

BY-LAW 23-91

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE FOUNTAIN CREEK ESTATES AREA STRUCTURE PLAN.

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


1. This By-law shall be cited as the "Fountain Creek Estates Area Structure Plan".
2. Schedule "A" attached hereto is hereby adopted as part of this By-law.

Read a first time this 19th day of March, 1991.

Read a second time this 30th day of April, 1991.

Read a third time and finally passed this 30th day of April, 1991.


Reeve


Corporate Secretary

FOUNTAIN CREEK ESTATE

AREA STRUCTURE PLAN



PREPARED BY:
WATER RESOURCES INTERNATIONAL
Engineering Consultants

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SECTION 1

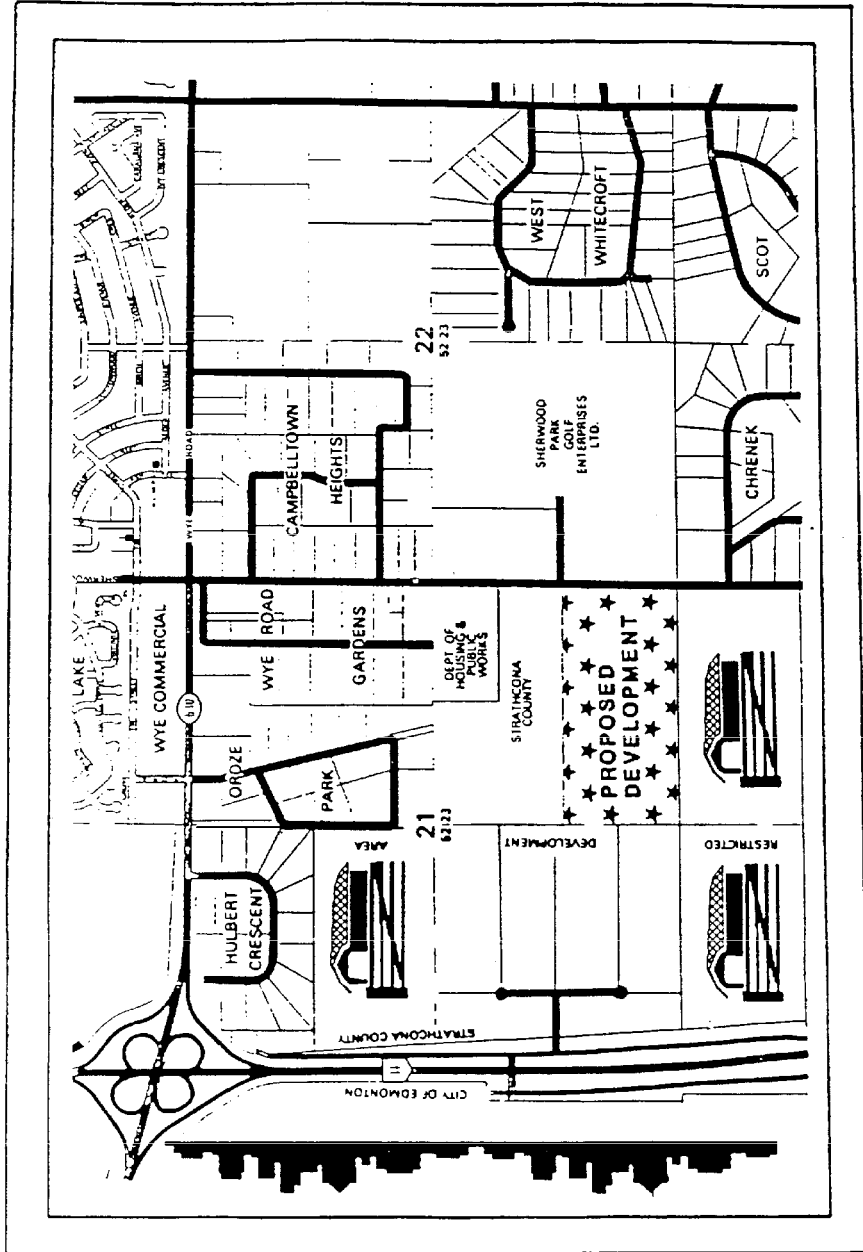
INTRODUCTION

This report presents the development concept and the detail Engineering servicing scheme to develop a 30.1 ha area south of Sherwood Park (country Residential infill Area) namely, "Fountain Creek Estate".

LOCATION

The area under this study can be defined as the proposed Fountain Creek Estate located south of Sherwood Park west of Range Road 233 and three quarter mile south of Wye Road. The area encompassed by the proposed development is legally described as a portion of the S 1/2 of the SE 1/4 of section 21 situated within Township 52, Range 23 west of the 4th meridian as shown in Figure 1.

FOUNTAIN CREEK ESTATE



LOCATION PLAN

FIGURE 1

SECTION 2

DEVELOPMENT OBJECTIVES

The main objective of the proposed development concept for Fountain Creek Estate is to serve as a guide for the ultimate development of the Estate. The objectives of the plan are:

- 1. to provide a land use framework for the development of this area and to provide an internal organization of land uses that promotes community identity through the definition and integration of distinct development;**

- 2. to anticipate the demand of the marketplace by placing the emphasis on the residential estate unite (minimum area of 1350 sq.m) providing a unique URBAN-COUNTRY experience within the economic reach of the general population;**

- 3. to provide a land use framework within this**

development to meet the basic service requirements necessary to meet and sustain the residential community; and

- 4. to make sure that the design of this development is sensitive to the needs of the surrounding areas.**

