

BY-LAW 65-93

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,  
FOR THE PURPOSE OF AMENDING THE FOXBORO AREA STRUCTURE PLAN  
BY-LAW 90-90.

WHEREAS it is deemed advisable to amend the Foxboro 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. That this By-law 65-93 is to be cited as the "Foxboro Area Structure Plan Amendment No. 1.
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

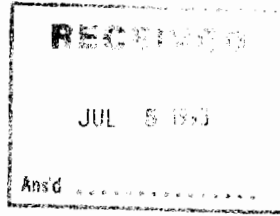
Read a first time this 13th day of July, 1993.

Read a second time this 28<sup>th</sup> day of September, 1993.

Read a third time and finally passed this 28<sup>th</sup> day of September, 1993.

  
Reeve

  
Corporate Secretary



**FOXBORO AREA STRUCTURE  
PLAN AMENDMENT**

*Prepared by  
IMC Consulting Group Inc.*

*July 1993*

---

## TABLE OF CONTENTS

---

	<b>Page</b>
<b>1.0 INTRODUCTION</b>	<b>1.1</b>
1.1 Purpose Of The Plan	1.1
1.2 Location	1.1
1.3 Ownership	1.1
1.4 Scope Of The Plan	1.1
<b>2.0 COMPLIANCE WITH APPLICABLE POLICIES AND STANDARDS</b>	<b>2.1</b>
<b>3.0 EXISTING SITE FEATURES</b>	<b>3.1</b>
3.1 Existing Land Use	3.1
3.2 Soils	3.1
3.3 Vegetation	3.1
3.4 Topography and Drainage	3.2
3.5 Pipelines	3.2
3.6 Surrounding Land Uses	3.2
<b>4.0 LAND USE CONCEPT</b>	<b>4.1</b>
4.1 Development Objective	4.1
4.2 Proposed Land Uses	4.1
4.2.1 Transportation Network	4.1
4.2.2 Residential	4.2
4.2.3 Open Space	4.3
<b>5.0 SERVICING</b>	<b>5.1</b>
5.1 General	5.1
5.2 Water Supply	5.1
5.3 Sanitary Sewers	5.1
5.4 Storm Drainage	5.1
<b>6.0 STAGING OF THE PLAN AREA</b>	<b>6.1</b>
<b>APPENDIX 1 FOXBORO LAND USE STATISTICS</b>	

---

## LIST OF FIGURES

---

	Following Page
1. CONTEXT PLAN	1.1
2. LAND OWNERSHIP	1.1
3. SITE FEATURES	3.1
4. LAND USE CONCEPT	4.1
5. WATER SUPPLY	5.1
6. SANITARY SEWERAGE	5.1
7. STORM DRAINAGE	5.1
8. STAGING	5.1

---

---

## **1.0 INTRODUCTION**

---

---

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1.1</b>
1.1	Purpose Of The Plan	1.1
1.2	Location	1.1
1.3	Ownership	1.1
1.4	Scope Of The Plan	1.1

---

---

## 1.0 INTRODUCTION

---

### 1.1 PURPOSE OF THE PLAN

The purpose of the proposed amendment is to develop a planning document which will provide a general framework for future redistrictings, subdivision and subsequent development. The plan area is the only piece of land within the vicinity which is not presently contained within an approved Area Structure Plan.

### 1.2 LOCATION

The amendment area is located west of Highway 21, east of Cloverbar Rd., south of the southern boundary of the Heritage Hills Area Structure Plan and north of the northern boundary of the Foxboro Area Structure Plan. The amendment area encompasses a total of 29.17 ha (72.1 ac). The plan area is legally described as a portion of the S½ of Section 36-52-23 west of the 4th meridian (See Figure 1).

### 1.3 OWNERSHIP

The lands contained within the amendment area are owned by Melcor Developments Ltd. and Qualico Developments (Edmonton) Ltd. (See Figure 2).

### 1.4 SCOPE OF THE PLAN

The Foxboro Area Structure Plan amendment will provide for the orderly and complimentary development of the area. The plan specifies land uses, residential density patterns, municipal reserve dedication, the transportation network, as well as servicing and utility requirements.

The design of the Foxboro Area Structure Plan Amendment will establish a framework for development which will provide a residential environment that meets the needs and desires of its future residents.

It should be noted that the housing mix proposed reflects the current market trends and as such that within the time frame of the entire development alterations may be required to meet changing market demand.

