact assessment shall be provided as part of a subdivision application for country residential development to affirm the specific upgrades necessary to municipal road infrastructure.
10. As part of a subdivision application for Stage 2 a public utility lot will be required to accommodate emergency access necessary for the subsequent development of Stage 3 as identified on **Figure 5**. The emergency access will be required to be constructed by the developer of Stage 3 at the time of subdivision of Stage 3.
11. Road right of way to facilitate the future development of public road access to SW5-53-22-W4M will be required to be dedicated at the time of subdivision of Stage 3.

6.5 Utility Systems

The provision of safe and efficient utility services is an important consideration for area development to ensure reliable systems for residents and that the natural environment is not negatively impacted.

Objectives:

1. Utility design should provide servicing for the development area in an efficient manner.
2. Development of utility systems will integrate the natural environment.

Policies:

1. All area uses shall be serviced by municipal sanitary sewer, water, and stormwater management in accordance with Strathcona County Design and Construction Standards or an approved variance as well as any provincial regulations and approvals that may apply.
2. Despite previous policy 1, a religious assembly use that is developed prior to any further residential subdivision within the Plan Area may utilize private onsite water and sanitary services.

3. A religious assembly use shall be required to connect to municipal utility services that shall be constructed as part of the first stage of country residential subdivision. This requirement for the religious assembly use to connect to municipal services will be outlined in a development agreement executed as part of the Stage 1 subdivision and a caveat will be registered on the certificate of title for the religious assembly use at the time of subdivision of the religious assembly use.
4. A ground water assessment, performed by an accredited professional and to the satisfaction of Strathcona County, shall be required as part of a subdivision application for Stage 1 to confirm that sufficient water is available if a groundwater well is proposed for the religious assembly use prior to installation of the municipal piped water system.
5. The stormwater management facility will be designed and landscaped to simulate the form and function of a natural wetland in accordance with County and Provincial standards and to the satisfaction of Strathcona County.
6. Stormwater management shall be designed and constructed to accommodate the existing stormwater flows from the NE32-52-22-W4M (Sun Hill Estates)

6.5.1 Water Servicing

A servicing framework has been developed by Strathcona County to ensure that all new developments are required to provide for the extension and use of a municipal water system.

A connection for Ridgemont Estates to the existing water system is located just south of the site at the intersection of Township Road 530 and 2nd Street (Sun Hill Estates). The extension of this existing potable water system through Ridgemont Estates is achievable, and it will be installed upon future development to provide piped municipal water for the area. A religious assembly use (Stage 1) developed prior to country residential use within the Plan Area may be initially serviced by private onsite water servicing such as a truck filled cistern or a well where a groundwater study confirms sufficient groundwater is available for the intended use. Stub locations will be installed in this system to allow for expansion of the system required for future developments. Upon construction of the municipal piped water system, as required for residential development, the community service use shall connect to this system as established in a development agreement executed as part of Stage 1.

The existing water network and the ASP's proposed water main system are indicated schematically in **Figure 6** and described in more detail under the Design Brief.

6.5.2 Sanitary Servicing

Strathcona County has also developed servicing standards through the CR-ACP to ensure that all new developments are required to provide for the extension/construction and use of a municipal low pressure Septic Tank Effluent Pump (STEP) system. Ridgemont Estates is located within Basin 4 and is designated as serviceable lands required to participate in the municipal STEP system. Currently, no systems have been constructed within Basin 4. A design for the future on-site STEP servicing concept is shown in **Figure 6**.

Ridgemont Estates will be required to provide an offsite STEP system that connects to the lagoon site located in Ardrossan. The development of a religious assembly use in Ridgemont Estates prior to country residential development is initially exempt from a requirement to construct a STEP system. However, future development of the country residential land use shall trigger the requirement for the construction of a STEP system. Upon construction of the STEP

system, as required for residential development, the religious assembly use shall be required to connect to this system as established in a development agreement executed as part of Stage 1.

