

BYLAW 33-87

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE CRAIGAVON AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING OF 184 ACRES (74.45 HECTARES), IS LOCATED WITHIN THE W1/2 36-52-23-W4.

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

1. This Bylaw be cited as the 'Craigavon Area Structure Plan'.
2. Appendix "A" attached hereto and forming part of this Bylaw entitled 'Area Structure Plan Craigavon Neighbourhood' is hereby adopted as the Craigavon Area Structure Plan for the purpose of providing a general framework for subsequent subdivision and development of the W1/2 36-52-23-W4 in the County of Strathcona No. 20.
3. That Bylaw 7-85, being the previously approved Craigavon Area Structure Plan, be repealed.

Read a first time this 30 day of June, 1987.

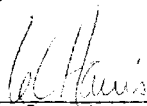
Read a second time this 1st day of September, 1987.

Read a third time and finally passed this 1st day of

September, 1987.



Reeve



County Secretary

CRAIGAVON

area structure plan

MELCOR DEVELOPMENTS LTD.

**AREA STRUCTURE PLAN
CRAIGAVON NEIGHBOURHOOD**

Sherwood Park Eastern Expansion

Makale & Kylo Planning Associates Ltd.
May 1980

Cunningham du Toit
Updated August, 1986
Amended August 1987

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CRAIGAVON NEIGHBOURHOOD

INTRODUCTION

The Craigavon Neighbourhood generally conforms to the Sherwood Park Eastern Expansion Outline Plan, dated July, 1979. The major components of this Outline Plan, such as the collector and arterial road pattern, open space system and general housing types, are included within this portion of the W1/2 Section 36-52-23-W4. The name "Craigavon" has been suggested by the developer based on a request by one of the existing landowners in the vicinity of the site, Mr. Sam McCaughey.

STATEMENT OF OBJECTIVES

The objective of the Craigavon Neighbourhood is to provide a framework for an orderly phased development of a logical neighbourhood unit within the northwest portion of the Eastern Expansion development area. This Plan is seen as an intermediate step leading to production of subdivision plans for the various phases of neighbourhood development. The Plan also endeavours to conform to all relevant Provincial and County guidelines, regulations and requirements. The Craigavon Neighbourhood shall:

1. Provide an adequate supply of serviced residential land.
2. Provide a range of residential land assuming an overall family-oriented resident cross-section within a quality, low-density living environment.
3. Provide a cohesive neighbourhood unit which offers a definite sense of resident identity as a result of its size, internal design and external relationships.
4. Provide an increased sense of privacy and sense of place by creating a relatively small neighbourhood unit. This reduced neighbourhood size will not be self-sufficient in terms of convenience service outlets or school and community facilities. However, in order to retain the internal standards of public facilities and open space, the schools, major open spaces and commercial areas are located external to the smaller neighbourhood so that two or three neighbourhood "clusters" can share common public facilities.
5. Provide a definite residential theme or themes within the smaller neighbourhood unit through the use of specific landscaping, fencing, addressing and signage.
6. Provide both a local parkette and a linked open space system for the recreational use of the residents utilizing pedestrian walkways, bicycle paths, sidewalks, school grounds, public parks and appropriate elements of the stormwater management system.
7. Provide an urban environment sensitive to the existing natural environment. The roadway pattern and stormwater drainage system follows as closely as possible to the natural groundwater drainage system. Appropriate stands of existing vegetation should be preserved.
8. Provide a degree of flexibility to accommodate the changing demands of the housing market, and to encourage possible innovations in residential design and construction.

LOCATION

The Plan is bounded on the north by the Baseline Road, on the south by Colwill Boulevard and on the east by the proposed Lakeland Boulevard. This area is contiguous with the existing Glen Allan neighbourhood of Sherwood Park, and is linked internally with Glen Allan by an extension of the existing Glencoe Boulevard and the parkland corridor (see Figure 1).

PRESENT ZONING

Following a successful rezoning hearing before the Edmonton Regional Planning Commission in January, 1980, the Craigavon Neighbourhood is presently zoned General Urban. The land is also designated as Urban Area within the County of Strathcona General Municipal Plan. The most northerly portion of the land is now zoned.

Subsequent to the date of the report, the revised County of Strathcona General Municipal Plan was approved in September 1986, and designated these lands as Residential Area. This conforms to the present Edmonton Regional Planning Commission designation of Potential Urban Expansion Area.

EXISTING LAND USE

The northeasterly corner of the site has been subdivided for single family residential development and homes are presently under construction and occupied. For the balance of the lands, most of the existing land use on the site involves low density agriculture. The remainder is undeveloped as a result of topographic and drainage features, with a single country residential unit in the extreme northwest corner of the proposed neighbourhood. The western boundary of the site is formed by the 66-foot Glen Allan Road right-of-way, which includes a Calgary Power transmission line. An existing 30-foot road widening strip and a 30-foot buffer strip on the west side of the road alignment will be preserved as a linear open space.