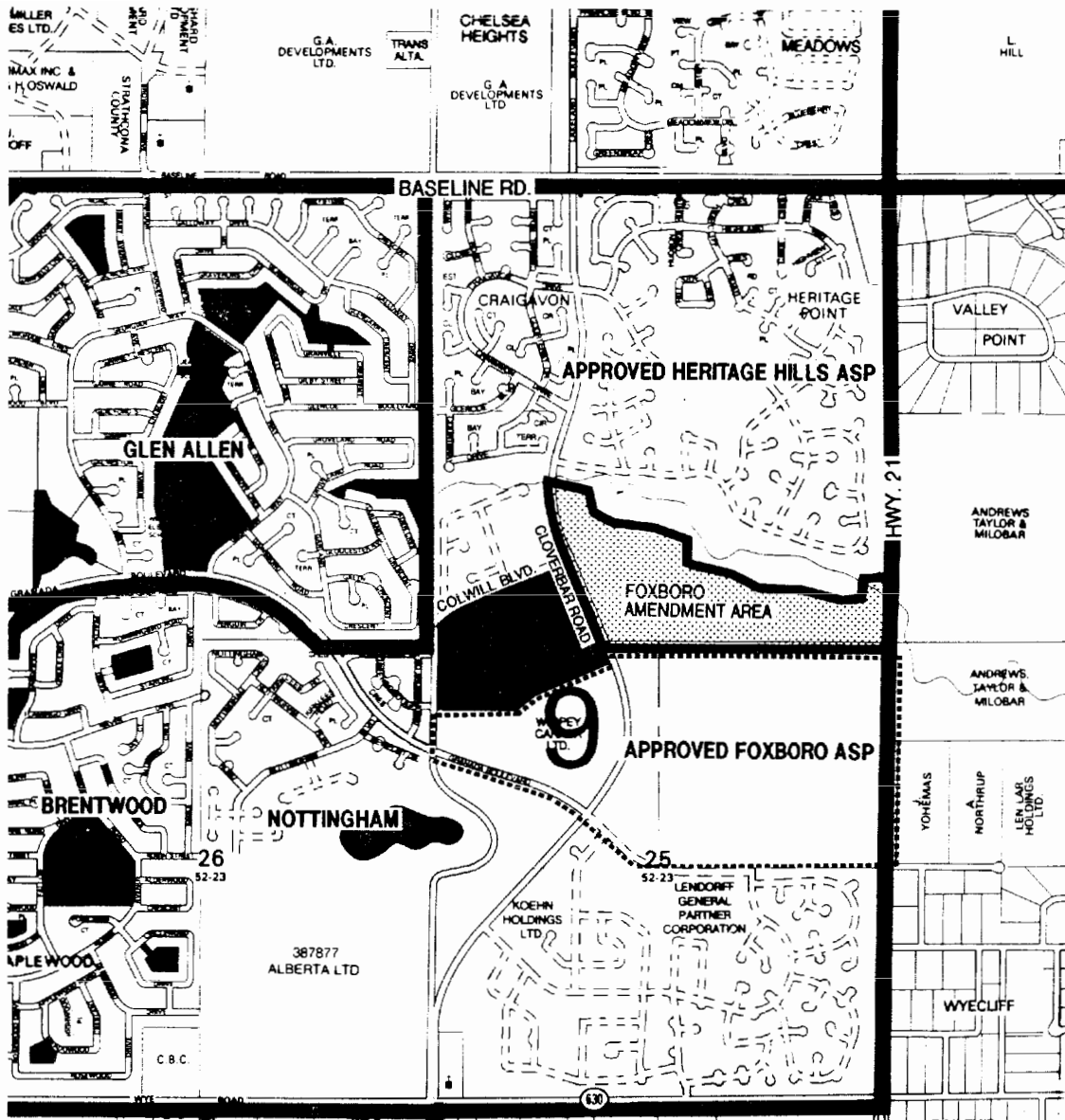


Figure 1

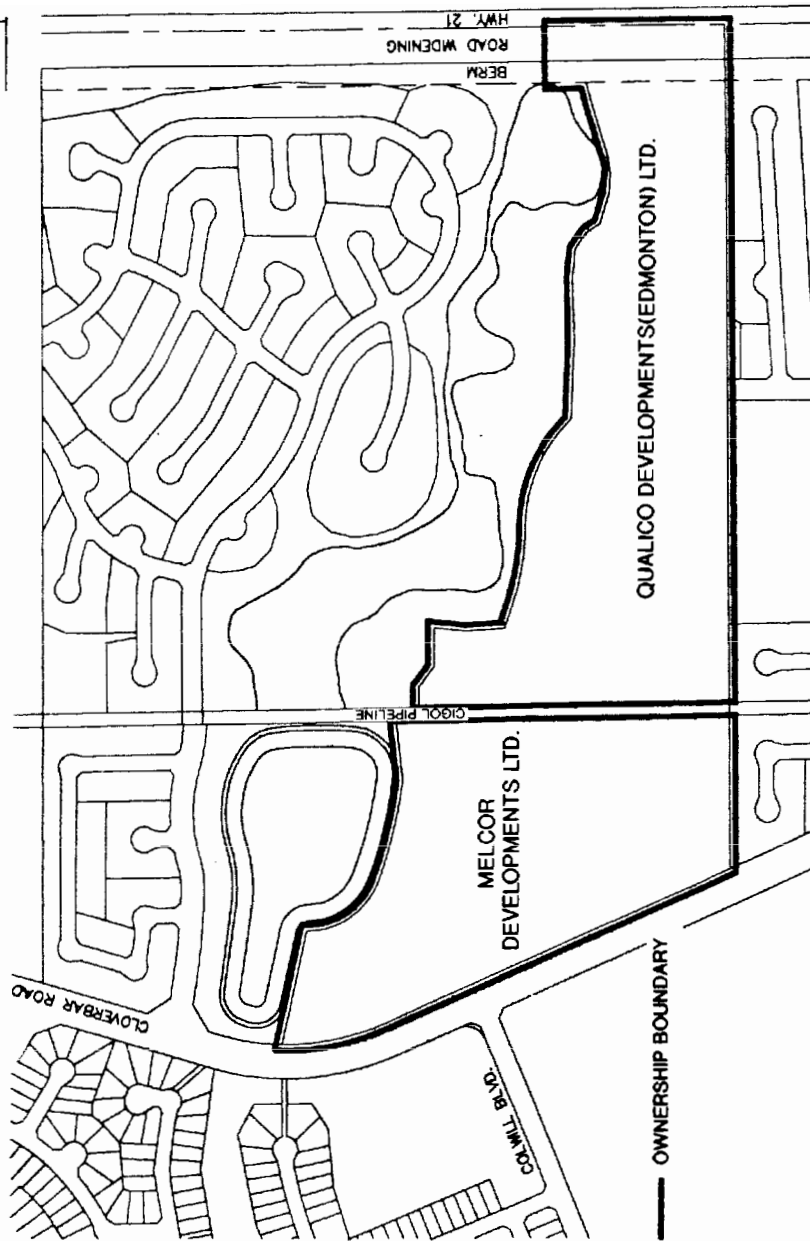


Figure 2



---

**2.0 COMPLIANCE WITH APPLICABLE  
POLICIES AND STANDARDS**

---

---

**2.0 COMPLIANCE WITH APPLICABLE POLICIES  
AND STANDARDS 2.1**

---

---

## **2.0 COMPLIANCE WITH APPLICABLE POLICIES AND STANDARDS**

---

The Plan has been prepared in compliance with the applicable Statutory Plans and County Policies. The Edmonton Metropolitan Regional Plan designates the plan area as "Potential Urban Expansion". The plan has been developed while having due regard for the Urban Settlement and Land Use Objectives and Policies contained in Part IV, Section 1 of the Regional Plan.