6.5.3 Stormwater and Drainage

A storm water management plan prepared by Select Engineering Consultants Ltd. is included in the design brief and outlines the storm water runoff patterns within the site for both pre-development and post development scenarios. **(See Figure 7)**

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 and north of the subject site which eventually drains into Oldman Creek.

The development is located in a small drainage basin tributary to Oldman Creek. The creek is a well-defined watercourse and drains northwest to 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. .

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 Township Road 530. It then crosses Township Road 530 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 Oldman Creek. At one time, a small marsh with trees and shrubs around it existed just north of Township Road 530 but it is now dry due to the manmade channel.

Stage 1 stormwater management requirements will be determined and incorporated into a subdivision application or development permit. A stormwater management facility is required for the country residential development defined for ASP Stage 2, and therefore this facility would be constructed with subdivision in Stage 2.

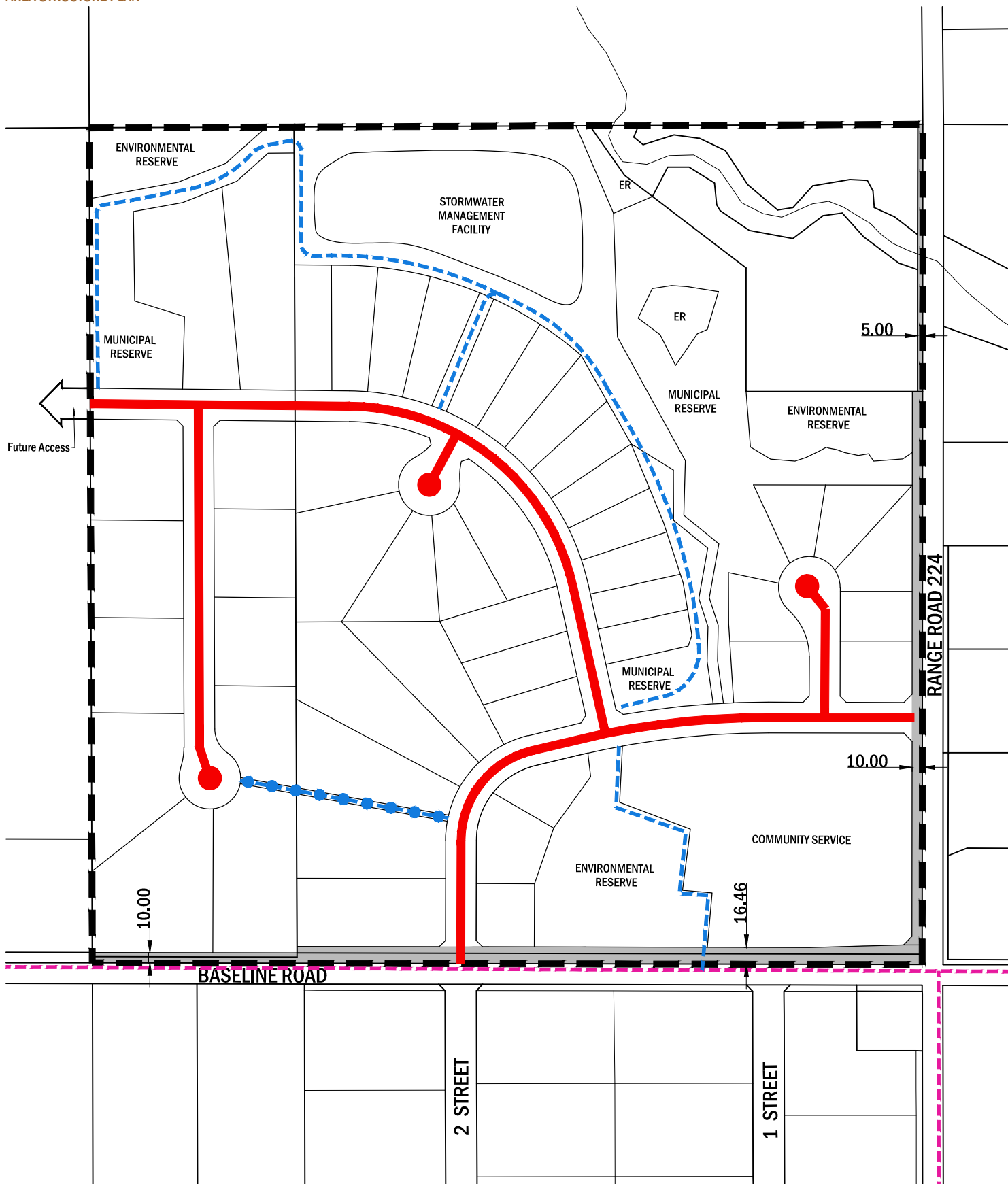
For this ASP, the storm water facility will be created as a wet pond facility which will be landscaped with perimeter wetland vegetation. The detailed design of the landscape architecture aspects of the storm water facility will be provided as part of the engineering drawings submitted with an application for subdivision of Stage 2.

