

BY-LAW 52-91

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

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 84.4 HECTARES (208.5 ACRES), IS LOCATED WITHIN THE S 1/2 25-52-23-W4 M.

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 RIDGE AREA STRUCTURE PLAN".
2. Appendix "A" attached hereto entitled "The Ridge Area Structure Plan" is hereby adopted as part of this By-law.
3. By-laws 21-85 and 40-90, being the previously adopted Regency Park Estates Area Structure Plan and Amendment No. 1, are hereby repealed.


Read a first time this 18th day of June, 1991.

Read a second time this 9th day of July, 1991.

Read a third time and finally passed this 9th day of July, 1991.



Reeve



Corporate Secretary

BY-LAW 52-91

APPENDIX "A"

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**THE RIDGE
AREA STRUCTURE PLAN
June 1991**

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1.0 INTRODUCTION

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The proposed Area Structure Plan includes a portion of land covered by an Area Structure Plan approved by the County in May of 1985 as well as an area to the west which is not currently within the plan area. The intent of the plan is to repeal the existing Regency Park Estates A.S.P adopted by bylaw 21-85 and plan adopted by bylaw 40-90 and replace and expand the boundary area.

The plan will provide a general framework for subdivision and subsequent development.

1.1 LOCATION

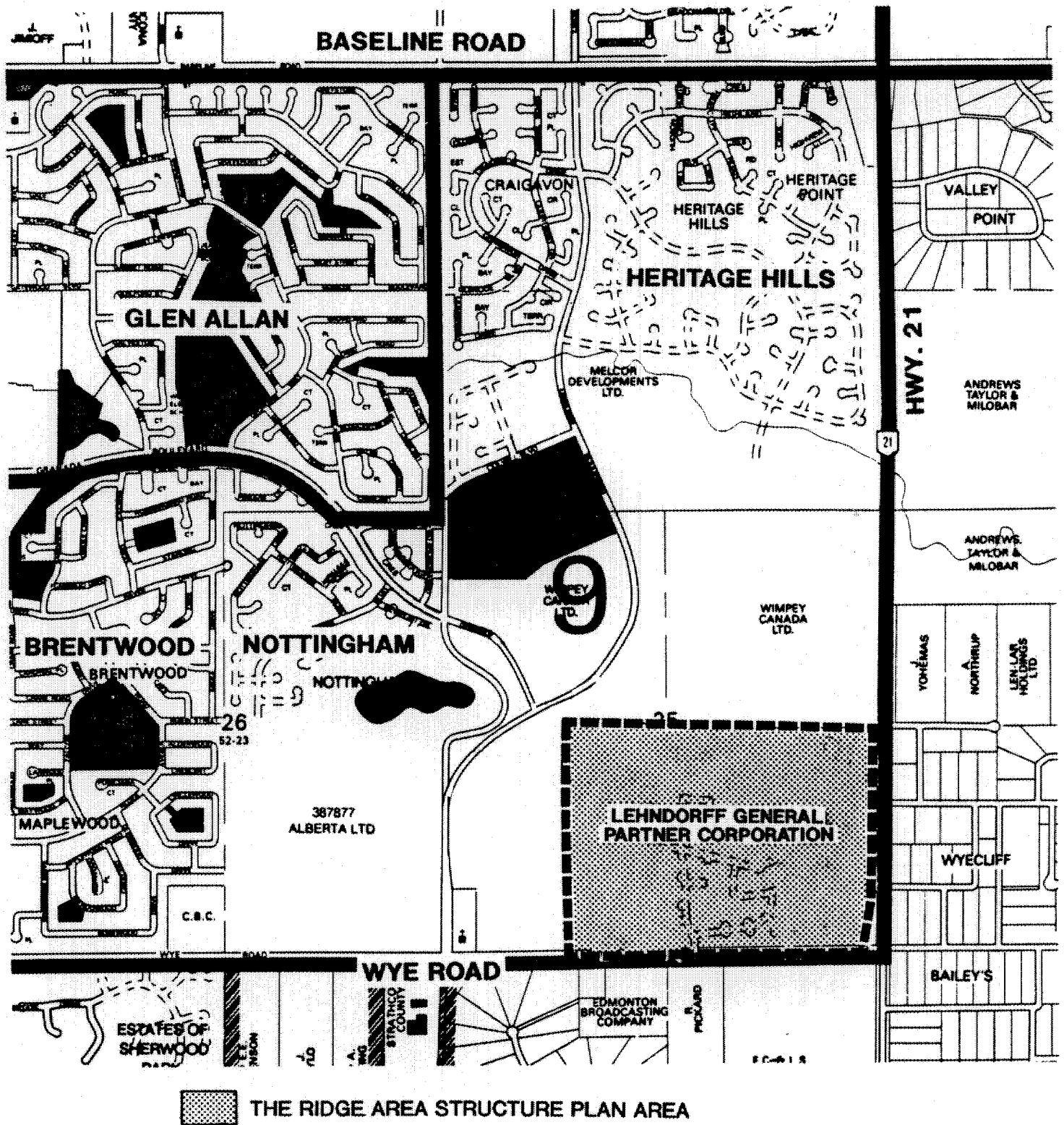
The Plan Area is located north of Wye Road and west of Highway 21 and includes land in SW-25-52-23-W4 and SE-25-52-23-W4 (See Figure 1). The plan area contains approximately 83.16 ha (205 ac).