With respect to the Strathcona County Land Use Bylaw, the lands are presently districted AR (Rural District). Prior to subdivision and the eventual development of the lands, Land Use Bylaw amendments will be required.

Applicable County policies were adhered to during the preparation of the plan, including preparing the plan in accordance with the County approved Terms of Reference.

---

## **3.0 EXISTING SITE FEATURES**

---

---

<b>3.0</b>	<b>EXISTING SITE FEATURES</b>	<b>3.1</b>
3.1	Existing Land Use	3.1
3.2	Soils	3.1
3.3	Vegetation	3.1
3.4	Topography and Drainage	3.2
3.5	Pipelines	3.2
3.6	Surrounding Land Uses	3.2

---

---

## **3.0 EXISTING SITE FEATURES**

---

### **3.1 EXISTING LAND USE**

The land is presently vacant and laying fallow. It is anticipated that the land will remain fallow until development occurs.

### **3.2 SOILS**

Upon investigation of the available surficial and geological data of soils within the plan area, it was determined that the underlying strata consists of competent clay till which is a heterogeneous mixture composed of mainly clay with gravel, with sand and silt particles interspersed. The glacial till material is relatively incompressible and offers excellent engineering properties. It is anticipated that no problems will be encountered during typical residential servicing.

Prior to the development of each stage, a detailed comprehensive soil sampling and hydrogeological testing program will be undertaken and submitted to the County.

### **3.3 VEGETATION**

As mentioned previously, the land is presently lying fallow; coverage of which consists of a variety of wild grasses, small stands of trees and weeds native to Alberta. The majority of the tree coverage has been removed some time ago. The most significant vegetation is associated with the wetlands management area which borders the land to the north and lies within the Heritage Hills Area Structure Plan. The area consists of natural wetlands vegetation associated with the existing slough. This vegetation will be left as is and form part of the naturalized stormwater management system to be utilized by Heritage Hills and the subject amendment area. This natural vegetation will provide a natural amenity feature which can be enjoyed by the residents of the amendment area and Heritage Hills (See Figure 3).

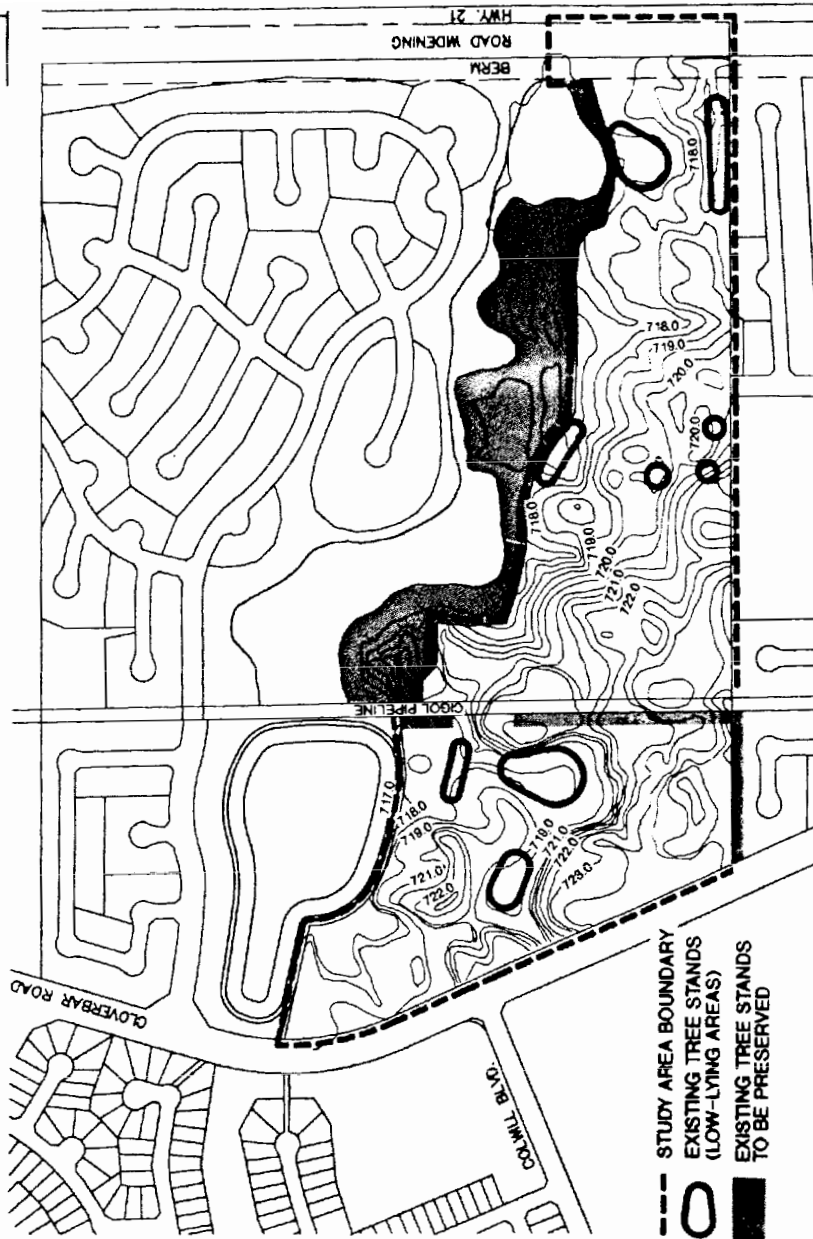


Figure 3

### **3.4 TOPOGRAPHY AND DRAINAGE**

The plan area is gently undulating and contains a number of knolls and low lying areas. The lands generally drain in a northerly direction into the proposed naturalized stormwater management area.

The existing topography and drainage patterns pose few constraints with respect to development (See Figure 3).

### **3.5 PIPELINES**

The CIGOL pipeline right-of-way bisects the plan area extending the entire length of the plan from north to south. The pipeline right-of-way comprises an area of approximately 0.52 ha (1.3 ac). The pipeline which is designated as part of Strathcona County's Heritage Trail will provide a pedestrian link to the naturalized stormwater management facility to the north and the Foxboro area to the south (See Figure 3).

