

Erin Ridge Area Structure Plan Bylaw 8/96

As Amended February 24, 2014 – Bylaw 14/2014

ERIN RIDGE AREA STRUCTURE PLAN

AMENDMENT NUMBER	BYLAW NUMBER	1ST READING		2ND READING		3RD READING	
	16/86	May 29	C279	Jun 16	C306	Jul 13/87	C294
1	3/88	Feb 22	C554	Mar 7	C101	May 16	C272
2	28/90	Apr 17	C246	May 7	C298	Mar 4/91	C97
3	36/91	Dec 2	C635	Dec 16	C673	Dec 16	C674
4	37/92	Dec 7	C631	Dec 21	C658	Dec 21	C659
5	40/93	Nov 1	C460	Nov 15	C474	May 2/94	C133
16/86 repealed	8/96	Apr 1	C65	Dec 16	C409	Dec 16	C410
1	19/1999	May 3	C164	May 17	C196	May 17	C197
2	27/2000	June 8	C269	June 19	C293	June 19	C294
3	19/2001	May 22	C197	June 18	C291	June 18	C292
4	12/2005	May 2	C189	May 2	C190	May 2	C192
5	14/2014	Feb 18	C40	Feb 18	C81	Feb 24	C89

CITY OF ST. ALBERT

CONSOLIDATION OF BYLAW 8/96

ERIN RIDGE AREA STRUCTURE PLAN

Consolidated by Bylaw 14/2014

Being a Bylaw to adopt the Erin Ridge Area Structure Plan

WHEREAS the Municipal Government Act provides that a Council may by Bylaw establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the Erin Ridge neighbourhood;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, hereby ENACTS AS FOLLOWS:

1. That the Erin Ridge Area Structure Plan attached hereto as Schedule "A" be adopted.
2. That Bylaw No. 16/86 and all amendments thereto be repealed.

SCHEDULE "A"
TO BYLAW NO. 8/96

ERIN RIDGE AREA STRUCTURE PLAN

PART 1 – INTRODUCTION (BL 19/1999)

1.1 Purpose

This plan establishes the basic residential land use and circulation patterns for the Erin Ridge neighbourhood. It addresses planning and servicing patterns as well as the staging of future development according to St. Albert's current guidelines and standards. These standards are referenced in the Erin Ridge Area Structure Plan (ASP) Technical Report, dated December 1995, as amended, which may be used to assist the reader in the implementation of this Bylaw.

PART 2 - THE DEVELOPMENT AREA (BL 19/1999)

2.1 Location and Area (Figure 1)

Erin Ridge is located in the northeast sector of St. Albert and is bounded by Coal Mine Road and the City boundary to the north, the City boundary to the east, existing and future Bellerose Drive and the Oakmont ASP lands to the east and south, and the existing developed/subdivided portion of Erin Ridge to the south and St. Albert Trail (Highway No. 2) to the west.

2.2 Policy Context

The Erin Ridge ASP complies with the current Municipal Development Plan Bylaw 4/2000 (CityPlan). CityPlan identifies this area as a location for new residential development in St. Albert. The ASP also recognizes and incorporates the requirements of the Land Use Bylaw No. 18/94, as amended. The ASP is generally in keeping with the previous Erin Ridge ASP Bylaw No. 16/86. (BL 27/2000)

2.3 Existing Features

The Erin Ridge Area Structure Plan area encompasses 194.05 gross hectares. As at March 9, 2005, the developed portion of Erin Ridge included 168.67 gross hectares while the remaining undeveloped portion totalled 25.38 hectares. (BL 19/1999) (BL 27/2000) (BL19/2001) (BL12/2005)

Existing vegetation, topographic and drainage characteristics of the area are illustrated on Figure 3 in the Technical Report. The majority of lands in Erin Ridge are presently used for agricultural purposes. The area has moderate relief and can be characterized as being gently rolling to flat. A ravine extending into the plan area from the east is a significant

topographic feature, which has been identified in previous ASPs for this area. The ravine is protected by this Area Structure Plan. Significant tree stands identified in earlier plans for Erin Ridge are to be maintained. Bellerose Drive will form the south boundary of Erin Ridge.