1.2 OWNERSHIP

The lands contained within the plan area are wholly owned by Lehndorff General Partner Corporation.

1.3 SCOPE

The Ridge, Area Structure Plan provides for the orderly and complimentary development of the area. The plan specifies land uses, residential density patterns, park and school sites, the transportation network, as well as servicing and utility requirements.



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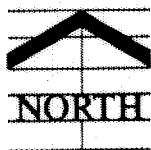


Figure 1

**THE RIDGE AREA STRUCTURE PLAN
LOCATION/OWNERSHIP PLAN**

The design of The Ridge area 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 demands.

2.0 EXISTING SITE FEATURES

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2.1 EXISTING LAND USE

A large portion of the lands are presently utilized for the raising of crops and grazing. In addition, the first two phases of residential development are currently under way within the plan area (see Figure 2).

2.2 SOILS

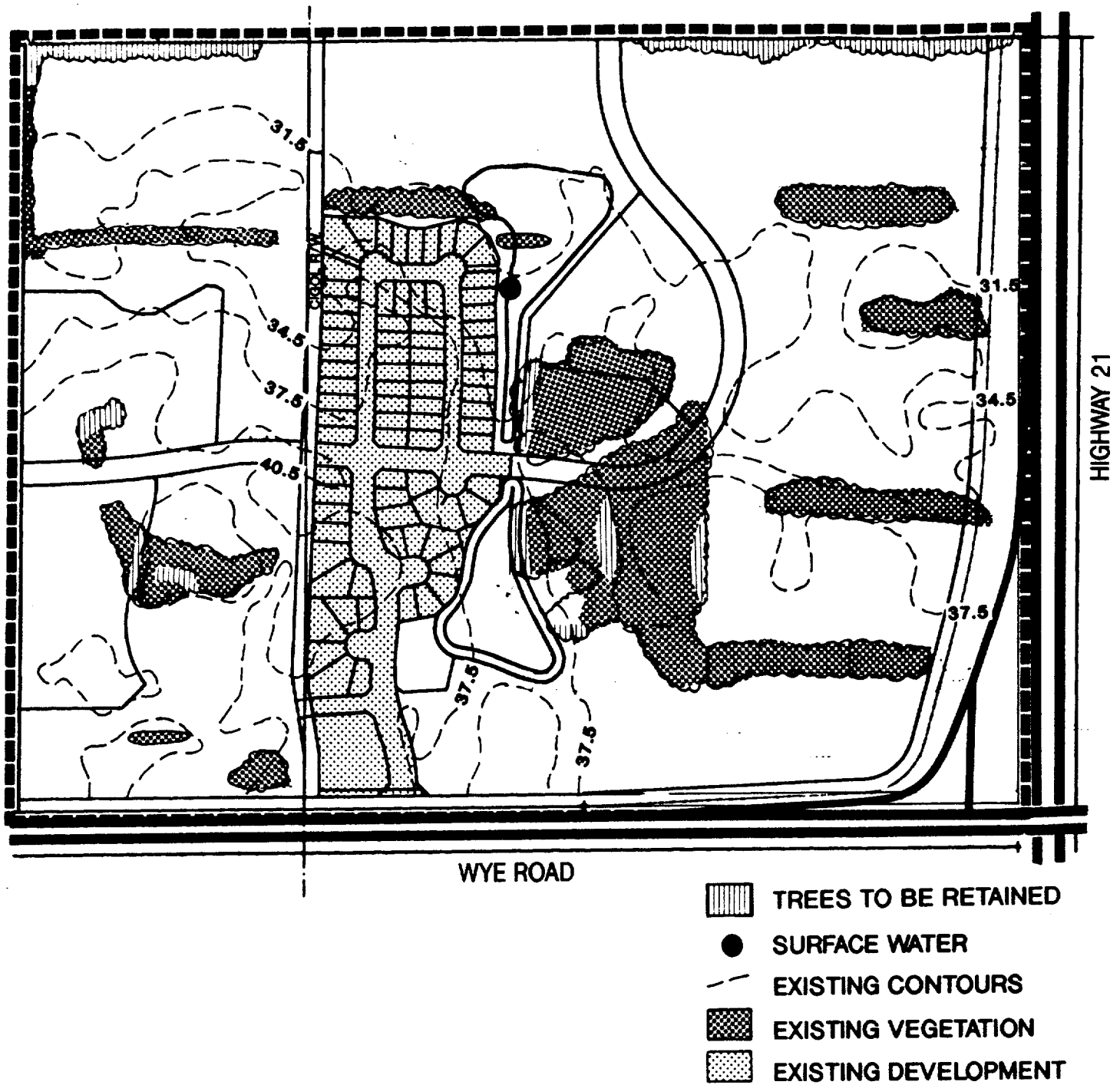
Upon investigation of the available surficial and geological data of soils within the plan area, it was determined that the soils posed no apparent constraints to development. The area is underlain by uniform deposits of ground moraine. The moraine consists primarily of sand, silt, and clay with boulders, pebbles and gravel in variable thickness, generally less than 40 feet in depth.