### **3.6 SURROUNDING LAND USES**

The Plan is, as mentioned previously, bordered by a number of different land uses. The east edge of the plan area is delineated by provincially controlled Highway 21. The Highway provides a major barrier to expansion east, as well as impacting development abutting the road right-of-way. Prior to development occurring adjacent to the Highway, the appropriate noise attenuation will be provided having regard for County and Provincial guidelines and standards.

To the west the Plan is also bordered and constrained by roadways. However, unlike Highway 21, the roadway to the west (Cloverbar Rd.) is a county road developed to a major arterial roadway standard. This roadway provides the plan area with a connection to Baseline Road to the north and Granada Boulevard and Wye Road to the south. Such a roadway connects the plan area efficiently with the remainder of Sherwood Park and Strathcona County.

To the south the plan is bordered by the approved Foxboro Area Structure Plan. The Foxboro Area Structure Plan is predominantly semi-detached residential. The subject amendment is contiguous with and complimentary to the plan. The

amendment area is the last remaining piece of land within Section 36-52-23-W4 that is not presently contained within an Area Structure Plan.

To the north of the amendment area is a large stormwater management facility. The facility consists of man made and natural stormwater management facilities. These facilities form a physical barrier preventing the further expansion of the area northward. North of the stormwater management area is the existing Heritage Hills Area Structure Plan. This area is also a residential neighbourhood, the majority of which is single detached residential.

---

## **4.0 LAND USE CONCEPT**

---

---

<b>4.0</b>	<b>LAND USE CONCEPT</b>	<b>4.1</b>
4.1	Development Objective	4.1
4.2	Proposed Land Uses	4.1
4.2.1	Transportation Network	4.1
4.2.2	Residential	4.2
4.2.3	Open Space	4.3

---



---

## 4.0 LAND USE CONCEPT

---

The following sections identify a number of development objectives and the land uses proposed for the plan area.

### 4.1 DEVELOPMENT OBJECTIVE

The development objectives were formulated taking into account existing site conditions, the juxtaposition of the plan area in relation to Sherwood Park and objectives and policies identified by the County of Strathcona. The objectives are as follows:

- To create a comprehensive residential design that will offer a sense of identity to its residents.
- To develop a clear and efficient hierarchical transportation network which will discourage unnecessary through movements.
- To provide a range of housing types and opportunities necessary to satisfy the demands of the public.
- To create identifiable residential sub units in which compatible building forms will establish a distinguishable character.
- To ensure the sensitive integration of existing and proposed adjacent developments.

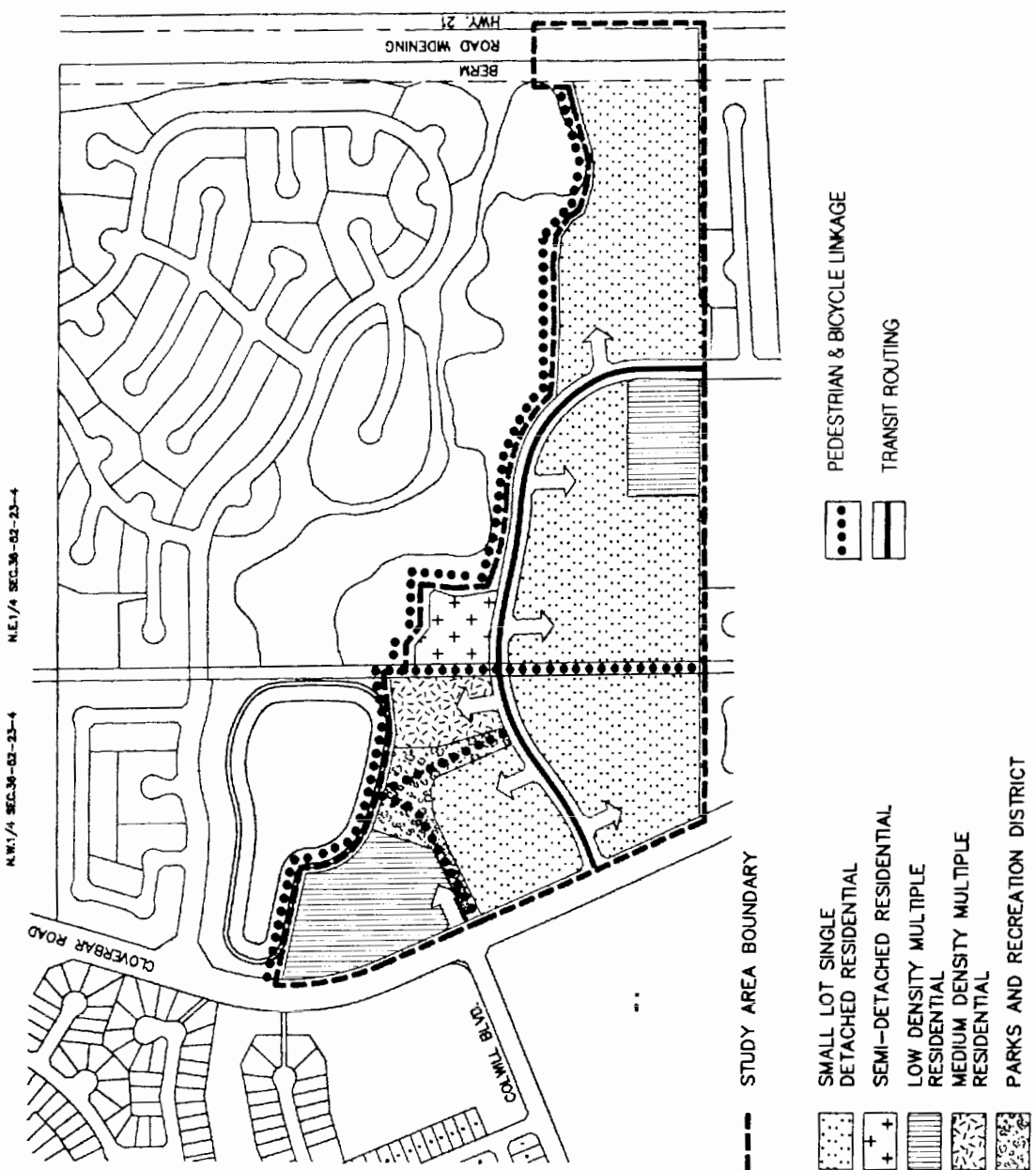
### 4.2 PROPOSED LAND USES

The land uses have been designed so as to create a balanced residential environment which is cognizant of the development objectives (See Figure 4).