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

SECTION 3

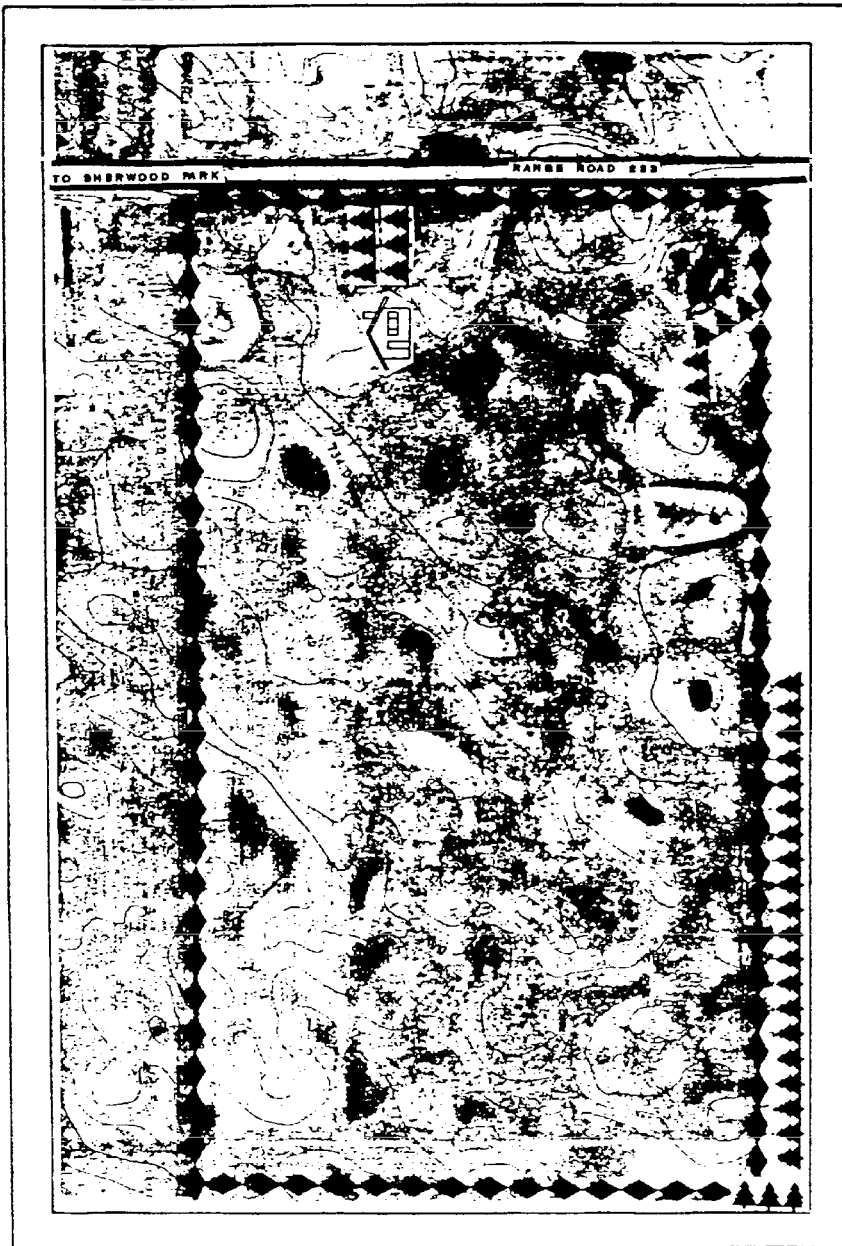
ENVIRONMENTAL CONSIDERATIONS

A number of natural features and man-made factors, both existing and proposed define potential constraints and opportunities that should be utilized to provide the best quality development for this area. Among those factors are the existing land uses, soil, vegetation and topography in the neighbourhood. Figure 2 provides an aerial perspective of the proposed development.

EXISTING LAND USE

The land within this proposed development is being farmed. The proposed development is designated as Country Residential Infill Area under the long term land use concept plan for areas outside of Sherwood Park Urban Services Area.

FOUNTAIN CREEK ESTATE



AERIAL PERSPECTIVE

FIGURE 2

SOILS

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

The geological cross section indicates till composed of clay ,silt and sand with boulders, lenses of outwash sand or gravel or disturbed bed rock. General topography can be described as undulating to gently rolling.

The bedrock formation composed of interbedded bentonitic shales and sandstones with numerous coal seams.

The general soil conditions are considered suitable for construction purposes.

VEGETATION

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

The exception to this general description of the vegetation within the Fountain Creek Estate is the tree mass located in the southern boundary of the area. Every effort will be made to retain and incorporate this tree mass into the design and development of the area.

TOPOGRAPHY

The topography of the lands within the Estate can be described as rolling hills and is generally at higher grounds with an aesthetically pleasing view of the city of Edmonton lights.

In general, land within the Estate drops towards northwest. A number of low points form part of the natural drainage for the area. The existence of these natural low points will be utilized as the central theme in developing this area as close to the natural environment as possible by converting this natural drainage system into a series of man-made creeks (See Figure 3).

ADJACENT LAND USES

The area west of this proposed development is the Restricted Development Area, and is an environmental reserve. The area north of the development is owned by the County of Strathcona. The area south of the development is owned by the Stanard family and is used as farmland. The area across from the development is a golf course owned by the Sherwood Park Golf Enterprises Ltd. (Figure 1)

The development concepts proposed for this area must recognize various environmental limitations in design of the neighbourhood. The natural and man-made environment, however, provides certain opportunities which must be exploited to the long term benefit of the Urban-Country environment in this residential neighbourhood.