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

2.3 VEGETATION

Existing vegetation is composed primarily of grassland and areas of tree coverage. The tree coverage consist primarily of Trembling Aspen and Black Poplar (See Figure 2).

Every effort will be made to preserve areas of the natural tree stands, where possible, in accordance with Strathcona County's Tree Retention Policy. Those tree stands retained will be integrated into the Municipal Reserve or Public Utility Lots. However, it should be noted that Alberta Agriculture have indicated that the type of existing trees are for the most part unsuitable for retention with respect to Residential development. Alberta Agriculture have indicated a number of reasons for this:



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Figure 2

THE RIDGE AREA STRUCTURE PLAN
 SITE FEATURES PLAN

- First of all, any soil compaction will reduce their vigor causing death of the tree within two or three years;
- Secondly, the above noted trees have a very short life span for trees, of approximately twenty years;
- Thirdly, in a natural stand the roots are very close to the surface and any disturbance of the roots will cause the trees to die in two or three years;
- Fourthly, the trees are generally considered undesirable as ornamental trees. Alberta Agriculture indicated the valuation guide they compile to assist municipal officials and agencies to place a value on trees, does not list Trembling Aspen and Black Poplar as their value is minimal.

2.4 TOPOGRAPHY AND DRAINAGE

The Plan Area is a gently undulating plain. The lands generally drain in a northerly direction into seasonally damp areas and one area of standing water located within the plan area. (See Figure 2).

The existing topography and drainage patterns pose few restrictions with respect to development.

2.5 PIPELINES

As indicated on Figure 2, the Cigol pipeline right-of-way bisects the plan extending the entire length of the plan area from north to south. The pipeline right-of-way comprises an area of 1.24 ha (3.06 ac). A portion of the pipeline will be undeveloped providing a passive pedestrian link from Wye Road to the southerly extension of the school boundary. That portion of the pipeline which abuts the north central school park site will become Municipal Reserve.

3.0 SERVICING

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3.1 GENERAL

This section of the report describes, in conceptual basic terms, the proposed servicing schemes for the three basic municipal services, namely water supply, sanitary sewers and storm drainage. More detailed analysis and design required will be provided in the Design Brief that is submitted with the Area Structure Plan. The figures accompanying this report contain existing information.

3.2 WATER SUPPLY

Water for consumption and fire protection will be provided to the study area by the existing 300 mm diameter watermain from Granada Boulevard and Clover Bar Road. This watermain was constructed by Lehndorff in 1990 to service the initial stages of The Ridge. The sizing of the watermain will allow for future looping through Qualico's Regency Park subdivision and Foxboro to the north.

The existing internal distribution system is shown on Figure 4, Existing Sanitary and Water. See Design Brief for more detail on the proposed and existing systems.

3.3 SANITARY SEWERS

Figure 4 shows the existing sanitary sewers. The Design Brief provides details of the existing and proposed sanitary sewers. The study area contains two drainage basins. The west drainage basin drains north through the existing trunk sewer on Cloverbar Road. This trunk sewer was constructed in 1990 by Lehndorff, and connects to the existing northeast sanitary trunk system on Cloverbar Road north of Colwill Boulevard.