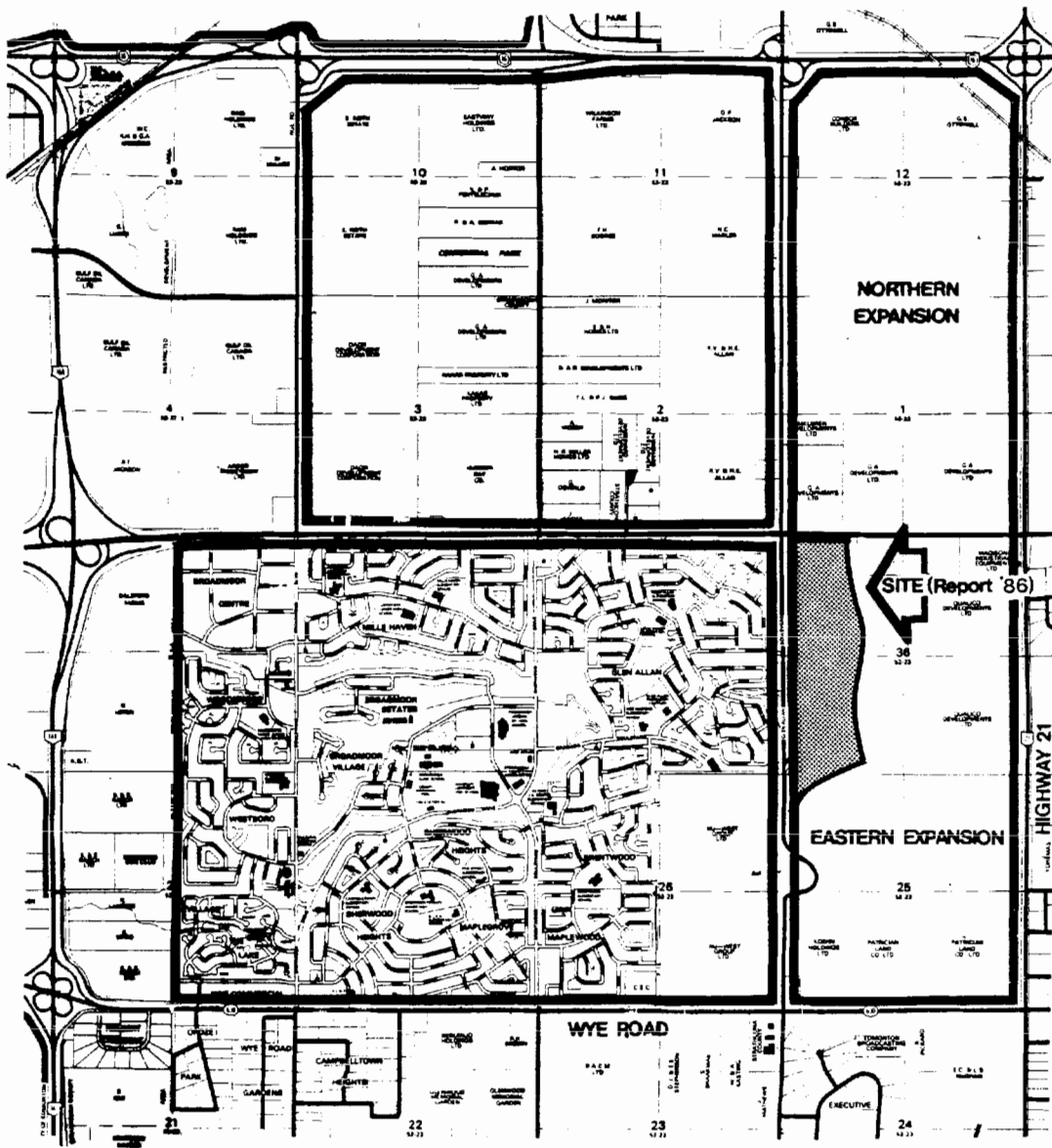
OWNERSHIP

As of June 30, 1986, the approximately 74.6 hectare (184 acre) Craigavon Neighbourhood is owned by Melcor Developments Ltd.

SITE CHARACTERISTICS

The site is flat to gently rolling and underlain by a uniform deposit of ground moraine. The boundary also involves two of the three major drainage basins within the entire Eastern Expansion. An extremely small portion of land in the northern extreme of the proposed neighbourhood drains erratically to the northwest. The remainder of the site is included within the central drainage catchment area which drains into the east-west intermittent stream and slough system, as shown on figure 2. This system will be handled by underground sources and the area utilized as a stormwater management and open space element through the neighbourhood.

The site also contains a number of natural vegetation areas, comprising mainly older tree stands and lowland shrubs. Additional stands of sedge and coarse grass are also found in the damp areas. As a result of either the age or damp area location of this vegetation, they offer only a moderate opportunity for incorporation into the urban design.