SECTION 4

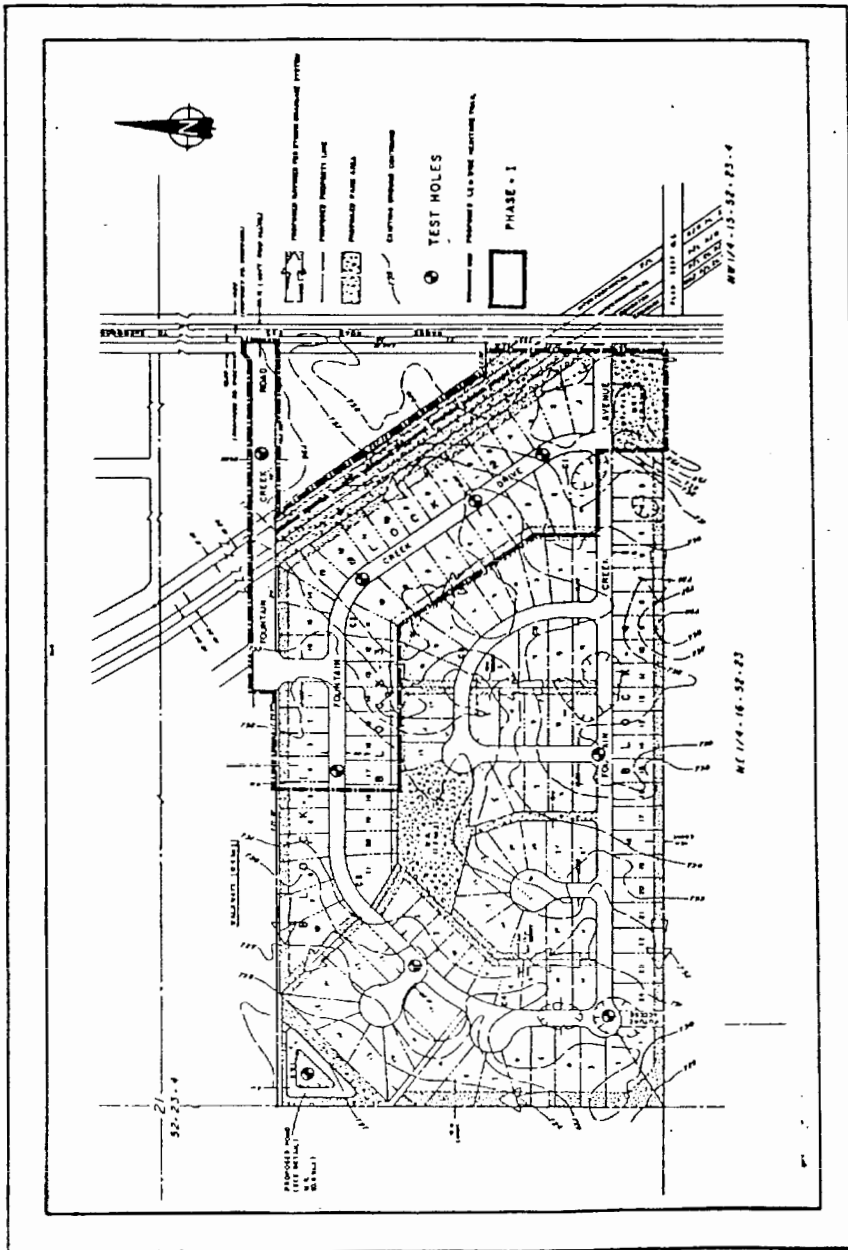
LAND USE CONCEPTS

The development concept proposed to guide the future subdivision and ultimate development of the Fountain Creek Estate is outlined in Figure 3 - Development Concepts. This concept provides for the creation of sub-neighbourhood development units (i.e., bays, loops and cul-de-sacs). These are intended to be developed with a distinct and identifiable physical character. Each of these sub-units is oriented either toward the vehicular circulation system within Fountain Creek Estate or the pedestrian circulation/open space system, the major elements of which are the man-made creeks, fountains at a number of locations within these creeks, stormwater retention pond and neighbourhood parks.

URBAN DESIGN

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

FOUNTAIN CREEK ESTATE



DEVELOPMENT CONCEPTS

FIGURE 3

Given that the land within this neighbourhood experiences a maximum change in elevation of approximately 10m from its east boundary through to its west limit, the natural drainage of stormwater runoff and the meandering route that runoff takes within the Estate, essentially established the alignment of the neighbourhood collector road.

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

In addition, the residential environment within the proposed Estate is separated from direct exposure to the traffic routes and defines well the URBAN-COUNTRY setup. As most of the lots would back on to the man-made ravines and creeks.

The main THEME of this development revolves around Urban-Country mix where all facilities are available in a natural country setting. The main feature

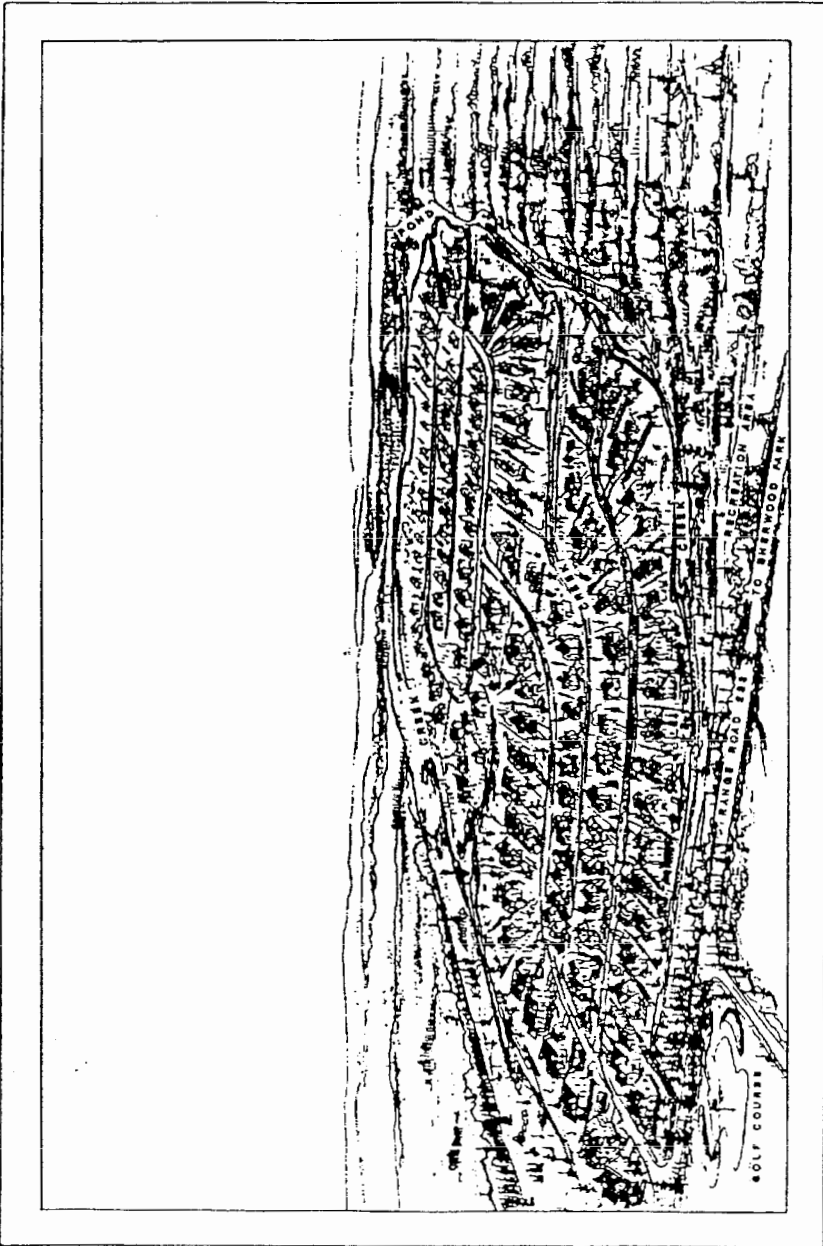
of this development is the man-made Ravine/Creek system which will back on to most of the proposed lots. The Ravine/Creek system will be equipped with fountains at a number of locations serviced by an internal pumping system. The conceptual plan of the proposed development is illustrated in Figures 4 and 5.