Servicing the east drainage basin will require the construction of a sanitary sewer proceeding north through the NE 1/4 of Section 25. The new sanitary sewer will eventually tie-in to the existing northeast sanitary trunk system on Cloverbar Road.

Should development of this basin precede the construction of the trunk sewer to the north, this area could be serviced by directing sanitary sewage to the west trunk line using a temporary lift station. This lift station would only be proposed if the alignment or cost sharing arrangement for the trunk could not be achieved.

3.4 STORM DRAINAGE

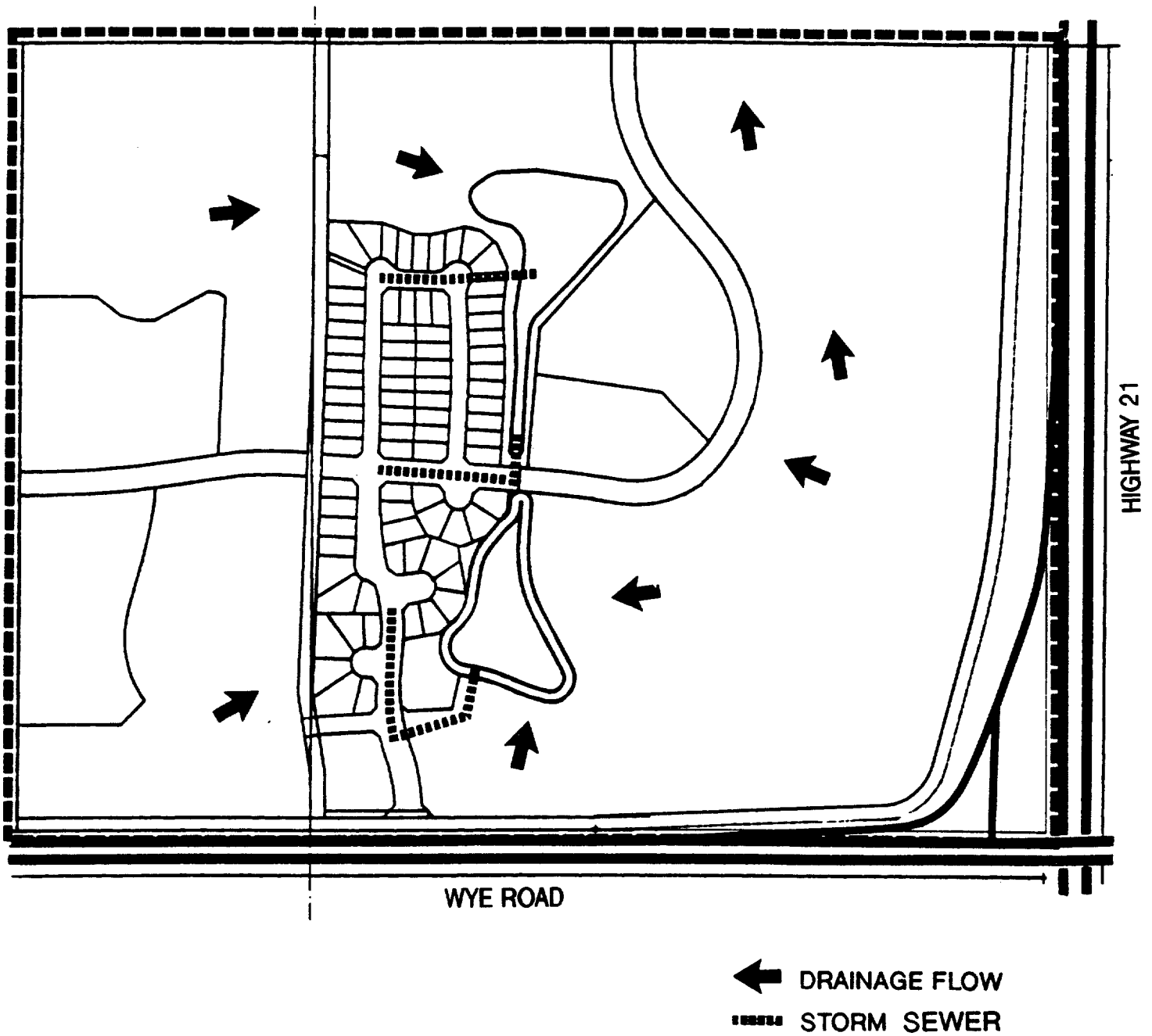
The existing drainage basins for storm drainage are as shown on Figure 3. For proposed detail please see the Design Brief.

