

Heritage Lakes Area Structure Plan

Bylaw 35/90

As Amended May 4, 1998
(Bylaw 14/98)

HERITAGE LAKES AREA STRUCTURE PLAN

AMENDMENT NUMBER	BY-LAW NUMBER	1ST READING	2ND READING	3RD READING
	48/81 (Repealed by By-law 35/90)	Aug 17 C638	Jan 18 C46/82	Jan 18 C48/82
1	11/85 (Repealed by By-law 35/90)	May 21 C237	Jun 24 C278	Jun 24 C280
	35/90	Jun 11 C403	Jul 16 C445	Jul 16 C446
1	30/93 (Schedule B* created as ASP Addendum)	June 21 C273	Jul 12 C300	Jul 12 C301
2	5/94 (Amendment of Schedule B)	January 4 C21	January 17 C39	Aug 14/95 C196-95
3	1/95	January 16 C15	January 16 C16	March 20 C71
4	23/96 (Amendment of Schedule B)	Sept 3 C248	October 7 C296	October 7 C297
5	38/97 (Amendment of Fig. 2 of Schedule A)	July 7 C348	Sept 2 C424	Sept 2 C425
6	14/98 (Text & amendment of Schedule B)	Mar 16 C121	Apr 6 C151	May 4 C211
7	21/2000	April 12 C137	2nd Reading Defeated May 152000 C238-2000	

*Schedule B is 'Heritage Lakes West'

Being Amendment 6 to Heritage Lakes
Area Structure Plan Bylaw 35/90

NOW THEREFORE the Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

A. Schedule "A"

1. Schedule "A" to Bylaw 35/90, being the Heritage Lakes Area Structure Plan ("HL ASP") is amended by this Bylaw.
2. Section 2.1, "Commercial", is repealed in its entirety.
3. Section 2.2, "Residential", is repealed and the following is substituted:

"2.2 Residential"

In this Area Structure Plan ("ASP"), residential development shall provide approximately 65 ha of single family residential and 5 ha of multiple family land. The ASP area is expected to have a population of approximately 3500 with a density that is equal to or less than 28 persons per gross ha.

2.2.1 Single Family Residential, as shown in Figure 2, "Future Land Use", shall be developed throughout most of the ASP area.

2.2.2 Multiple Family sites, shown in Figure 2, "Future Land Use", consisting of approximately 5 ha are located in the extreme north east and north central parts of Heritage Lakes."

4. Figure 2, "Proposed Land Use Plan", is repealed, and a "Future Land Use" plan is substituted as the new Figure 2, to HL ASP, attached hereto.

B. Addendum

5. The Addendum to Bylaw 35/90, being the Heritage Lakes West Area Structure Plan ("HLW ASP") is amended by this Bylaw.
6. Section 2.1, "Residential", is repealed and the following is substituted:

"2.1 Residential"

One single detached residential area and two multiple family dwelling sites are provided as shown in Figure 2, "Future Land Use". The development of both the single and multiple family dwelling areas shall endeavour to incorporate existing tree stands to the greatest extent possible. Residential density in the Heritage Lakes West Amendment area and Heritage Lakes combined shall not exceed 37 persons per gross hectare."

7. Section 2.4 , "Other Land Uses", is repealed and the following is substituted:

"2.4 Other Land Uses

A public utility lot shall be required for the dry pond and the N.U.L. gas regulating station in the northeast corner of the site. A public utility lot shall also be used to preserve the tree stand adjacent to the Canadian National Rail right-of-way at the southerly end of the plan area parallel to the single detached area."

8. Section 3.1, "Transportation", is repealed and the following is substituted:

"3.1 Transportation

The road network, as it entails local roads, shall be determined at the subdivision approval stage. Road access to the site shall be provided as shown in Figure 2, "Future Land Use ". One access point shall be allowed from Levasseur Road to the northernmost multiple family site. Two access points shall be allowed from Sir Winston Churchill Avenue as follows:

- (1) directly opposite Heritage Boulevard for an all directional intersection; and
- (2) further south on Sir Winston Churchill Avenue.

An emergency road access shall be provided on either side of the TransAlta Utilities right-of-way. The final design and legal status for road access shall be to the satisfaction of the City Engineer and according to the City of St. Albert Municipal Engineering Standards."