The internal pumping system will pump stormwater runoff from the pond proposed at the north western corner of the development through a forcemain to the furthest points of the proposed Ravine/Creek system. The pumped stormwater will circulate back to the pond through the Ravine/Creek system. The proposed Creek system will not have any stagnant water areas. The proposed circulation system has a great aesthetic, as well as pollution control

value. Also, it is proposed to utilize the Restricted Development Area on the western boundary of the proposed development for recreational purposes if negotiations are successful with Alberta Government. The recreational activities may include toboganing, children play ground and picnic spots around the pond.

The question of pipeline right Of Way (ROW) setback from the lot boundaries

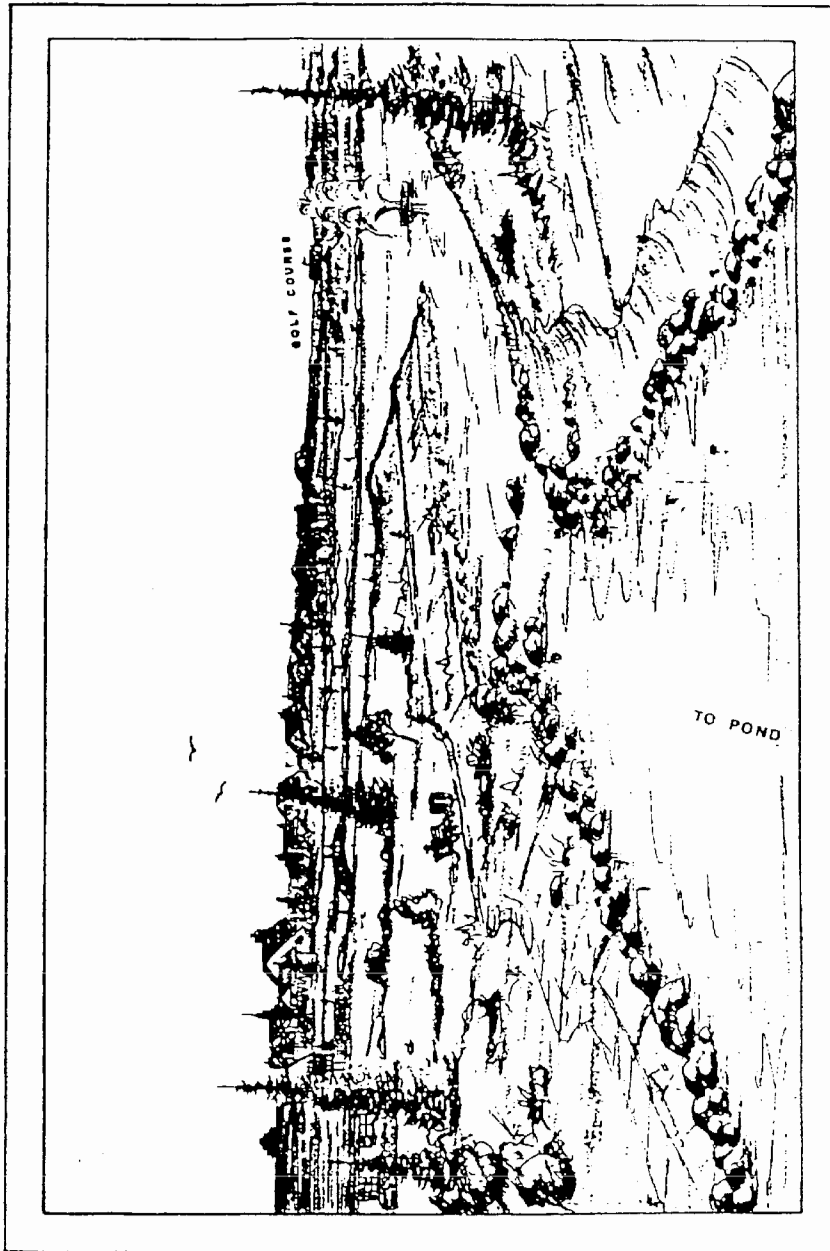
FOUNTAIN CREEK ESTATE



AN AERIAL OVERVIEW

FIGURE 4

FOUNTAIN CREEK ESTATE



PLAN OVERVIEW OF
PROPOSED CREEKS

FIGURE 5

was reviewed. Discussions with number of companies in the ROW indicated no setback requirements based on the National Guidelines which govern the setback requirement through out canada. However, based on the discussion with the county, the developers are proposing to construct a berm between the ROW and the top of the creek bank, installation of the visible signs along the ROW and some gas leak detection mechanism. Also the homeowner's agreement would clearly indicate the existence of the pipeline ROW.