2.4 Land Ownership

The land ownership pattern for the undeveloped portion of Erin Ridge is characterized by elongated, north south River Lot parcels.

PART 3 - THE DEVELOPMENT PLAN (Figure 2) (BL 19/1999)

3.1 Residential Development (BL 19/1999) (BL 27/2000) (BL 19/2001) (BL12/2005)

The total net residential area within the Erin Ridge Area Structure Plan encompasses 111.93 hectares. Of the total net residential area, 96.97 hectares are designated as low density residential and 12.84 hectares are designated as medium density residential. The 2.12 hectares for Seniors Continuing Care, as identified in the existing Erin Ridge Area Structure Plan, will remain unchanged. At buildout, the neighbourhood is projected to contain 1,446 low density residential units; 307 medium density residential units; and 80 Seniors Housing units. This distribution will result in 78.9 percent low density units and 21.1% medium density units.

3.2 Population Density and School Generation (BL 19/1999) (BL 27/2000) (BL 19/2001) (BL12/2005)

The population for the Erin Ridge Area Structure Plan area upon buildout is estimated at 5,309 persons. This assumes a density of 3.12 persons per low density dwelling and 2.21 persons per medium density dwelling unit. The population density for the ASP area is 30 persons per gross residential hectare. This is consistent with Policy 4.10(2) of the Municipal Development Plan, which stipulates that a residential neighbourhood should be up to 37 persons per gross residential hectare, but not less than 30 persons per gross residential hectare.

The school population generation figure (estimated at 24 percent of overall population) is 1,274 students, based upon the population-forecasting model provided to the City by Applications Management Inc. in 2002.

3.3 Commercial Development (BL 27/2000)(BL 19/2001) (BL12/2005)

One commercial area is identified within the Plan Area. A 2.74 hectare health care related commercial area is proposed along St. Albert Road between Boudreau Road and Erin Ridge Road to benefit from potential health care related synergies associated with the hospital.

3.4 Schools, Parks, Open Space and Other Institutional (BL 19/1999)

(BL 27/2000)(BL 19/2001)(BL 12/2005)(BL 14/2014)

A central school/park site location has been provided in Eldorado Park, as indicated in Figure 2. The open space system proposed by the ASP includes an integrated walkway system connecting to the school site, community parks and ravine. This includes a 0.27 hectare treed portion of the Dry/Wet Storm Detention Pond, located along Erin Ridge Drive. The north-central portion of the plan area includes two linear open space areas, one extending generally north-south between Eldorado Drive and Erin Ridge, the other providing an east-west open space connection through the central area of the neighbourhood. With reference to Figure 2, the designation of park space for the two linear open space areas shall be of sufficient width in order to protect existing shelterbelts while at the same time being able to accommodate trail development. All reserve calculations are subject to confirmation at the detailed subdivision design stage by plan of survey. An institutional parcel of 7.56 hectares is maintained within the developed portion of the Erin Ridge subdivision.

3.5 Environmental Assessment

Most of the undisturbed lands in Erin Ridge remain in agricultural production. All significant tree cover in this area will be maintained. The archaeological assessment of the undeveloped portion of Erin Ridge undertaken by Alberta Community Development noted a high potential for the discovery of archaeological sites.

3.6 Sequence of Development (BL 19/1999) (BL12/2005)

The sequencing of development in the remaining undeveloped portions of Erin Ridge shall occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. Staging will generally allow for the development of lands north of the Evergreens (former Parklane development area) subject to market conditions and servicing arrangements. It can be expected that new development will firstly occur utilizing existing storm and sanitary sewers in Erin Ridge and Oakmont. Additional developable land will be made available as appropriate storm and sanitary sewer infrastructure are established.