9. Section 4.2, "Water Distribution", is repealed and the following is substituted:

"4.2 Water Distribution

New water mains shall be extended from the existing 250 mm line on Levasseur Road: (1) to the northerly multiple family sites; (2) and south along Sir Winston Churchill Avenue to the south boundary of the HLW ASP area. All water distribution shall be designed to the satisfaction of the City Engineer and according to the City of St. Albert Municipal Engineering Standards."

10. That Schedule "A" attached to Bylaw 23/96 is repealed, and a "Future Land Use" plan is substituted as the new Figure 2, to HLW ASP, attached hereto, showing a land use change from Single Family Residential to Multiple Family Residential.

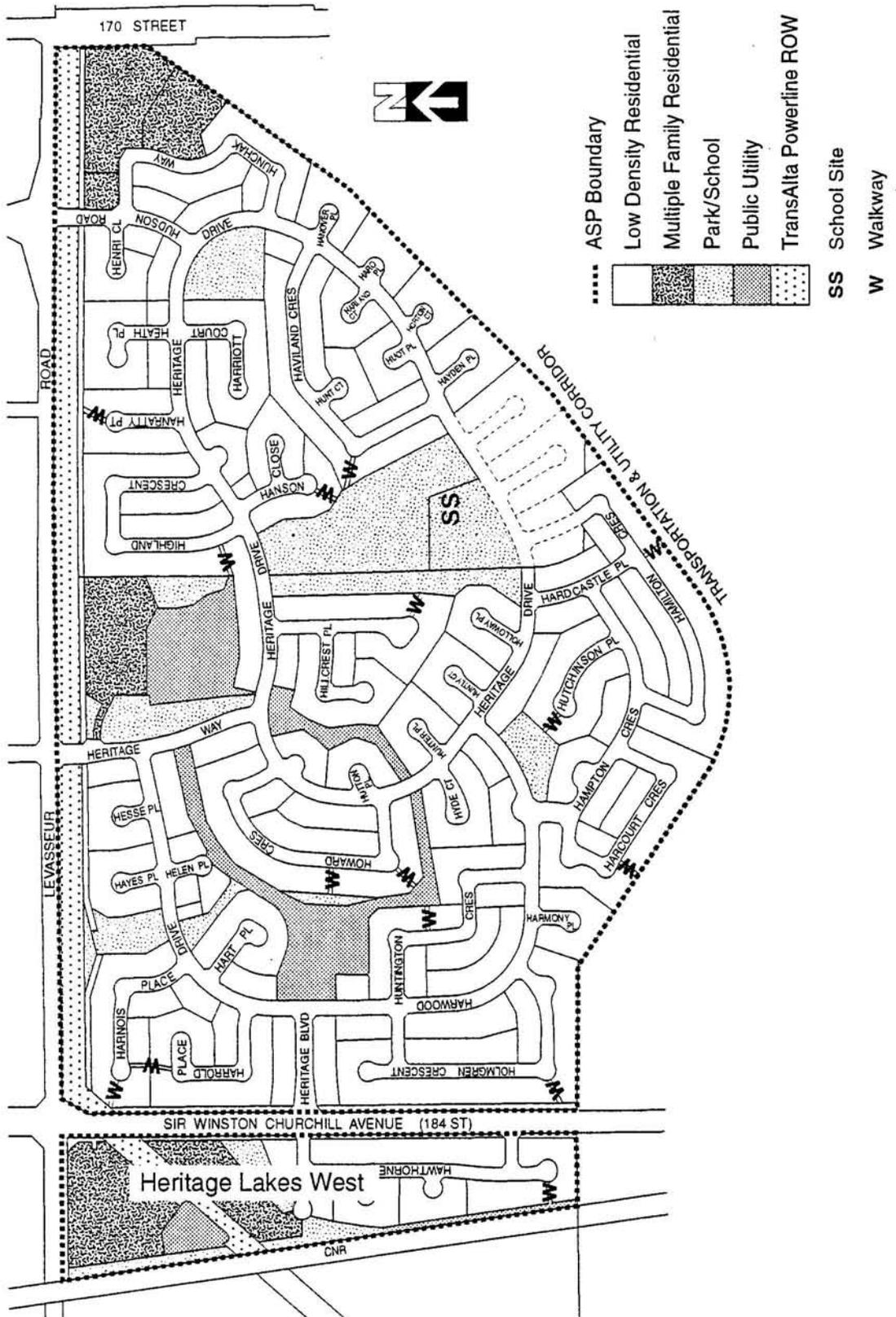
READ a first time this 16th day of March, 1998.