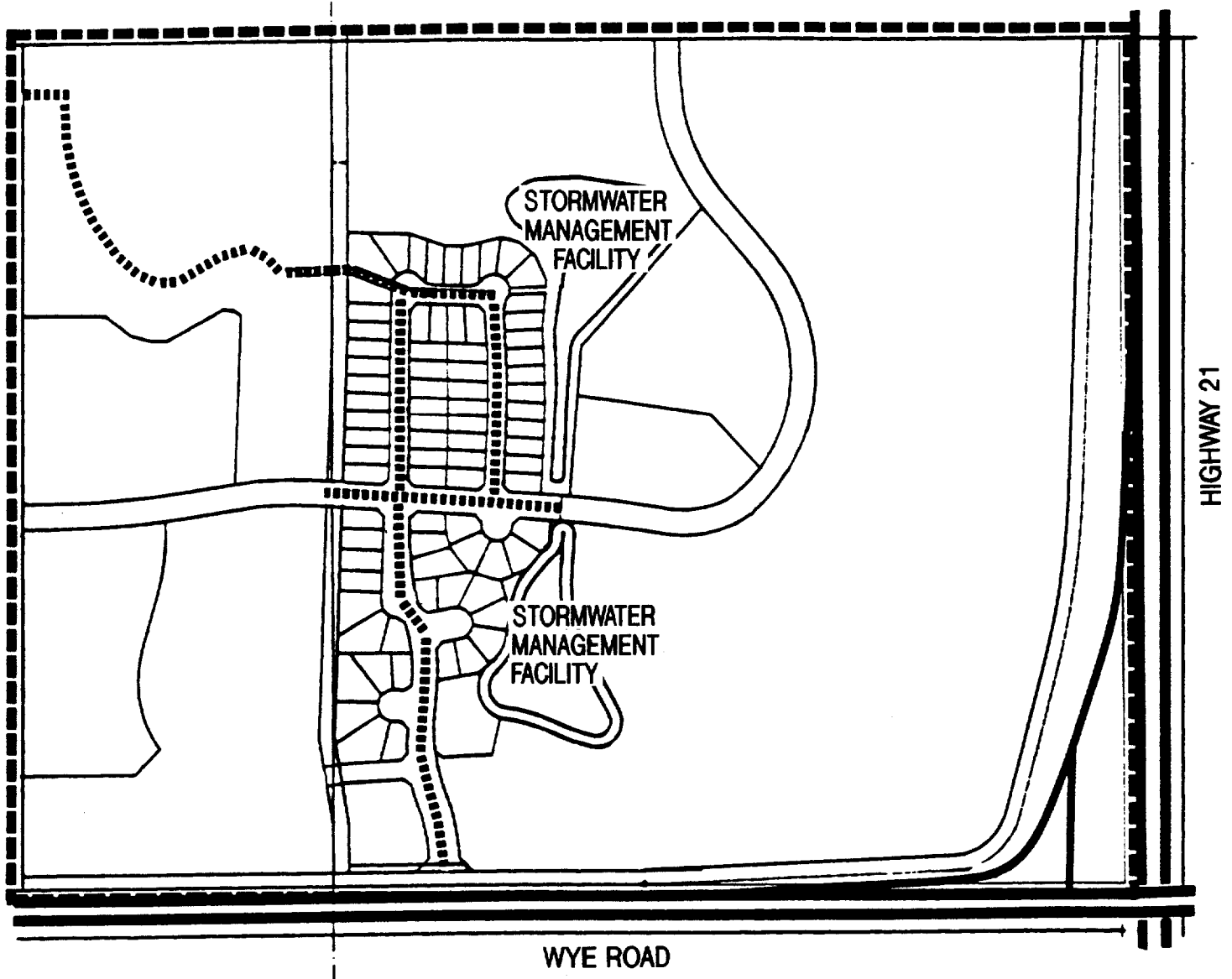
A small portion of the west area is contained within the Ball Lake contributing area and will therefore discharge through lands to the west and ultimately into Ball Lake.

It is proposed to service the drainage basin with two stormwater management dry ponds as shown on Figure 3. The stormwater management ponds, which will be discharged at predevelopment run-off rates, will outfall to the north into a natural drainage course within the NE 1/4 of Section 25. Should development in the NE 1/4 of Section 25 precede development within the study area, then the lake would discharge to that system, but again at predevelopment rates.