LOCATION
CRAIGAVON

Fig. 1

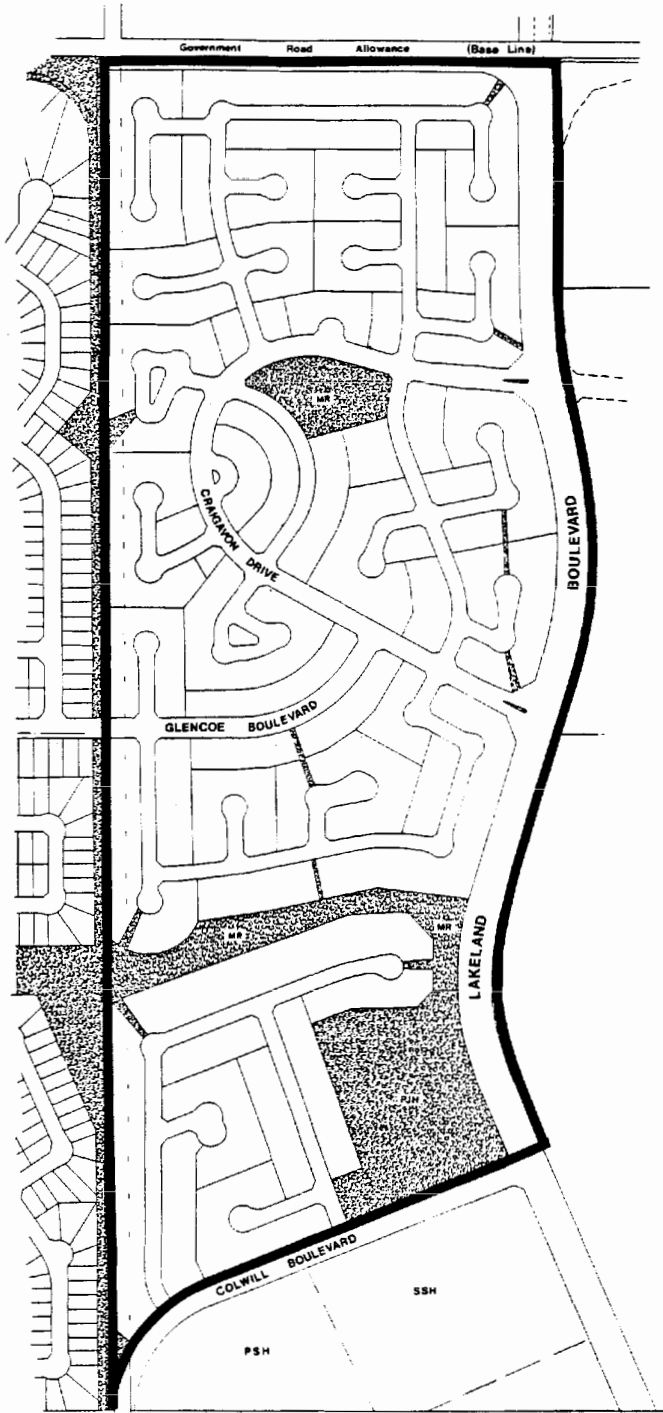
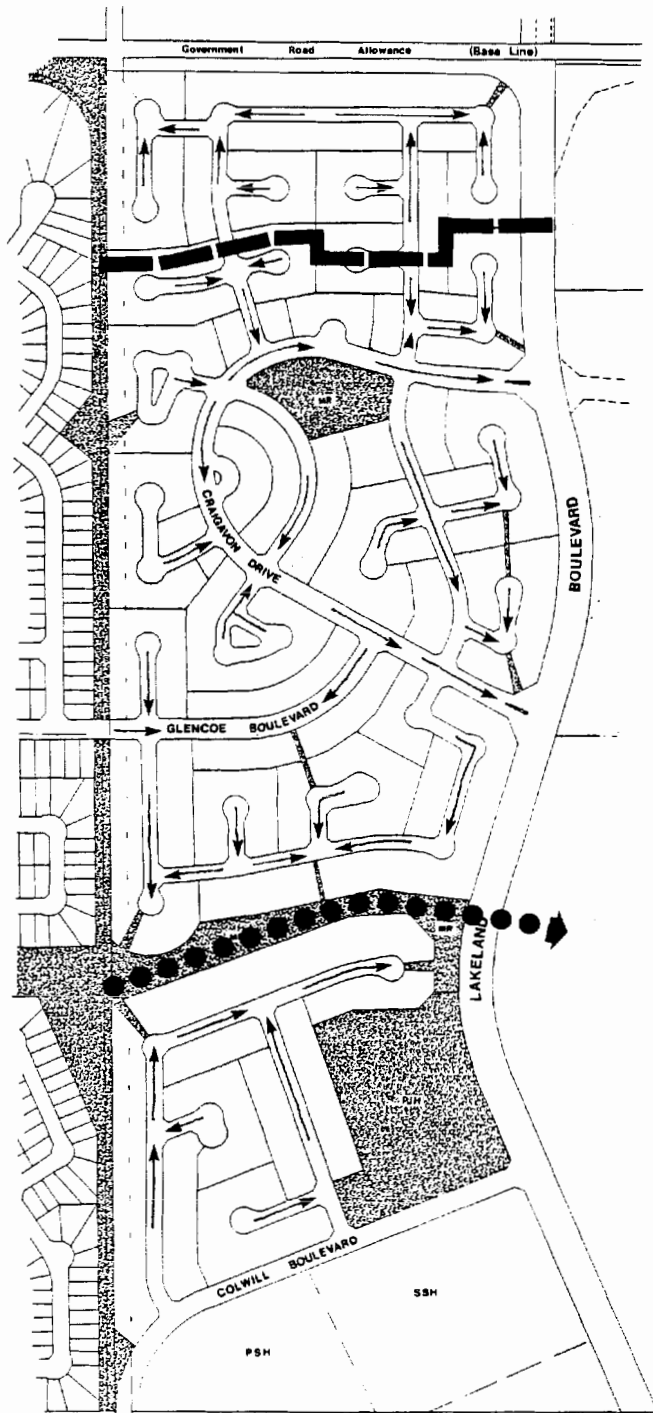


Fig.1A



**UTILITIES
CRAIGAVON**

- DRAINAGE BASIN BOUNDARY
- CENTRAL DRAINAGE AREA
- ←** OVERLAND DRAINAGE

Fig. 2

PLAN SUMMARY

The land use for the Craigavon Neighbourhood is single family residential with a density of 36.6 persons per gross hectare (14.8 persons per gross acre). The accompanying residential density will be 11.5 units per gross hectare (4.6 units per gross acre). The total developable area is approximately 74.6 hectares (184 acres). The population estimate for this area is approximately 2,531 persons.