Energy conservation concept plays a role in the design of the Fountain Creek Estate's internal land use structure. Where possible local roads were aligned east-west to minimize shadow encroachments on adjacent lots enhancing the potential for each dwelling unit to capture the maximum amount of radiant energy. This fairly simple technique increases significantly the potential to apply the principles of solar space heating to the majority of dwellings within the neighbourhood.

HOUSING PROFILE

The housing proposed in the Fountain Creek Estate would essentially consists

of a single detached residential dwelling of low density suburban lots. The minimum lot area will be 1350 square meter with the following characteristics:

- * the minimum site width will be 25m
- * the minimum site depth will be 50m
- * the maximum site coverage will be 28% for principle building and 12% accessory buildings and 40% where a garage is attached.
- * the minimum frontyard will be 7m
- * the minimum rear yard will be 10m,
- * the minimum side yard will be 4m for principle buildings, and on a corner site, 7m for the yard abutting the public roadway, other than a lane,
- * the maximum height will be no more than 10m and 2-1/2 storeys.

LAND USE SUMMARY

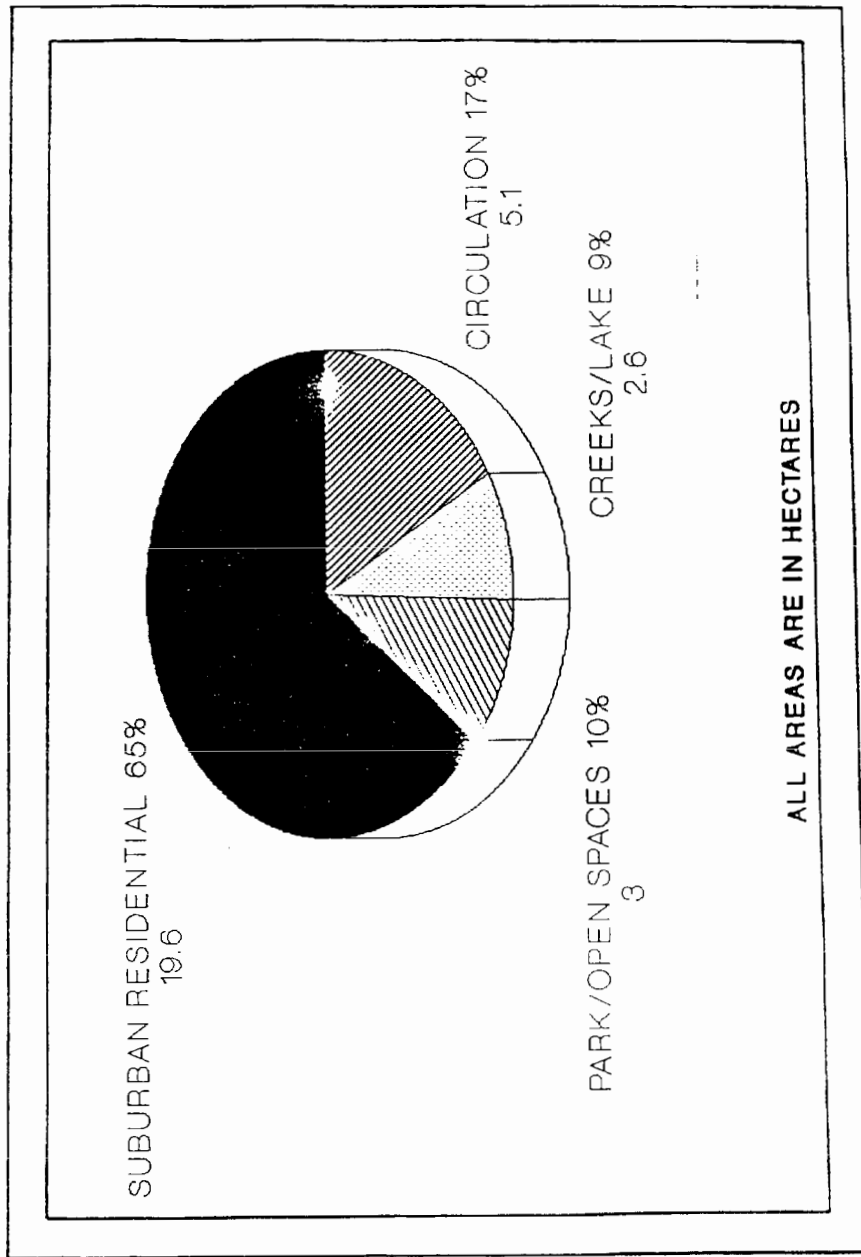
The allocation of the land area within the neighbourhood to various uses is defined by table 1 and Figure 6. The total anticipated number of suburban

TABLE 1
GENERAL LAND USE ALLOCATION
THE FOUNTAIN CREEK ESTATE

GROSS DEVELOPABLE AREA:	30.1 ha	100%
RESIDENTIAL LAND USES:		
- Single Detached		
Suburban House	19.6 ha	64.5%
OPEN SPACES/PARK/CREEKS		
- park	3.0 ha	10%
- creeks/retention ponds	2.6 ha	8.5%
CIRCULATION*	5.1 ha	17%

* Includes Fountain Creek roads; crescents; blvd. and walkways.

FOUNTAIN CREEK ESTATE



LAND USE PROFILE

FIGURE 6

residential housing units which can be built in the proposed Estate are 140 with a total population of 400 people.

CIRCULATION SYSTEM

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

THE ROAD NETWORK

Fountain Creek Estate neighbourhood is serviced by Range Road 233 on the east and acts as the main link to Wye Road one mile to the north. Range Road 233 continues north of Wye Road through

Sherwood Park proper as Broadmoor Boulevard and joins Base Line Road. Wye Road joins highway 14 one mile to the west which will become part of Outer Ring Road for the City of Edmonton. Whitemud Freeway when

extended (45th Ave) eastward will be two miles south of Range Road 233 (see Figure 1). The proposed development will provide a road widening allowance of 10 meters.