A portion of the northeast area of this development will drain directly into the Foxboro storm system, and is to be included in the storm design for the Foxboro subdivision.

The stormwater management dry ponds and outfall systems will be designed in accordance with the Strathcona County Engineering Standards.





----- EXISTING SANITARY/WATER

NOTE: · SANITARY EXISTING TO CLOVERBAR ROAD TRUNK SEWER
· EXISTING 300ø WATERMAIN CONNECTION AT
GRANADA BLVD. AND CLOVERBAR ROAD

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Figure 4

THE RIDGE AREA STRUCTURE PLAN
EXISTING SANITARY AND WATER

4.0 LAND USE CONCEPT

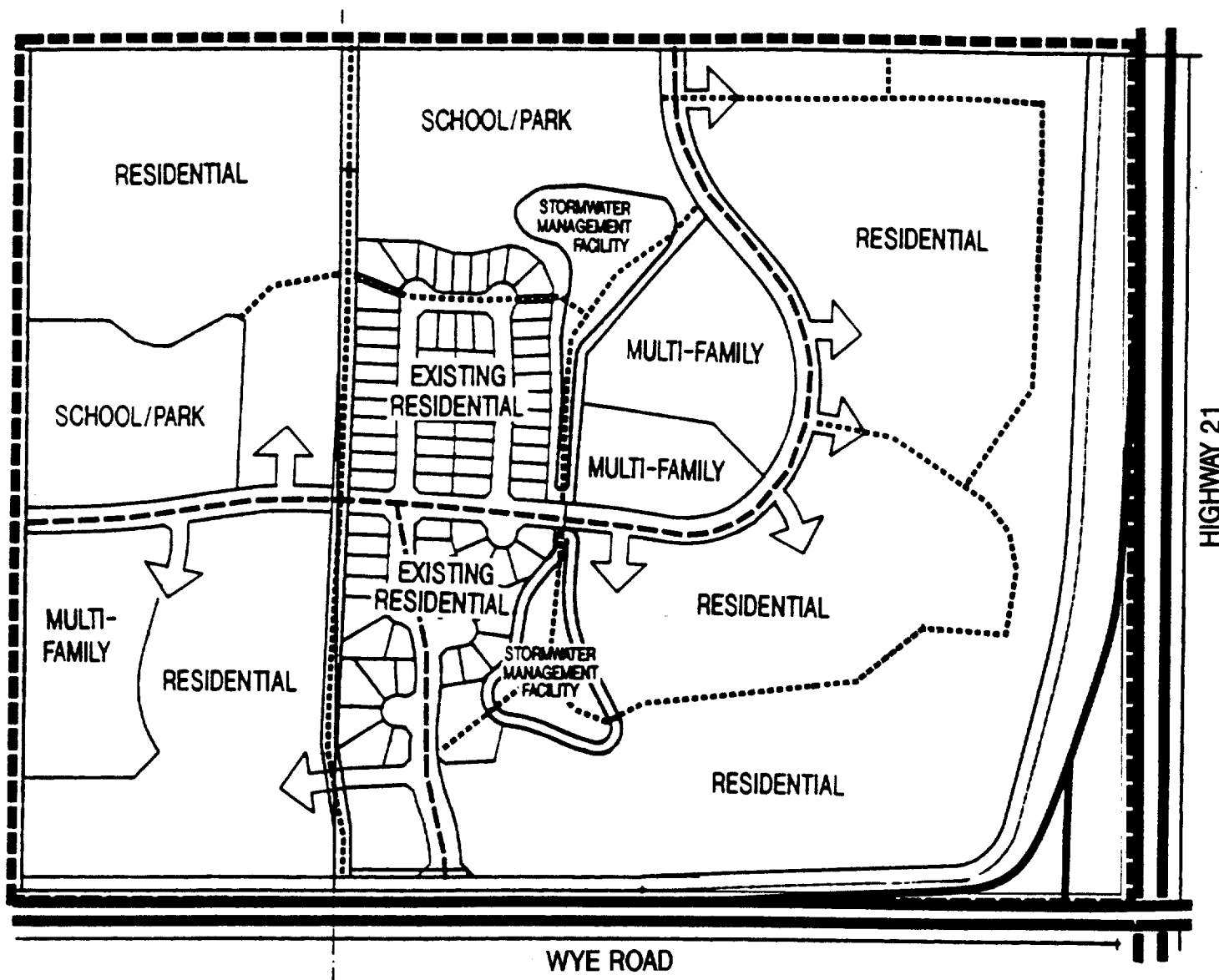
4.0 LAND USE CONCEPT

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

4.1 DEVELOPMENT OBJECTIVES

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 provide a range of services and amenities that will satisfy the general requirements of future residents.
- To develop a clear and efficient hierarchical transportation network which will discourage unnecessary through movement.
- To offer the opportunity to develop a wide but compatible range of dwelling types 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 sensitive integration with existing and proposed adjacent developments.