PART 4 - TRANSPORTATION (BL 19/1999)

4.1 Existing Circulation Pattern (Figure 3)

The developed area of Erin Ridge is accessed from three roads: Boudreau Road to the south, Highway 2 (St. Albert Road) to the west, and Coal Mine Road to the north west. Coal Mine Road is an unimproved road which lies within the M.D. of Sturgeon No. 90 and forms the N.W. boundary of the City of St. Albert and the Erin Ridge Neighbourhood.

4.2 Proposed Circulation Pattern (BL 19/1999)

The circulation pattern within the remaining area of Erin Ridge will essentially be created by the extension of two major collector roads (Erin Ridge Drive/Oakmont Drive and Eldorado Drive) which will link to Bellerose Drive. As well, there will be a full four-way directional intersection at Bellerose Drive and Oakland Way to provide access to that portion of Erin Ridge that is not accessed by Erin Ridge Drive. Bellerose Drive is proposed as an arterial forming the boundary between Oakmont and Erin Ridge. The section from Eldorado Drive to the City Limits will initially be constructed as a two-lane rural section with capabilities to expand to a four-lane undivided arterial should traffic volume warrant. A temporary access may be considered in the future once Bellerose Drive is completed to provide entrance to River Lot 36 in the event access is unavailable from Erin Ridge Drive.

4.3 Public Transportation

Transit services may be extended to Erin Ridge in accordance with City policy. It is anticipated that bus routing will follow the internal collector system, with a two way connection to the Oakmont Neighbourhood.

4.4 Pedestrian Circulation

A system of pedestrian walkways is incorporated into the ASP design, linking the river valley through Oakmont to ravine and linear parks. Walkway connections within the neighbourhood including cul-de-sacs and crescents will be provided. Public Utility Lots will be used to establish walkway connections where possible.

PART 5 - SERVICING AND UTILITIES (BL 19/1999)

5.1 Water Distribution (Figure 4)

Figure 4 illustrates the looping of mains between Erin Ridge and Oakmont which will provide a water distribution system with required fire flows.

5.2 Sanitary Sewers (Figure 5)

Undeveloped areas of Erin Ridge will drain south by gravity through Oakmont to an existing lift station on Otter Crescent, (primarily through a 450 mm trunk main located north of Eldorado Drive). Catchments in the easterly part of Erin Ridge affected by topography will be difficult to gravity drain, and may require lift station(s).

5.3 Storm Drainage (Figure 6) (BL 19/1999)

Stormwater will be accommodated by a combination of stormwater management and conventional underground piped systems. Storm runoff from River Lots 33 (southern portion), 34 and 35 will be directed to a stormwater detention (dry/wet) pond located at the centre of the

catchment area. Flows from the pond will be controlled to utilize available capacity in an existing storm outfall sewer through Oakmont, ultimately discharging into the Sturgeon River at Otter Crescent. These sewers have been sized to accommodate limited discharge from Erin Ridge. Areas to the west of the undeveloped lands in Erin Ridge (River Lots 32 and 33 north portion) can be drained by gravity through existing storm sewers in either Oakmont Drive or Evergreen Drive or through an extension of the proposed stormwater pond. The remaining areas will necessitate a separate outfall(s) to the Sturgeon River to the east, utilizing existing topography to optimize pipe sizes.