The concept plan of the proposed storm water management system is presented in **Figure 7**. The system will consist of the following:

- A system of ditches and culverts directing runoff to a storm water management pond. This will accommodate runoff from Sun Hill Estates that is presently directed through the existing culverts crossing Township Road 530.
- A schematic cross-section of the pond is presented in the design brief. It is intended that the pond will be a wet, landscaped facility.
- Erosion control measures will be constructed at culverts, ditches and limits of construction.

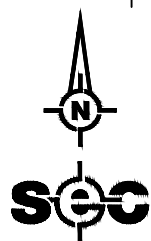
6.5.4 Other Utilities

Other essential services, such as natural gas, electrical power, telephone and cable TV, are available for extension into the future developments as may be required.

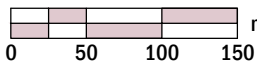


LEGEND

- ASP Boundary
- Pedestrian Loop
- Emergency Access
- 30.0m Rural Cross Section Road
- Regional Trail
- Road Widening



TRANSPORTATION PLAN

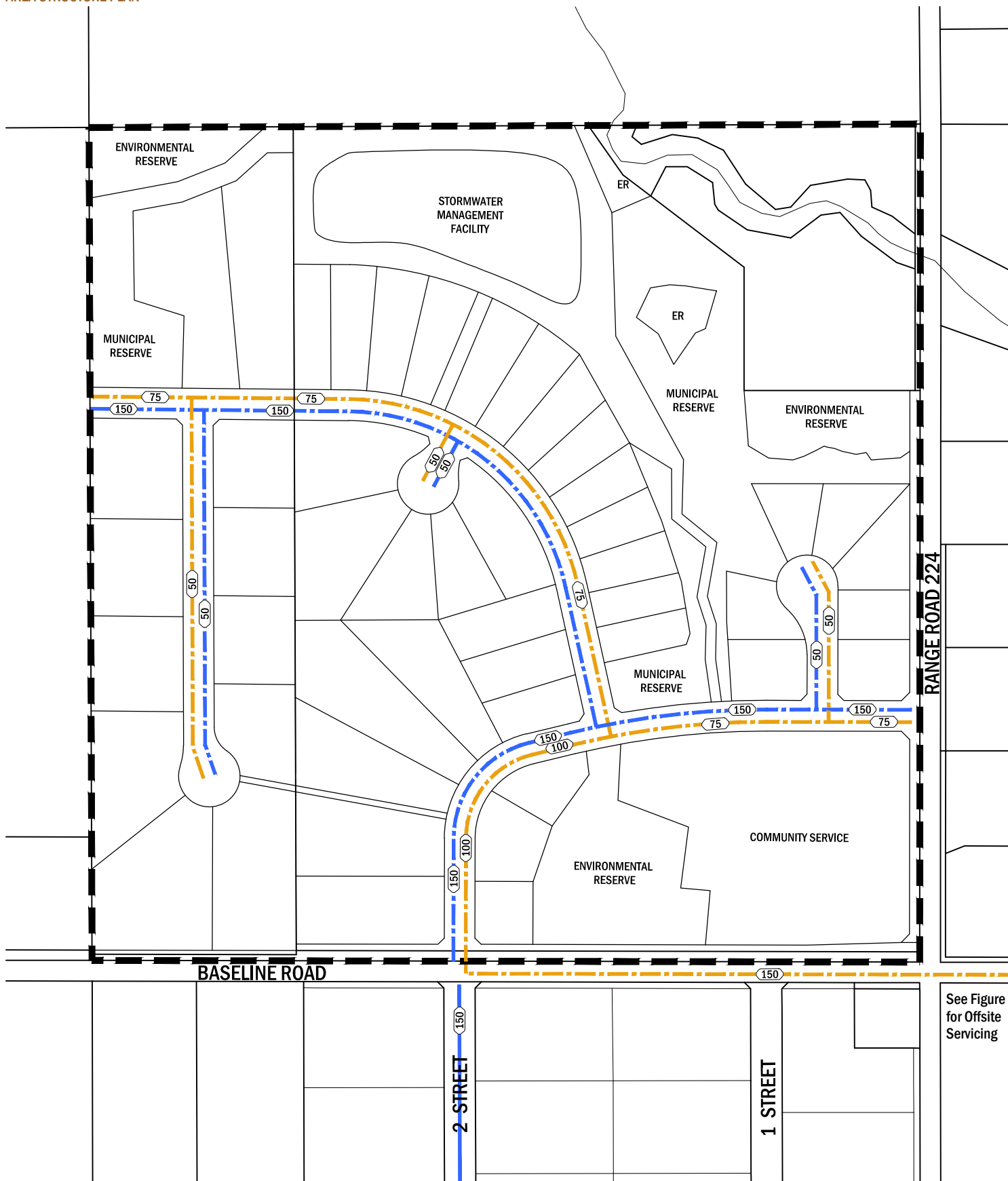


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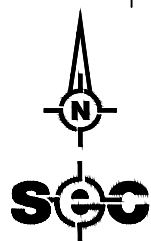
FIGURE 5



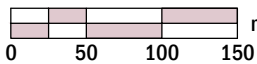
See Figure 8
for Offsite
Servicing

LEGEND

- | | | | |
|--|-----------------------------|--|--------------------------|
| | ASP Boundary | | Existing Water Servicing |
| | Proposed Sanitary Servicing | | Proposed Water Servicing |