- ← MAJOR VEHICLE ACCESS
- PEDESTRIAN ACCESS
- - - POTENTIAL BUS ROUTES

4.2 PROPOSED LAND USES

The land uses have been designed so as to create a balanced residential environment. Minor changes (from what was originally approved) have been made to the transportation network and land use breakdown within the plan area (see Appendix 1 and Figure 5).

4.2.1 The Transportation Network

The transportation network consists of a spine road which enters the plan at a point centrally located along the west boundary, travels eastward through the plan area, then curves northward and exits the plan at a centrally located point along the north boundary.

A number of cul-de-sacs and looping local roadways connect into the spine road. The lands in the western portion of the plan area contains a north-south spine road which exits the plan in the northwest corner. A number of cul-de-sacs branch off of the spine road.

The major entrance to the plan area is from Wye Road. The roadway network in the area covered under the previously approved Area Structure Plan has remained basically unchanged, with modification occurring only to provide a more efficient, effective network.

4.2.2 Residential

The majority of the plan area 38.66 ha (96 ac) will remain single family residential and will be developed at a density of 15 units per hectare (6.0 units per hectare). Residential development backing onto Highway 21 will be designed with an appropriately designed buffer along the widening for the highway.

The plan proposes three multiple family residential sites. These sites are located in the central and southwest portion of the plan and are 1.45 ha, 2.81 ha, and 2.84 ha in size respectively.

The plan proposes to develop the sites for townhouse development with a maximum density of 37 units per hectare (15 units per acre). It is envisioned that

the sites will be developed as high quality middle to upper end developments containing a mix of semi-detached triplex and fourplex dwellings. Every effort will be made to provide active and or passive recreational open space within the sites. It is anticipated that the R3 Low Density Multiple Residential District will be utilized to accommodate the aforementioned. The multiple sites comprise an area of 7.11 ha (17.57 ac).

Based on the above densities, the plan areas proposed population is 2,479.

No small lot residential development is proposed within the plan area.

4.2.3 Schools and Parks

10 percent Municipal Reserve will be dedicated in accordance with the provision of the Planning Act. This dedication will be provided for the most part between two sites located in the north central and west central portion of the plan. The north central site is 4.69 ha (11.6 ac) and will contain both a Separate Elementary and Junior High School. A Public Junior High School may also be located partially within this site and will continue into the lands north of The Plan boundary. The west central site is 3.37 ha (8.3 ac) and will contain a Public Elementary School.

In addition, a 0.38 ha (0.94 ac) park is located near the subdivision entrance adjacent to the stormwater pond and will provide passive play space for children within the area.

4.2.4 Commercial Land

The plan area contains one existing neighbourhood convenience commercial site 0.55 ha (1.4 ac) in size located on the northwest corner of Wye Road and Ridgemont Way.

5.0 PHASING

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Phasing of the plan area is based on availability of and proximity to existing service connections. The rate of development and staging is based on the market considerations of the developer and is projected to be approximately 5 years. Development of the different stages may proceed independently of the other, provided that necessary subdivision and development agreement details have been concluded, including the construction of necessary roadways.

THE RIDGE, STATISTICS	
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Gross Area	83.16 ha
Pipeline Right-of-Way	<u>1.24 ha</u>
Gross Developable Area	84.40 ha

<u>Land Uses</u>	<u>Area (ha)</u>
Stormwater Facility (Dry Pond) (PUL)	3.98
Walkways (PUL)	0.38
Municipal Reserve (MR)	8.44
Roadways (internal)	16.39
(road widening)	7.65
Pipeline R/W	1.24
Commercial	0.55
Residential	
Single family	38.66
Multiple family	7.11