The internal road network focuses on the neighbourhood collector roadway which links the residential component of the Fountain Creek Estate to Range Road 233 which in turn provides external linkage to the Estate through connection to the arterial road network at Wye Road. The Estate is serviced by two entrances at north and south boundary of the development from the Range Road 233. The remaining internal road network consist of local and street collectors which define sub-development units.

PUBLIC TRANSPORTATION

The neighbourhood collector road Range Road 233/Wye Road will form the main transportation grid for this neighbourhood. The residential population will be well serviced by the public transportation facilities along Wye Road as the main bus drop-off terminal is located one mile from the neighbourhood just north of Wye Road (north of MacDonald).

PEDESTRIAN CIRCULATION

The pedestrian circulation system as planned for the neighbourhood is dependent on proposed man made creek system for the neighbourhood . The pedestrian linkage between the proposed creek system and open spaces will be provided by minor walkway connections in different parts of the neighbourhood.

COMMUNITY SERVICES AND FACILITIES

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

SCHOOLS

The children from ECS to Grade 6 and students at the junior and senior high school level can be accommodated in number of public and separate schools in close proximity of this development.

PARKS AND OPEN SPACES

Three potential park and open spaces are planned in and around the proposed Estate. Figure 3 shows these locations. The First location is proposed near the south entrance to the development from the Range Road 233. The second site is located in the central part of the development where and the third site is located around the proposed pond in the northwestern corner of the development with other recreational facilities.

RETAIL COMMERCIAL SERVICES

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

CHURCHES

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

GOLF COURSES

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

PROTECTIVE SERVICES

The police services will be provided through the existing R.C.M.P offices at 913 Ash Street (467-7741). Fire protection services will be the responsibility of the Sherwood Park station 1 at 1933 Sherwood drive (467-5237).

HEALTH/LIBRARY SERVICES

Health services will be provided to the residents of the Estate from a facilities located in the Strathcona Family and Community Services centre at Village Drive. Library services will be available from a facilities at County of Strathcona Municipal Library located at 2001 Sherwood drive (464-8261).

SECTION 5

ENGINEERING AND UTILITY INFRASTRUCTURE

General

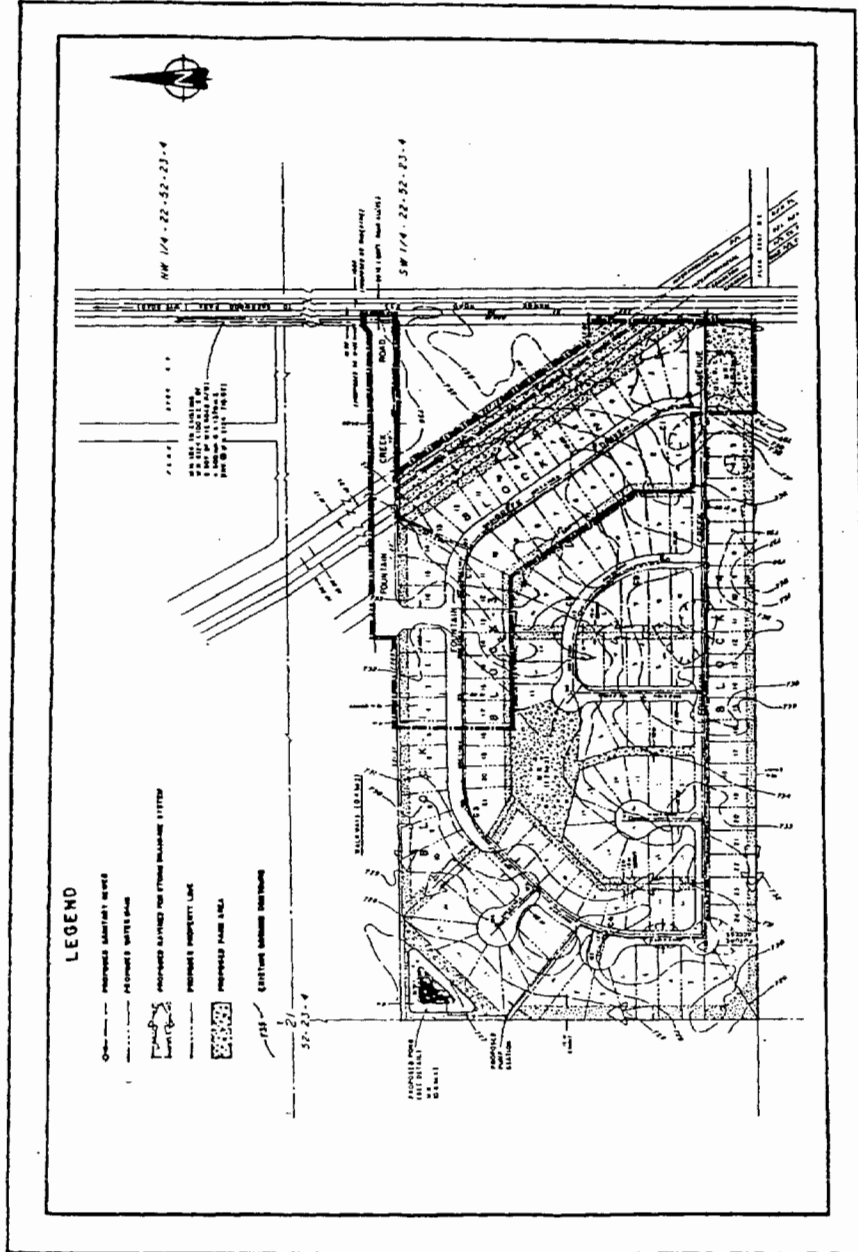
This section of the neighbourhood Structure Plan describes the design concepts proposed for the sanitary sewer system and storm drainage system, water supply system, power, telephone and natural gas.