The neighbourhood will be adequately served by two peripheral arterial routes, the future Lakeland Boulevard to the east, and the Baseline Road to the north Colwill Boulevard bounds the site on the south. The only internal collector planned for the site is Craigavon Drive which connects to Lakeland Boulevard at the eastern side of the plan. The remainder of the transportation network involves residential loops and minor streets, bays and cul-de-sacs. Short streets and cul-de-sacs have been employed to increase privacy and reduce through traffic. Cul-de-sacs have also been used along Craigavon Drive to eliminate the need for laneways.

Utilities are readily available from the east. Water is available from an existing 10-inch line on Glencoe Boulevard and the recently installed 30-inch water main under the future Lakeland Boulevard to the east. Sanitary sewage will connect with the existing trunk line, also under the future Lakeland Boulevard.

The Craigavon Neighbourhood, a totally single family community, will provide a range of conventional lot and home sizes. Innovative home designs to make better use of the undulating terrain will also be found in this neighbourhood.

A 4.2 hectare (10.3 acre) site has been provided in the southeast corner of this neighbourhood and just north of the Bev Facey High School to facilitate a public junior high school. This location will allow the junior high school to utilize the academic and sports facilities found on the senior high school campus directly to the south. The existing low area crossing from west to east found in the south half of the neighbourhood will provide a passive open space leading to and adjacent that area to complement the more active recreational features on the junior high school site. One other park is located in the north half of the neighbourhood to adequately serve the residents more distant from the school site.

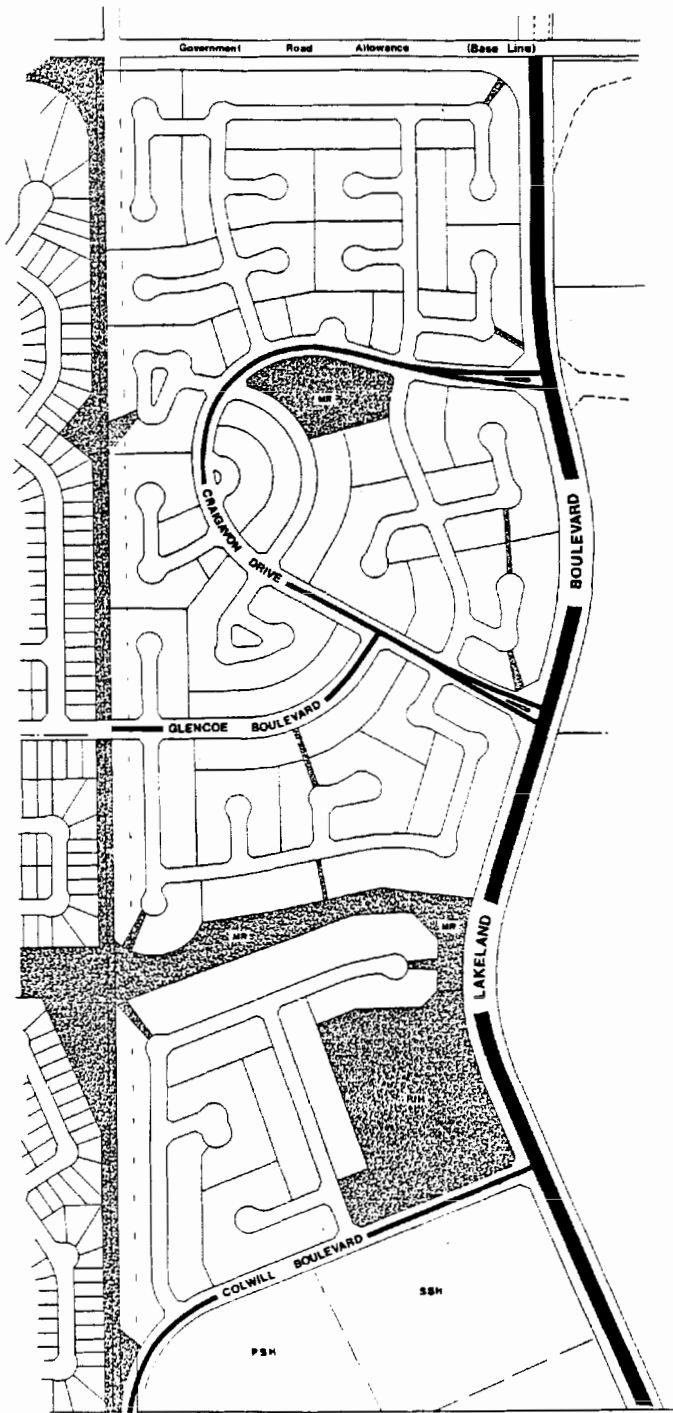
A neighbourhood commercial site or elementary school is not included in this neighbourhood. These facilities will be provided as a central focus for two to three neighbourhood clusters which will occur with continued growth and development in the north of the Eastern Expansion area.