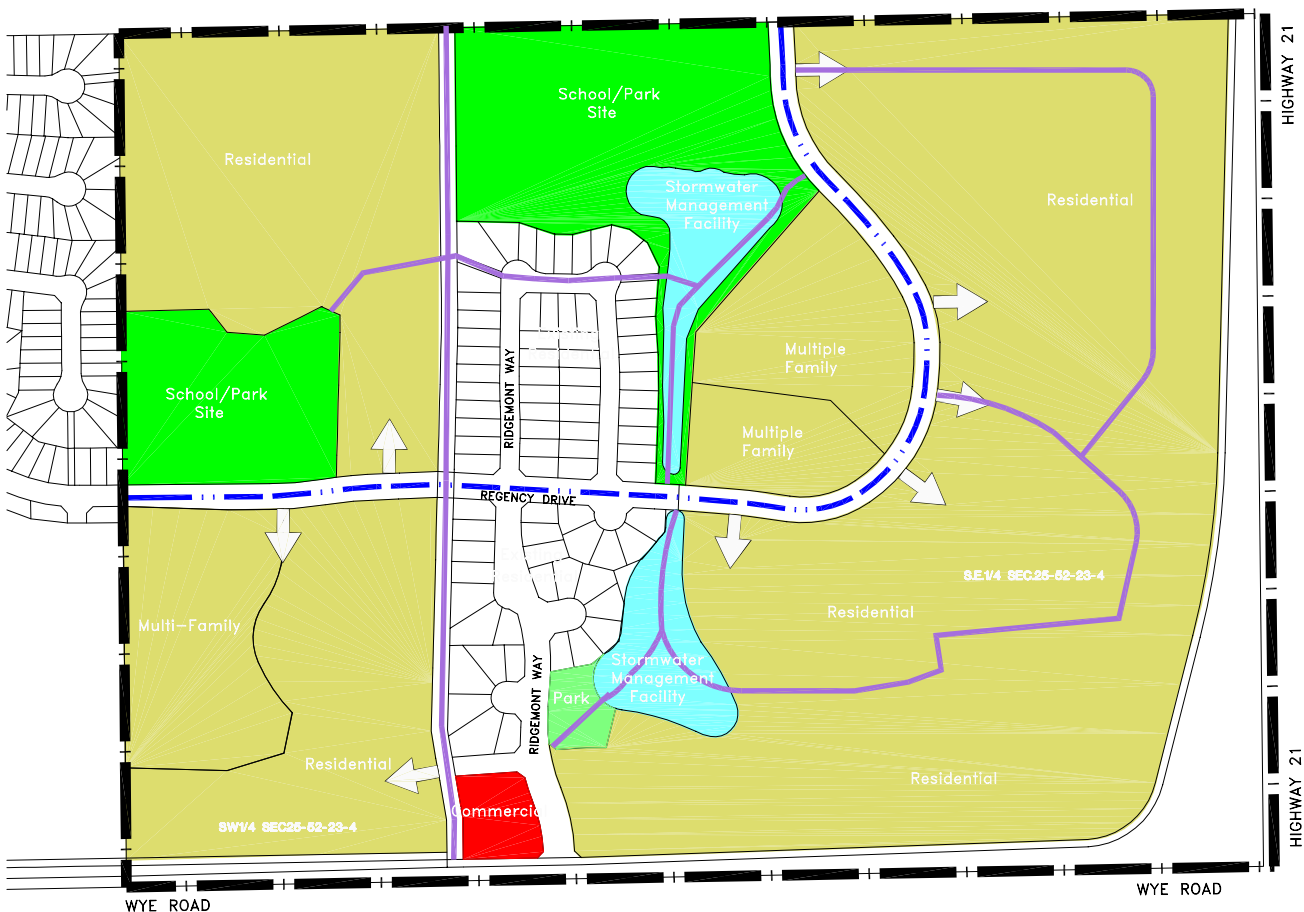
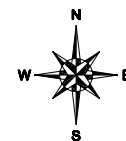
<u>Residential</u>	<u>Area (ha)</u>	<u>No. of Units per ha</u>	<u>No. of Units</u>	<u>Population</u>
Single Family	38.66	15	580	1972 **
Multiple Family	<u>7.11</u>	15-40	<u>195</u> *	<u>507</u> **
	45.77		775	2479

** Population projection based on 3.4 persons per dwelling for single family and 2.6 persons per dwelling for multiple family.

* This number based on 27.5 units per ha.

Student Generation

PE	PJH	PSH
233	98	94
SE	SJH	SSH
57	24	23



The Ridge Area Structure Plan

Bylaw 52-91

Date of Adoption 9-July-1991

Residential		Road Plan	
Commercial		ASP Boundary	
Stormwater Managment Facility		Major Vehicle Access	
School/Park		Potential Bus Route	
		Pedestrian Access	