#### 4.2.1 Transportation Network

The transportation network consists of a spine road which enters the amendment area from Cloverbar Rd.. The spine road travels in an easterly direction curving southward to a point where it ties into the approved Foxboro Area. This tie in point is located centrally within the amendment area. The geometrics and

Figure 4



functional design of the spine road and its intersection with Cloverbar Road will be developed to the County's roadway standard.

A number of cul-de-sacs and looping local roadways are connected to the spine road. The major entrance to the amendment area will be from Cloverbar Rd. A secondary access is being provided through the existing Foxboro Area.

Transit to the area will be provided via the central spine road to a service level and in accordance with County policies and standards.

Noise attenuation may be required for development adjacent to Cloverbar Road and Highway 21. Concurrent with submission of a subdivision for lands adjacent to these roadways, a noise study will be submitted which will determine if berming and/or fencing is required to mitigate roadway noise.

#### **4.2.2 Residential**

The majority of the plan area, 22.03 ha (54.4 ac) is proposed for residential development. Of the residential lands proposed, 16.01 ha (39.6 ac) are single family, 1.11 ha (2.7 ac) are semi-detached and 4.91 ha (12.1 ac) are multiple family.

It is anticipated that the single family residential will be developed to accommodate dwelling units on a smaller lot. The purpose of the smaller lot is to increase the affordability of housing within the amendment area. Given the lowest interest rates in many years, housing is becoming affordable to more and more Strathcona County residents. The housing product that these first time home owners actively pursue is affordable housing. In an effort to meet this demand, the plan proposes to develop lots with an average width of 12.2 m (40 ft.). The Land Use Bylaw presently contains the Small Lot Residential District, which will accommodate the type of single detached residential proposed. It is estimated that the plan area will provide for approximately 288 single family residential lots.

The multiple family residential development will provide for a variety of housing options. These options will include semi-detached, duplex, row and apartment housing.

The plan proposes two cells of Low Density Multiple Family Residential. These sites are 2.63 ha (6.5 ac) and 1.33 ha (3.3 ac) in size. The sites will be developed at densities not to exceed 37 dwellings/ha (15/ac) in size. Based on the maximum density allowable, the subject sites could provide approximately 147 dwellings units. It is anticipated that a standard district within the Land Use Bylaw will be utilized with respect to the eastern site, while the site located adjacent to Cloverbar Road will utilize a Direct Control District. The Direct Control District will provide regulations to ensure that the site is integrated with the surrounding land uses and roadway. The districting will ensure that the majority of units on site are contained in semi-detached buildings. Furthermore, the regulations will restrict the groupings of units to a maximum of 4.

In addition to the aforementioned sites, the plan has made provisions for a medium density residential development. A 0.95 ha (2.35 ac) site has been proposed north of the east-west collector west of the CIGOL pipeline right-of-way. The site will be developed as a walk-up apartment site with a maximum density not to exceed 75 units/ha (30.4 units/ac). The Direct Control District will be utilized to ensure the site's integration and compatibility with surrounding development. The District will provide architectural controls which, among other things, will negate the possibility of a flat roofed development.

The plan proposes a 1.11 ha (2.74 ac) semi-detached residential site north of the east-west collector and east of the CIGOL pipeline right-of-way. It is anticipated that the site will be developed in accordance with the R-2 (Semi-Detached Residential) district. Based on the requirements of the R-2 District, it is estimated that the lands can accommodate approximately 22 dwellings units.

When completely developed, the area will contain approximately 531 dwelling units with a population of 1576 persons (see Appendix 1).

#### **4.2.3 Open Space**

The open space component of the plan consists of 2 parts:

- (1) Municipal Reserve dedication
- (2) walkways/bicycle paths

A 1.32 ha (3.3 ac) park site has been proposed in a location central to the multiple family residential. The park has been located adjacent to the existing storm water management facility. This park will help meet the passive recreational need of the residents and provide a vista point onto the storm water management facility. The park is ornamental in nature and is not intended to be an active or destination park. As a result, the park area will not contain or provide for off-street parking.

In accordance with the requirements of the Planning Act, the balance of reserves owing will be determined prior to subdivision and the appropriate cash-in-lieu amount will be provided. With respect to Municipal Reserve and the Qualico lands, it should be noted that the dedication required for their lands was previously accounted for within the boundary of the Heritage Hills Area Structure Plan.

The second component of the open space system consists of the CIGOL pipeline right of way and the walkways proposed for the plan area. The CIGOL pipeline right-of-way will function as a central pedestrian corridor. To ensure this function, the County or developer will carry out improvements to the right-of-way. Such improvements will be subject to the approval of the right-of-way holder.

The plan proposes a number of walkway/bicycle connections. These connections have been situated so as to provide convenient access between the various residential cells, the school park site, the naturalized storm water management area and the CIGOL pipeline right-of-way. Their location is such that they will benefit the greatest number of residents.

The Strathcona Athletic Park and the proposed naturalized stormwater management facility to the north, though outside the plan area, provide a variety of active and passive recreational opportunities for residents within the plan area.

Student generations have been provided in Appendix I. The generations do not warrant the development of school sites within the amendment area. Public and Separate school needs will be met through the utilization of school sites contained in the lands to the south and the Bev Facey High School southwest of the amendment area.