TRANSPORTATION

External Transportation System

The Craigavon Neighbourhood is served by two major arterial transportation routes:

1. Baseline Road is the major east-west arterial connecting the neighbourhood with Sherwood Park and the City of Edmonton to the west, and rural lands to the east. The status of this roadway is presently a County artery, but will be upgraded, as growth requires, to a major internal urban artery. The northerly three lanes of Baseline Road were completed in 1985. The route is presently within a 66-foot right-of-way, with an additional 57-foot road widening, buffering and berming strip provided along the north boundary of the neighbourhood.
2. For a limited time, the existing Glen Allan Boulevard will continue to serve its present function. However, this route is only a 66-foot wide Country road allowance and its upgrading is heavily constrained by Ball Lake and the existing Glen Allan neighbourhood. Therefore, the Craigavon Neighbourhood will include the future Lakeland Boulevard, which will represent the eastern boundary of the site. This new route will link the neighbourhood not only to other areas of the Eastern Expansion, but to points north and south, and east and west via Baseline Road, Granada Boulevard and the Wye Road (see Figure 3). As Lakeland



**TRANSPORTATION
CRAIGAVON**

- FUTURE ARTERIAL
- NEIGHBOURHOOD COLLECTOR

Fig. 3

Boulevard is opened to traffic, providing an alternate route to that presently existing, the Glen Allan Boulevard 20 metre (66 foot) road allowance will be closed by the County of Strathcona and purchased by the developers. This land will be incorporated into the residential lots to the east. The westerly 18 metre (60 foot) combined existing road widening and municipal reserve buffer strip will be retained as a public walkway. The timing on the closure of this road shall be determined by the County of Strathcona.

Internal Transportation System

The roadway design standards to be used in this plan are the County design standards.

Public Transportation

The public transit service can be accommodated on Craigavon Drive. Ultimately, bus routes on this route will link the Craigavon Neighbourhood with other neighbourhoods within the Eastern Expansion area, the existing Sherwood Park and major external points. In the meantime, the combination of collector routes and Lakeland Boulevard will provide a simple bus loop system through the neighbourhood for connections with Sherwood Park and the City of Edmonton.

UTILITIES

Water Supply and Distribution

The main source of water supply for the Craigavon Neighbourhood will be the existing 30 inch supply main, which enters at the southeast corner of the Neighbourhood and then parallels the east boundary of Craigavon up to Baseline Road.

The 30-inch diameter main forms part of the greater Sherwood Park supply system. From this main, a looped water distribution system of 6 and 8-inch diameter mains will serve local requirements in the neighbourhood.

Sanitary Sewerage

The neighbourhood sanitary sewer system will drain into the County's North East Sanitary Trunk Sewer. This major trunk line follows the realigned Glen Allan Boulevard (Lakeland Boulevard) from Baseline Road to the northeast corner of the senior high school campus. From here, the line follows Colwill Boulevard, the collector road running along the north boundary of the campus to link with the Ball Lake subdivision. The North East Sanitary Trunk Sewer, like the water supply main, thus also borders the east and south boundaries of the Craigavon Neighbourhood.

All areas in the Craigavon Neighbourhood will drain by gravity directly to the North East Sanitary Trunk Sewer. Grades are such that no difficulties will be experienced in meeting minimum velocity requirements. Generally, most pipe will be the minimum 8-inch diameter, but even so, excess capacity will exist. In other words, the area provides ideal conditions for the design of sanitary sewers.

Ultimately, four connections to the North East Sanitary Trunk Sewer will be required to serve the Craigavon Neighbourhood. In this regard, arrangements have already been made to provide suitable provisions at the appropriate manhole locations on the trunk sewer to facilitate these late connections.