5.4 Power, Telephones and Cablevision

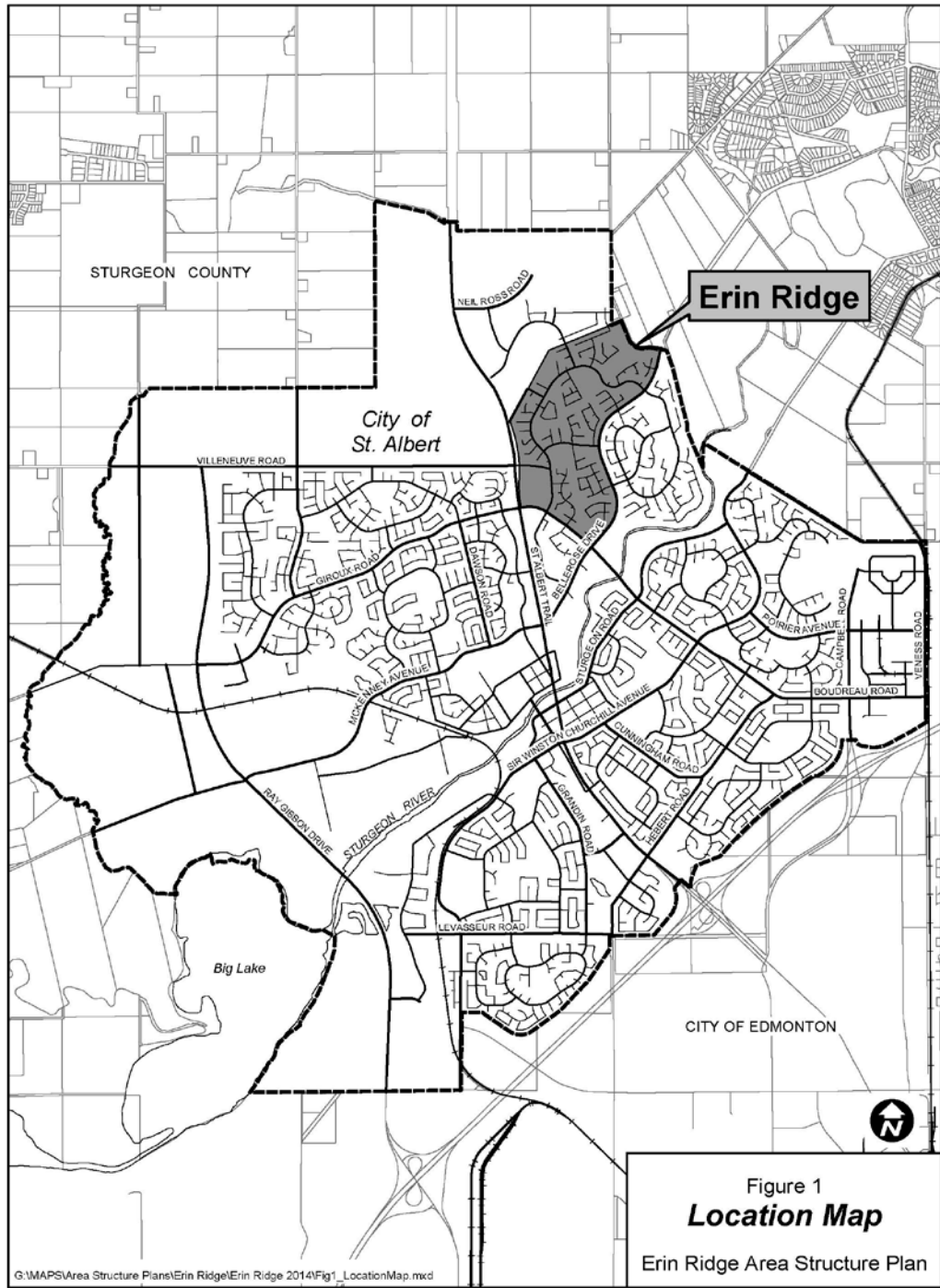
TransAlta, AGT and Videotron advise that their networks have sufficient capacity to provide service to Erin Ridge.

5.5 Natural Gas

Northwestern Utilities advise that they will be able to service the proposed development by extending existing distribution facilities.

5.6 Soil Conditions

Through development agreements, all public utilities and roads will be designed to overcome any site constraints like high water table or difficult soil conditions.



Note: Location and details relating to the proposed storm water management facility will be subject to geotechnical testing to the satisfaction of the City of St. Albert and the Province of Alberta.