---

**5.0 SERVICING**

---

---

<b>5.0</b>	<b>SERVICING</b>	<b>5.1</b>
5.1	General	5.1
5.2	Water Supply	5.1
5.3	Sanitary Sewers	5.1
5.4	Storm Drainage	5.1

---

---

## **5.0 SERVICING**

---

### **5.1 GENERAL**

The Foxboro site is readily serviceable for all utilities, as briefly outlined in the following sections. For further details on servicing, refer to the Foxboro Technical Brief.

### **5.2 WATER SUPPLY**

The proposed water distribution concept is shown in Figure 5. The site is readily serviced from the existing 750 mm watermain located on Cloverbar Road and Colwill Boulevard. The watermain servicing this area will be looped from the Cloverbar Road main to the development to the south. All internal distribution mains will meet the design criteria of the Strathcona Engineering Standards Manual.

### **5.3 SANITARY SEWERS**

The proposed sanitary sewer concept is shown in Figure 6. This site will have sanitary sewerage directed to the existing Northeast Sanitary Trunk Sewer on Cloverbar Road. Allowance in the Foxboro sanitary sewer must be made for flows from the south developments. All design criteria of the sewers will be according to the Strathcona Engineering Standards Manual.

### **5.4 STORM DRAINAGE**

The proposed storm sewer concept is shown in Figure 7. The minor and major storm systems for this site will be directed to the existing Melcor Lake and Qualico wetlands to the north. Storm sewer design criteria will meet the Strathcona Engineering Standards Manual.