SANITARY SEWERAGE SERVICES

The basin for the sanitary servicing is shown in Figure 7. The proposed sanitary servicing plan in Figure 7 consist of the following:

- **The internal neighbourhood sanitary sewer system will be composed of a series of gravity sewers ranging in size from 200mm to 300mm that will drain to a 375 mm pipe running east along the northern boundary to a point at the Range Road**

FOUNTAIN CREEK ESTATE



SANITARY, STORM, WATER
DISTRIBUTION SYSTEMS FIGURE 7

233. The proposed sanitary sewer would then extend north for approximately 1400 meter along the road to a location just south of Wye Road to connect with the existing sanitary sewer. This section of the pipe will be used for storage purposes for this development and the proposed "club" area development.

- The requirements to store domestic sanitary flows during rainstorm events will be fulfilled by providing storage 1) within the proposed sanitary sewers in the neighbourhood by constructing bigger pipes, and 2) in the 600 mm pipe along the Range Road
233. The storage will be provided for agreed number of hours as per the County requirements.

STORMWATER DRAINAGE SERVICES

Stormwater drainage servicing for the neighbourhood will be provided by a series of proposed creeks. These creeks will act as natural green areas providing necessary drainage facilities to handle storm flows from storms up to the 100 year return frequency. These creeks will be designed to discharge at pre-development rates. The proposed creeks and the drainage patterns are shown in Figure 7.

WATER SUPPLY

Water will be supplied from the existing 450 mm diameter main located at the intersection of Wye Road and Range Road 233 by extending the line to the neighbourhood. Internal water distribution will be provided by a loop of 300mm 250mm main, with local distribution by 200mm and 150mm main facilities as shown in Figure 7.

SYSTEM MAINTENANCE

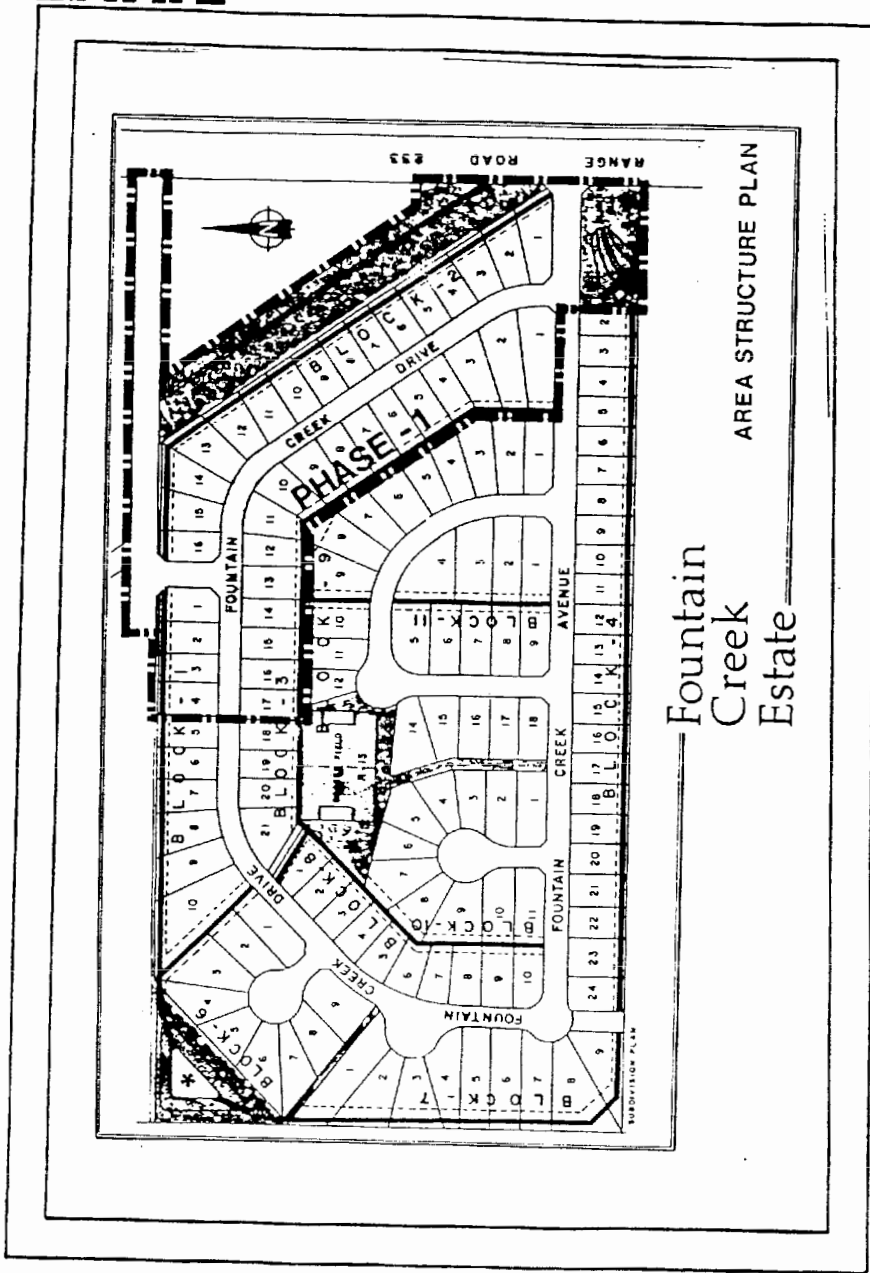
The operation and maintenance of the fountains and water circulation system of the Estate will be handled by the Fountain Creek Estate Community Association. The Community Association will provide the necessary tools to maintain the required facilities and the county will not be burdened at any time in future with the task of maintenance.

It should be noted that the developers will establish a fund of \$100,000.00 transferable to the Community Association for on going maintenance and operation of the system. A brief workings of the Community Association is given in appendix A.

IMPLEMENTATION OF THE DEVELOPMENT

The access and the logical extension of municipal servicing system will determine the staging of development that can occur in the neighbourhood. The proposed sequence of development could be seen as 2 stage development as shown in Figure 8. These stages of development will require both plans of subdivision and/or replotting schemes. It is anticipated that these stages to be subdivided, serviced and marketed during 1991-1992. The timing for completion of the development will depend on the general market that exists at the time within the vicinity of Sherwood Park area.