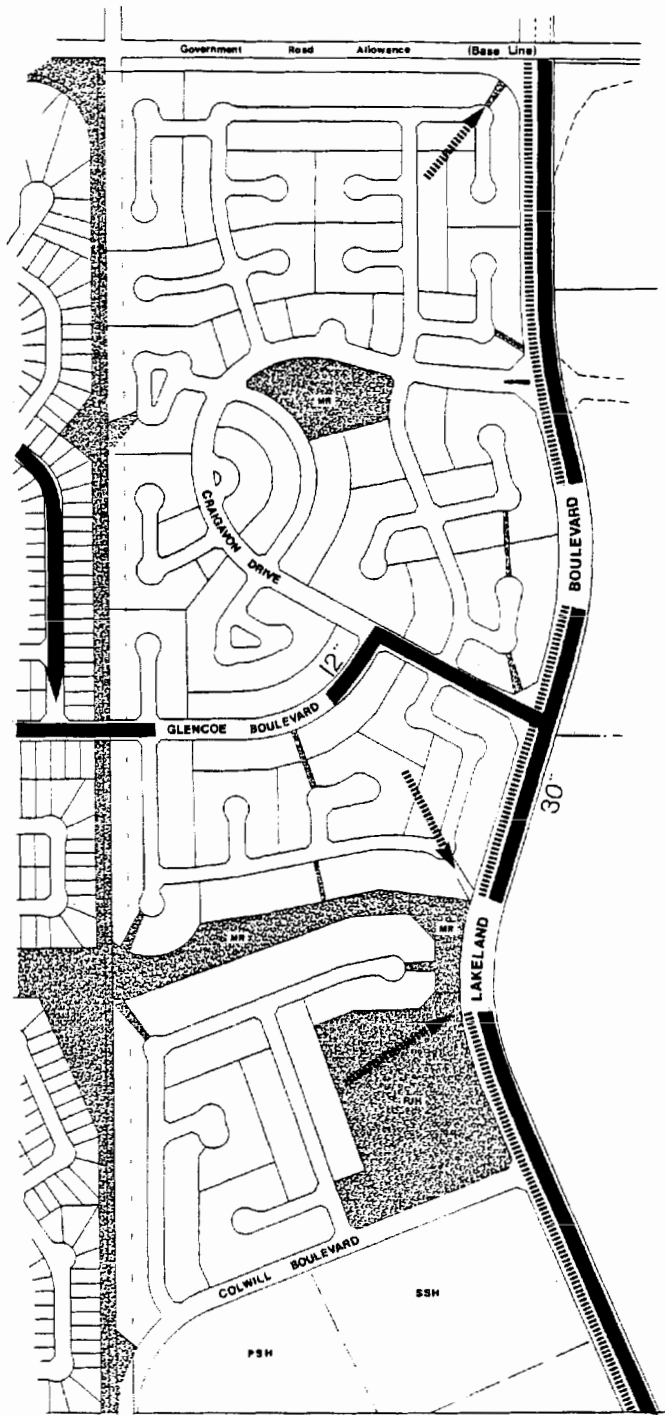


Fig. 4

Stormwater Drainage

The Craigavon Neighbourhood involves two of the three stormwater drainage basins found within the Eastern Expansion. The most prominent drainage feature in the system is the depressional area in the neighbourhood, presently containing a system of intermittent streams and sloughs. This system laterally traverses the eastern expansion area from east to west, and presently receives stormwater discharges from a small portion of the Glen Allan Subdivision. The vast majority of the proposed neighbourhood drains into this area, with stormwater flowing out of the east and into Oldman Creek system. The second drainage basin is located at the northern end of the neighbourhood and extends only to a maximum of about 800 feet south from the north boundary. Runoff from this area flows in a general northerly direction where it is intercepted by roadside ditches and ultimately conveyed northward to another portion of the Oldman Creek system.

In accordance with Alberta Environment objectives, all runoff from the Craigavon Neighbourhood will be controlled to the natural rates which preceded development. It was recognized early in the planning process, however, that merely to independently carry out design of on-site stormwater management facilities on this basis would not be sufficient. The Craigavon Neighbourhood and the stormwater management facilities which will be contained therein form only a small part of the integrated systems which are necessary to serve the remainder of Eastern Expansion and adjacent areas. On behalf of all the owners in the Eastern Expansion and with the cooperation of the developer of the Ball Lake subdivision, Stanley Associates Engineering Ltd. prepared a Master Drainage Plan and Pre-Design Study. This study identifies, in detail, the stormwater management requirements of the Eastern Expansion. It can thus be assured that the stormwater management facilities provided in the Craigavon Neighbourhood will form an integral component of the total system requirements of the area.

The Craigavon Area Structure Plan incorporates provision for both the major and minor drainage systems. The major systems of roads and drainage swales is oriented to prevent flood damage during very intense storms. Wherever possible, this system will direct surface drainage away from Lakeland Boulevard. Where this is not practical, every reasonable effort will be made to contain drainage reaching Lakeland Boulevard within the west boulevard area. The minor system of sub-surface storm sewers will be designed for lesser storms up to a five-year return period. Preliminary results indicate that an open space drainage corridor should be incorporated into the major and minor systems. The Craigavon Plan thus suggests that the drainage course traversing the neighbourhood will be improved in the form of a 0.89 hectare (2.2 acre) park area. The linear parkland represents adequate space for the proper handling of drainage, pond located immediately east of Glen Allan Boulevard. Stormwater is proposed in the north part of Craigavon to discharge by way of connection to the proposed County of Strathcona Baseline Road storm sewer at the intersection of Baseline Road and Lakeland Boulevard. The major system provides for surface drainage for the 1:100 year return storm to areas which surface drain either by way of existing drainage channels, or by existing and proposed roadways, north to future storm ponds in the Northern Expansion.

LAND USE

As shown on the Area Structure Plan, the Craigavon Neighbourhood will be a low-density single family residential area. This land use orientation will provide a compatible relationship between the new neighbourhood and the existing Glen Allan subdivision to the west, which is also a low density residential area. A range of residential lot size and housing opportunities will be provided in Craigavon to meet a variety of socio-economic and basic lifestyle needs. A suitable amount of both active and passive open space is also integrated into the neighbourhood for the public use of residents.

Residential

Housing within the Craigavon Neighbourhood will be conventional single family detached units. This one type of housing is classified as R-1 (One Family Residential District) under the County of Strathcona Land Use Bylaw No. 44-80. The average lot size for R-1 will be 16.7m X 35.0m (55 feet X 115 feet), with a minimum of 15m X 34m (49.2 feet X 111.5 feet). The actual lot dimensions will increase from this for lots in cul-de-sacs and those backing onto areas of high amenity. Some lots will be increased in depth as they may be adjacent to major collector roads or backing on to minor arterials.

Open Space

The open space system of the neighbourhood involves, firstly, the 18-metre (60 foot) linear parkland corridor adjacent to the western edge of the subdivision. This parkland corridor is created by preserving the existing 9-metre (30 foot) buffer and 9-metre road widening strips presently abutting the west side of the 20-metre Glen Allan Boulevard road right-of-way. The function of this corridor will be to physically separate the existing Glen Allan subdivision from the Craigavon Neighbourhood, thereby enhancing the perception of 'place' in each area. Furthermore, this corridor will provide a walkway, bicycle path, fitness trail or combination passive/active recreation area within the western portion of the neighbourhood.