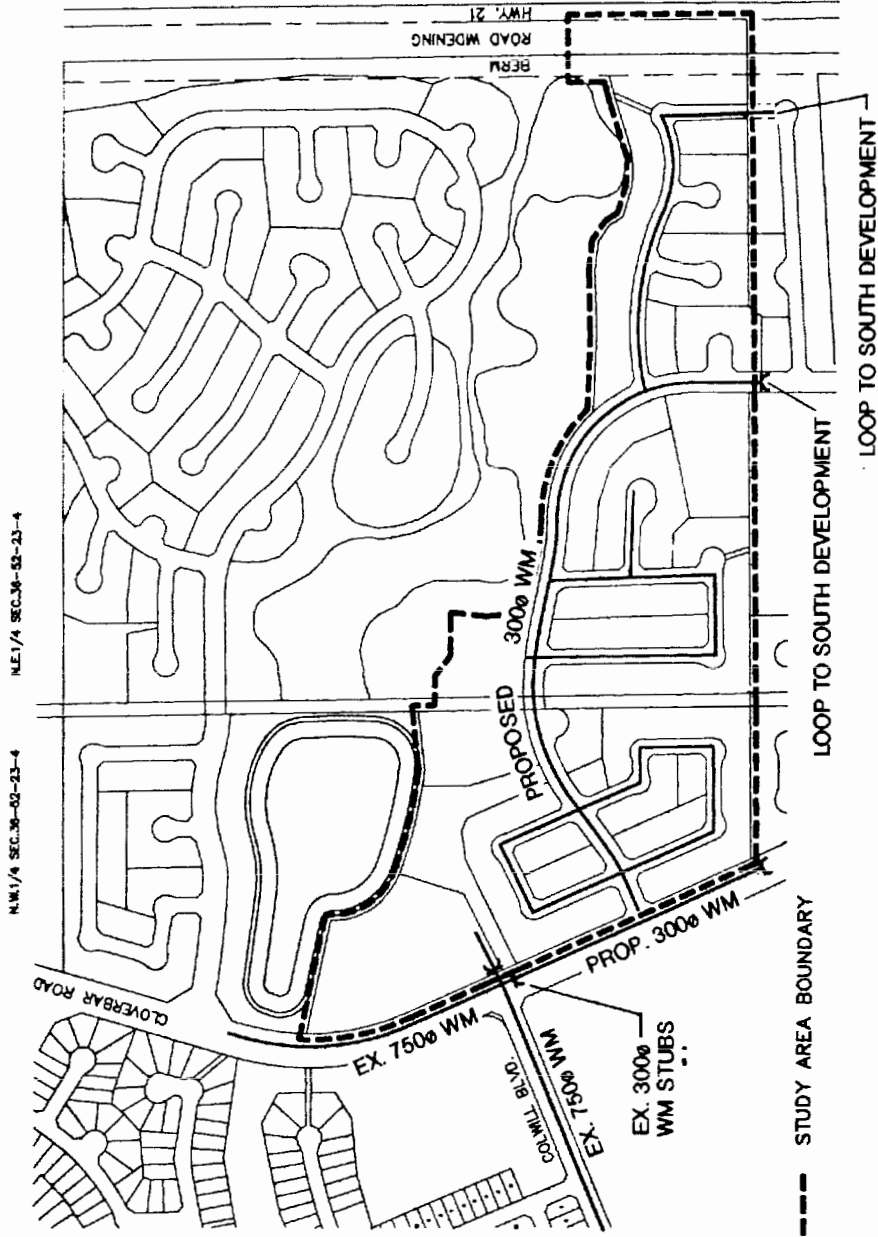


Figure 5



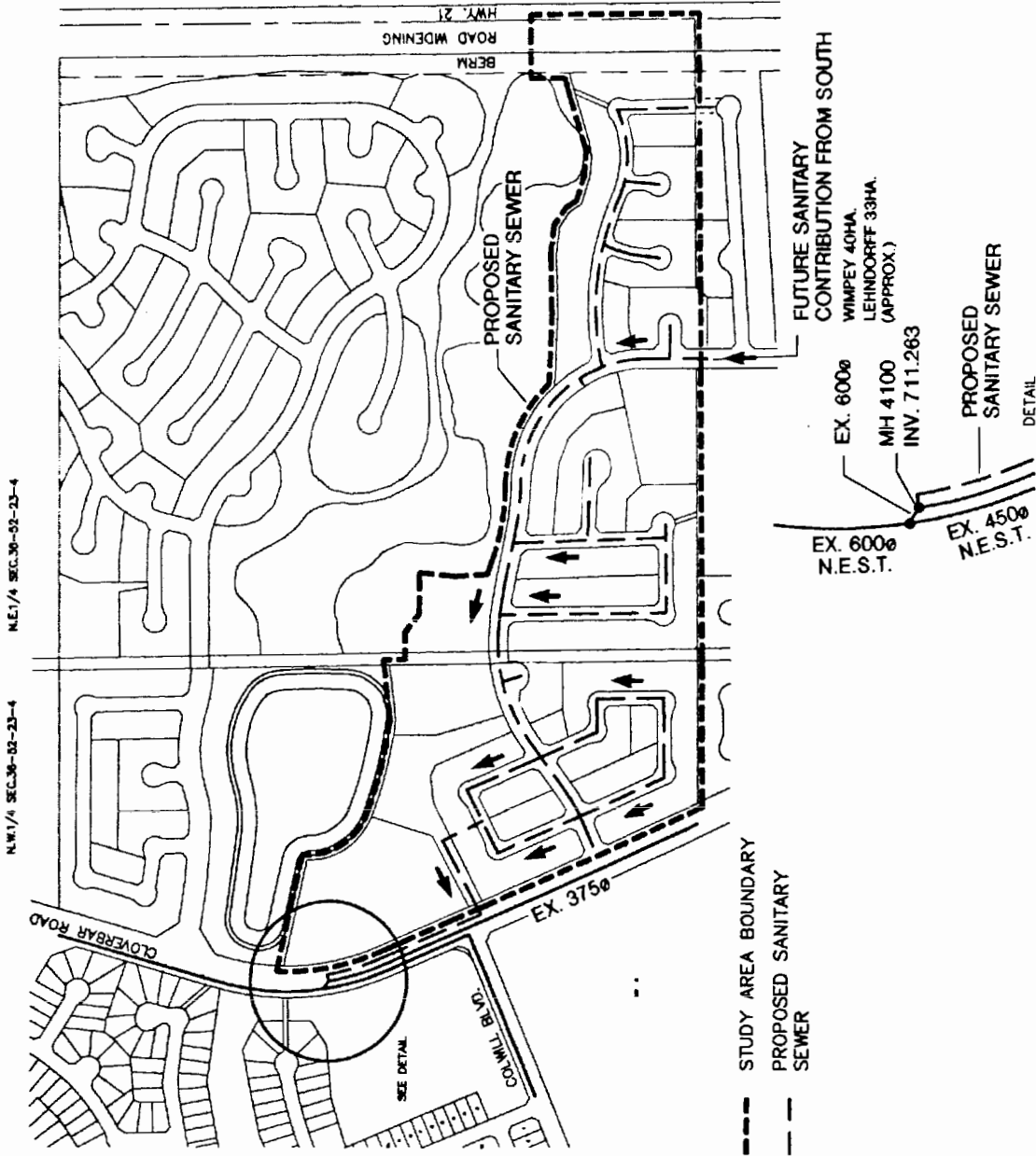
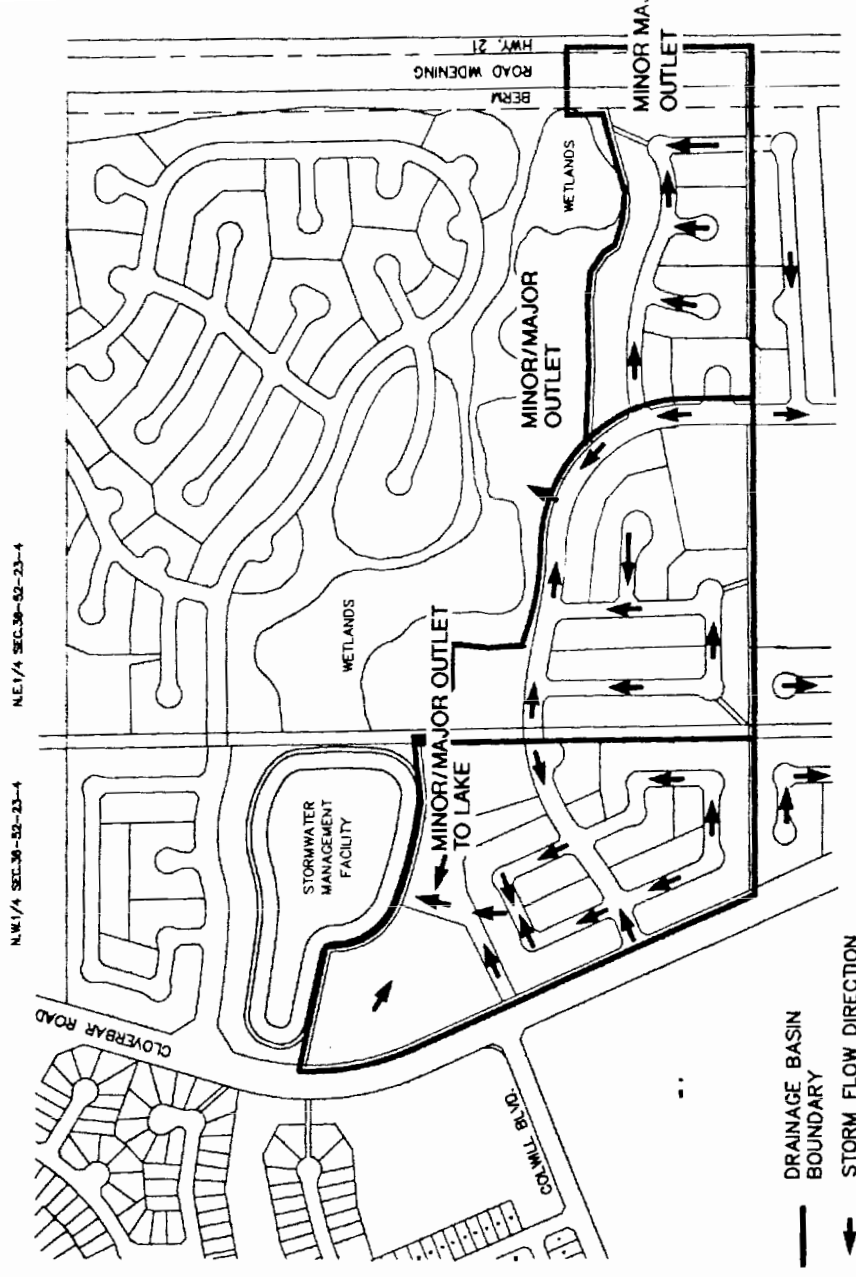