FOUNTAIN CREEK ESTATE



DEVELOPMENT STAGING FIGURE 8

APPENDIX A

THE FOUNTAIN CREEK ESTATES COMMUNITY ASSOCIATION

Fountain Creek Estates will have the finest quality homes in a community that provides a new experience in URBAN living in a COUNTRY setting creating a comfortable, gracious and convenient style of living.

WHAT IS A COMMUNITY ASSOCIATION?

A community Association is similar to a community league in that it is created for the benefit of all the residents in the neighbourhood. The developers of the Estate will provide initial funds, and will start the community association.

WHY HAVE A COMMUNITY ASSOCIATION?

The development pattern in a new neighbourhood has shown that it can take up to FIVE years for a community league to take effect. Therefore starting right at the beginning is an ideal way to ensure that residents have an operating community programme!

This service will be provided by the developer so that the residents will not have to wait until there are enough people living in the neighbourhood to run the association. Until there is a minimum of 100 occupied homes, the association will be looked after by a board of directors who will be representatives of the developer. Once there are enough residents in the neighbourhood they will elect their own board of directors.

WHAT ARE THE FUNCTIONS OF THE ASSOCIATION?

1. The association is a non-profit organization which owns and operates the communities. All home owners will automatically become a member of the association.
2. Each member of the association will have certain rights and obligations and through implementation of its bylaws, the association will protect those rights and urge members to carry out their obligations.

WHAT DOES IT COST?

Community association fees will be paid by all residents on a monthly basis, however, no fees will be payable until the facilities and amenities are constructed and responsibility has been assumed by the association.

The association will be responsible for the operation and maintenance of the amenities and facilities not provided by the county of strathcona.

The county will provide all of the usual services and will be involved in the development and operation of park areas in the same manor as other neighbourhoods in Sherwood Park.

The developer will construct the entrance gates, each of the three fountains, circulation system and all of the creeks that run through each home. Neighbourhood walkways and fencing will also be constructed by the developer and a fund started for their maintenance.

The Fountain Creek Estates community association is there to insure that all of the recreational facilities and unique amenities this community has to offer, are maintained to the highest standard and that the appearance and integrity of the neighbourhood will remain attractive to the residents in years to come thus protecting the VALUE of the investment.

APPENDIX B

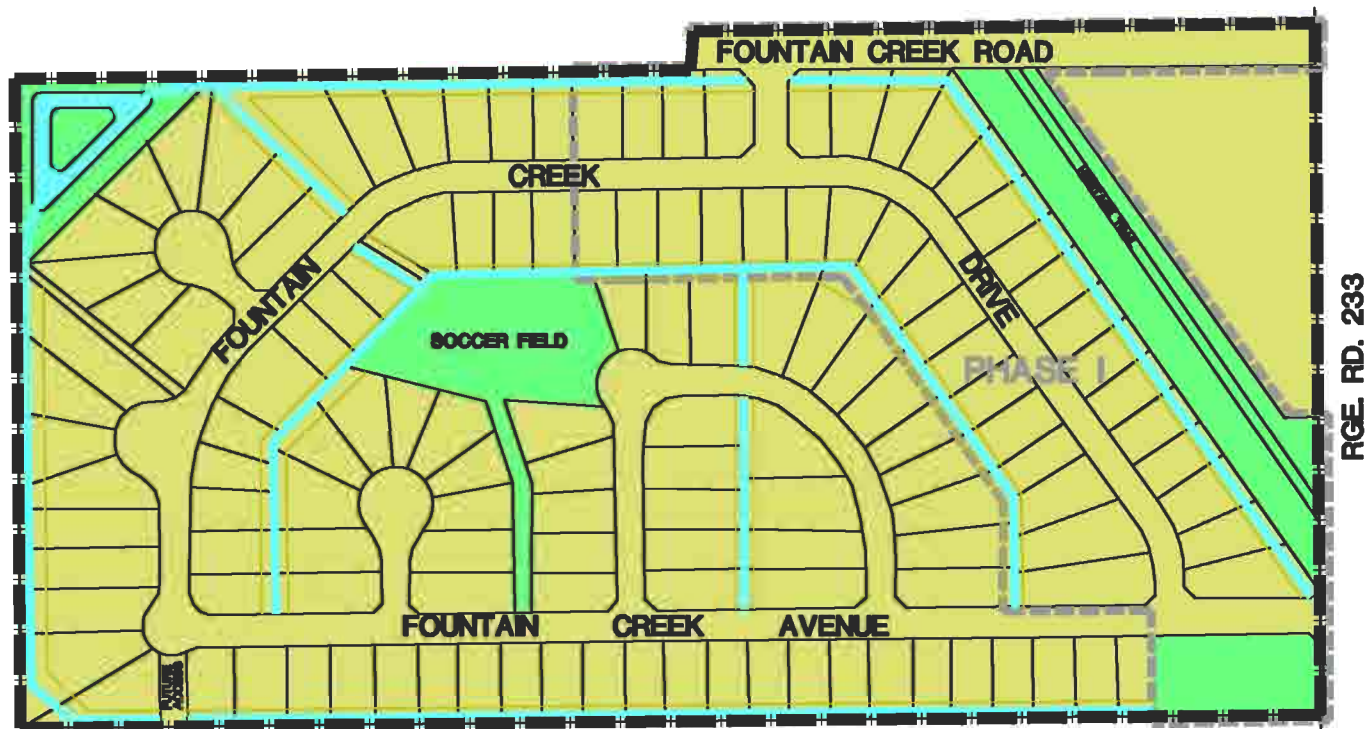
LAND OWNERSHIP

Registered Owner

Legal Description

474702 Alberta Ltd

S.1/2 SE 1/4 21-52-23-W4



Fountain Creek Estates Area Structure Plan

Bylaw 23-91 Date of Adoption 30-April-1991

Residential	<input type="checkbox"/>	Road Plan	—————
Park	<input type="checkbox"/>	ASP Boundary	—————
Water	<input type="checkbox"/>	Staging Boundary	-----
		Ravine	—————