At the low area extending from west to east through the site, a further open space will link this north/south corridor and the open space system leading into Glen Allan with a park on Lakeland Boulevard and the abutting junior high school site on the easterly limits of the neighbourhood. Ultimately, this system can also be further extended east of Lakeland Boulevard.

To balance the active recreation space available on the school site in the south end of the neighbourhood, a formal park is located in the north half of the neighbourhood. It also provides a visual accent upon entry from Lakeland Boulevard.

In conclusion, the small neighbourhood concept applied to this development has resulted in an exclusion of certain land uses commonly found in the more conventional neighbourhood concept. Existing Sherwood Park neighbourhoods have centered on an elementary school site and/or a neighbourhood commercial area. With the increase in elementary school catchment areas and the decrease in attraction of neighbourhood convenience stores, both these elements are not located within the Craigavon Neighbourhood. Instead, an elementary school and convenience commercial site will be located to the east of the new Lakeland Boulevard. In this way, both facilities will serve a combination of two or three separate small concept neighbourhoods. The Craigavon Neighbourhood is only the first in this eventual grouping and, therefore, does not itself contain elements common to the larger neighbourhood cluster.

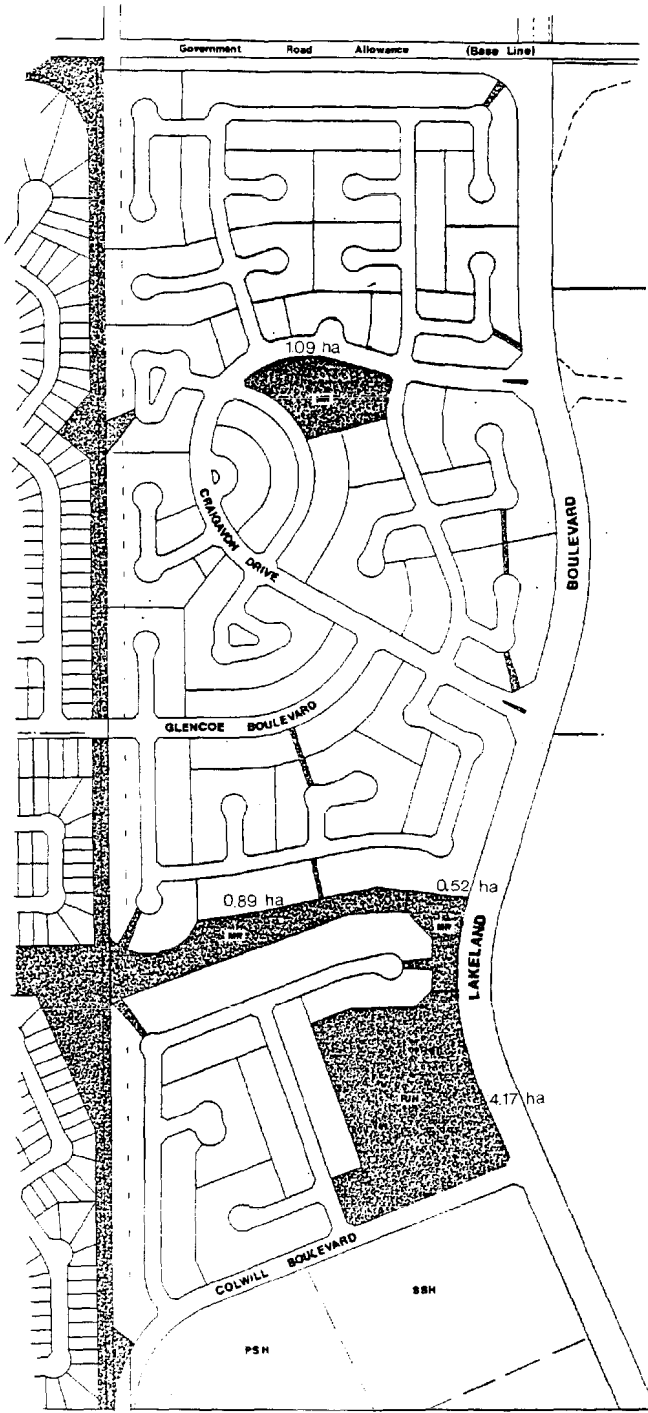
PROBABLE PHASING

The Craigavon Neighbourhood phasing is proposed in six stages (see Figure 6). Phase I involves 7.9 hectares (+20 acres) of land in the northeast portion of the site. All six phases of development create areas large enough to provide a sense of completion for initial neighbourhood residents.