**WATER AND SANITARY
SEWER SERVICING**

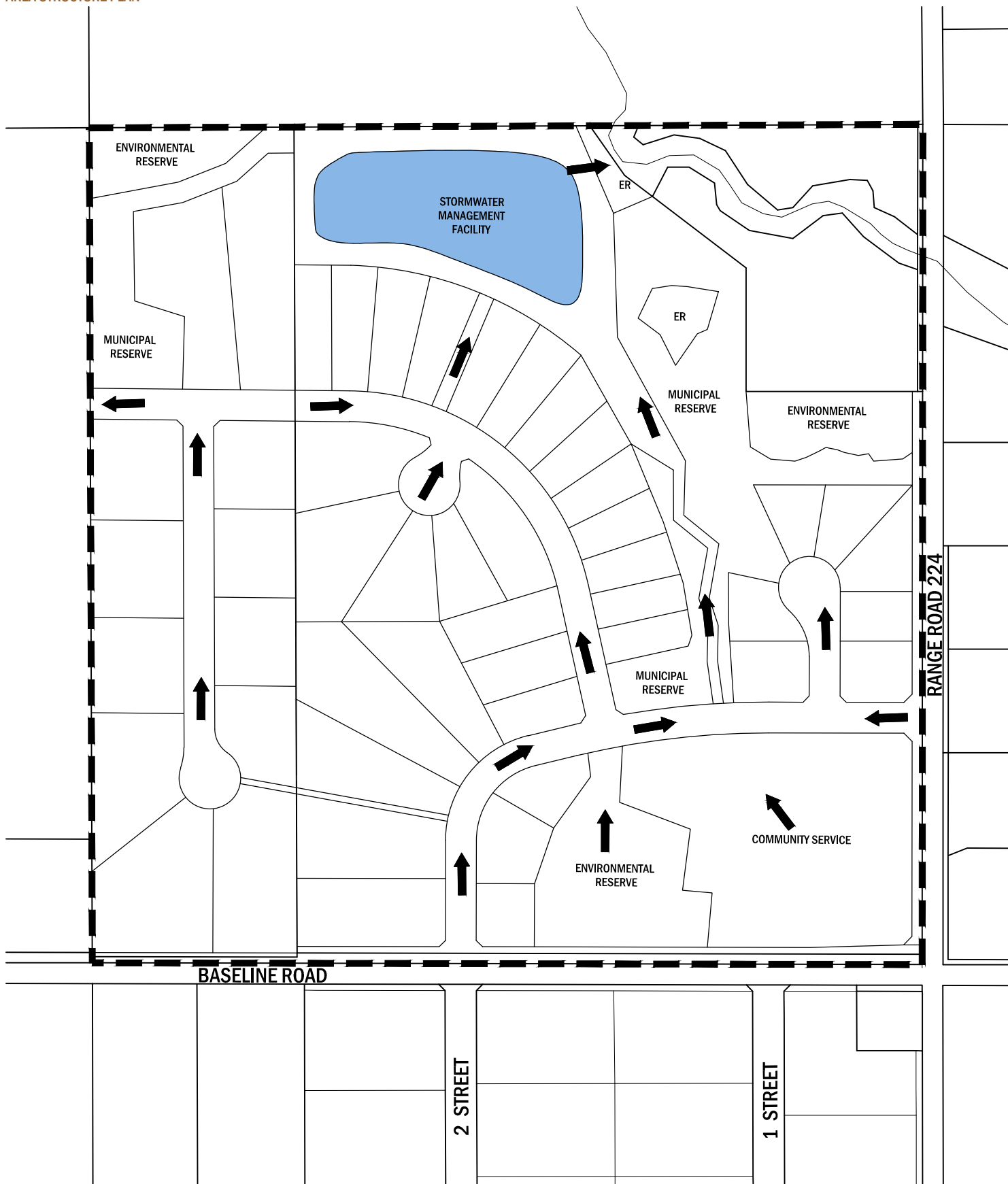


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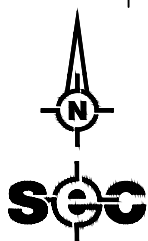
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FIGURE 6