Figure 6



——— DRAINAGE BASIN BOUNDARY  
 ↓ STORM FLOW DIRECTION



Figure 7

STORM DRAINAGE PLAN

---

**6.0 STAGING OF THE PLAN AREA**

---

---

**6.0 STAGING OF THE PLAN AREA** **6.1**

---

---

## 6.0 STAGING OF THE PLAN AREA

---

A preliminary plan of staging has been indicated on Figure 8. The Market Plan is based on the present market condition. It is envisioned that development will start in the vicinity of Cloverbar Rd. and move in an east and south direction. As physical access to the Qualico lands are through the Melcor lands development of the Melcor lands will most likely proceed in advance of Qualico's land. However should Qualico wish to proceed prior to development of the Melcor lands, the appropriate access and servicing easements or rights of way must be obtained from Melcor prior to development.

Market conditions may change such that the staging shown may require modification.

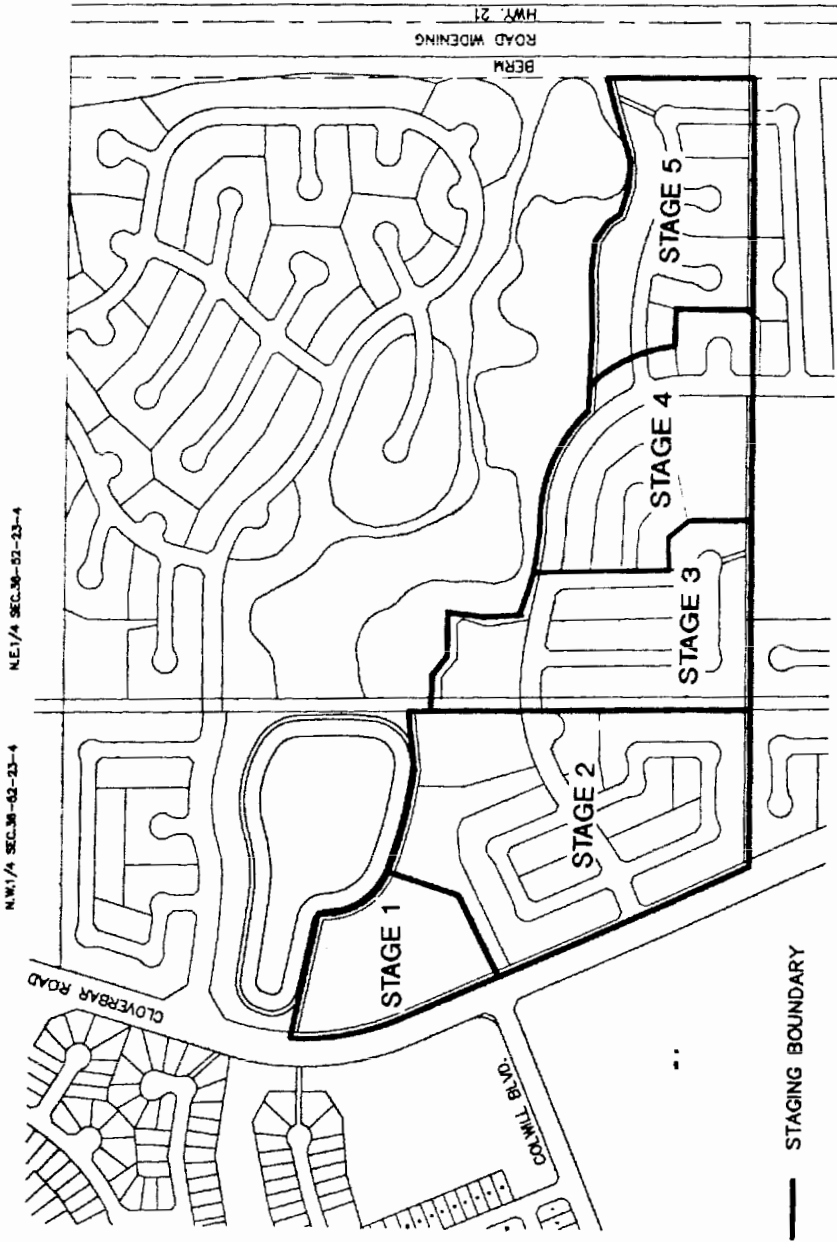


Figure 8

---

## APPENDIX 1

---

---

---

APPENDIX I

FOXBORO LAND USE STATISTICS

---

---

	ha
Total Amendment Area	29.17
- CIGOL pipeline	<u>.52</u>
Gross Developable Area	28.65
<u>Circulation</u>	
24 m	1.91
18 m	3.32
WW	.07
PR (Park)	1.32
<u>Residential</u>	
Single Family Detached Residential	16.01
Semi-detached Residential	1.11
Low Density Multiple Residential	3.96
Medium Density Multiple Residential	0.95

---

---

---

---

**APPENDIX 1**

**RESIDENTIAL STATISTICS**

---

---

	<b>Area (ha) (Net)</b>	<b>Density (units/ha)</b>	<b>Dwelling Units</b>	<b>Population</b>
Single detached	16.01	18	288	996
Semi-detached	1.11	22	25	83
Low Density Multiple	3.96	37	147	359
Medium Density Multiple	.95	75	71	138
	22.03		531	1576

---

---

---

---

**STUDENT GENERATIONS**

---

---

Public Elementary	Public Junior High	Public Senior High
206	82	72
Separate Elementary	Separate Junior High	Separate Senior High
88	39	24

---

---





# Foxboro Area Structure Plan Bylaw 65-93 (Amendment 1)

Date of Adoption 28-Sept-1993

Residential



Park



Road Plan



ASP Boundary



Transit



Pedestrian and Bicycle



Major Vehicle Access