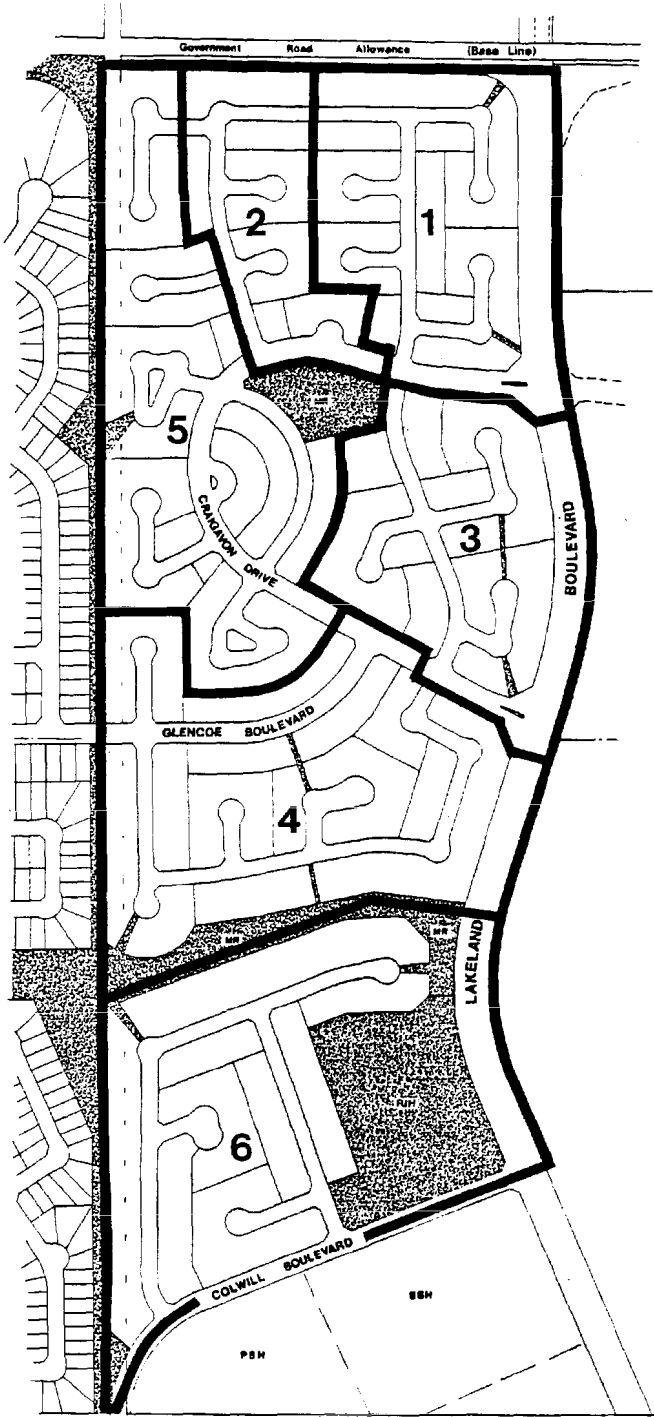
ADDRESSING

The name "Craigavon" is proposed as the neighbourhood name and reflects the name of the existing McCaughey homestead at the northwest corner of the site. Furthermore, it is proposed that all street names use the first letter "C" in order to establish an identification with the Craigavon Neighbourhood. The following list of potential street names has been compiled using the historical book "Cherished Memories", produced by the Ardrossan Unitfarm in 1972, and reflect surnames of pioneers and oldtimers within the County of Strathcona.

Camp	Chipchase	Cooke	Cranston
Candy		Corcoran	Cristina
Carne	Clark	Costin	Crummer
Carr	Colwill	Coulbourn	Cully



OPEN SPACE PLAN
CRAIGAVON



**PHASING
CRAIGAVON**

Fig. 6

CRAIGAVON NEIGHBOURHOOD

LAND USE STATISTICS

Gross Area = 104 acres (42.1 ha)

Land Use	Net Acres	Net Hectares	% of Total Developable Area	Units/ Net Acre	Units/ Net Hectare	Units	%	Persons/ Unit	Persons
RESIDENTIAL									
R-1 Conventional	<u>116.23</u>	<u>47.03</u>	<u>63.0</u>	6.8	16.8	<u>791</u>	<u>100</u>	3.20	<u>2531</u>
Sub-Total	116.23	47.03	63.0			791	100		2531
OPEN SPACE									
Municipal Reserve	6.20	2.51	3.4						
School Reserve	10.30	4.17	5.6						
Walkways	<u>1.28</u>	<u>0.52</u>	<u>0.1</u>						
Sub-Total	17.78	7.2	9.7						
ROADS									
Lakeland Blvd. Artery (4 lanes)	13.34	5.40	7.2						
Baseline Road Widening Internal	<u>2.37</u>	<u>.96</u>	<u>1.3</u>						
Sub-Total	50.33	20.37	27.3						
TOTAL SITE AREA	184.34	74.60	100.0						






CRAIGAVON NEIGHBOURHOOD

PUPIL GENERATION

Residential Type	Units	PE Generation Factor	PE Pupils (K-6)	SE/JH Generation Factor	SE/JH Pupil (K-8)	P/JH Generation Factor (7-9)	P/JH Pupils (7-9)	PSH Generation Factor	PSH Pupils (0-12)	SSH Generation Factor	SSH Pupils (9-12)
R-1	791	0.40	316	0.12	95	0.21	166	0.20	158	0.07	55
Conventional	791	0.40	316	0.12	95	0.21	166	0.20	158	0.07	55
TOTAL	791	0.40	316	0.12	95	0.21	166	0.20	158	0.07	55



Craigavon Area Structure Plan Bylaw 33-87

- | | | | |
|-------------------|---|------------------|--|
| Residential |  | Road Plan |  |
| Municiple Reserve |  | ASP Boundary |  |
| | | Staging Boundary |  |