LEGEND

-  ASP Boundary
-  Major Flow
-  Stormwater Management Facility



STORMWATER MANAGEMENT



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FIGURE 7

7.0 Implementation

7.1 Staging

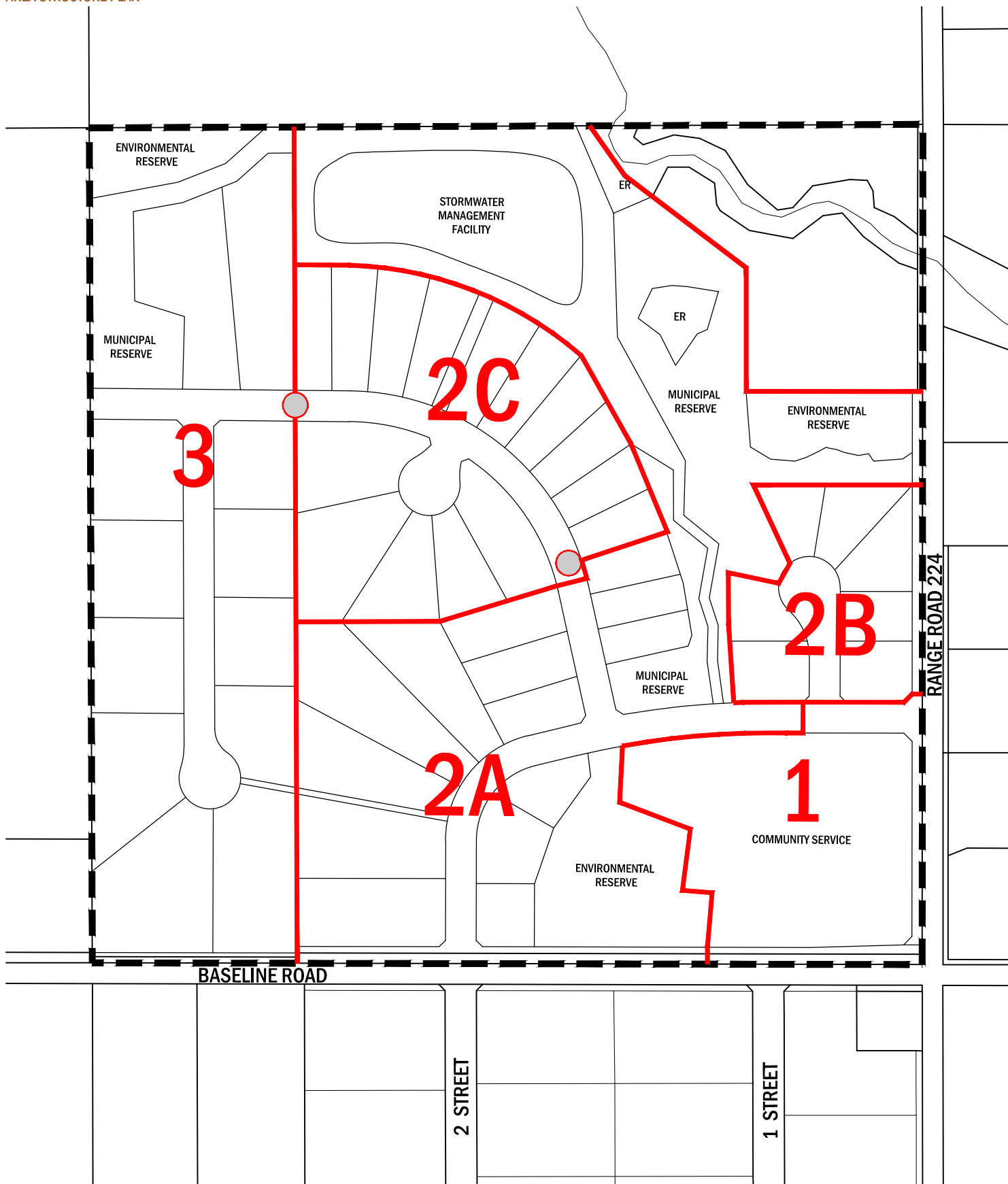
The development of Ridgemont Estates ASP will start in the area's southeast corner with the religious facility use lot, and then proceed to the north and west with country residential development phases. Individual stages may be sized to meet market conditions. **(See Figure 8)**

7.2 Compliance

The implementation of the ASP shall be required to conform to the County standards and policy in effect at the time of future application for any subdivision and/or rezoning.

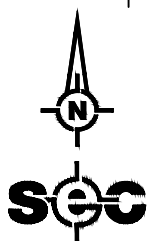
The Land Use Plan depicted in Figure 4 is conceptual in nature and the exact location of property boundaries will be determined at the time of the subdivision application for each Stage of development.

Nothing in this ASP shall be interpreted as relieving a person from complying with federal or provincial statutes and regulations. In the event of a conflict between any of the provisions of this ASP and the provisions of any statute or regulation, the provisions of the statute or regulation shall prevail.



LEGEND

- ASP Boundary
- Staging Boundary
- Potential Staging Turnaround



STAGING PLAN



SCALE 1:5000

RIDGEMONT ESTATES
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FIGURE 8