READ a second time this 6th day of April, 1998.

READ a third and final time this 4th day of May, 1998.

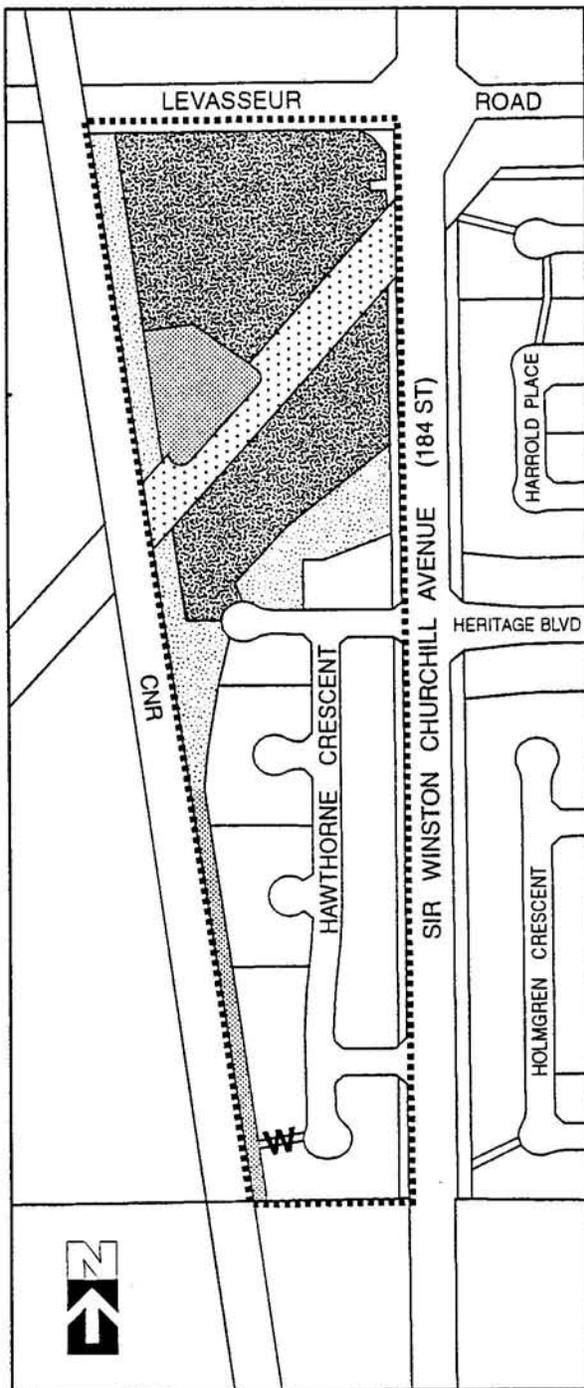

MAYOR


LEGISLATIVE SERVICES MANAGER



Heritage Lakes
Area Structure Plan

Future Land Use
figure 2



- ASP Boundary
- Low Density Residential
- Multiple Family Residential
- Park/School
- Public Utility
- TransAlta Powerline ROW
- W Walkway

Heritage Lakes West
Area Structure Plan

Future Land Use
figure 2

CITY OF ST. ALBERT

BYLAW 38/97

Being Amendment 5 to the Heritage Lakes Area Structure Plan Bylaw

WHEREAS Council on July 16, 1990 passed Bylaw 35/90 to adopt the Heritage Lakes Area Structure Plan; and

WHEREAS Council deems it desirable to amend the Heritage Lakes Area Structure Plan;

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:

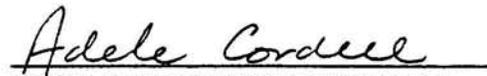
1. That Schedule "A", Figure 2 - Proposed Land Use - be deleted in its entirety and the attached Schedule "A", Figure 2 be substituted therefor.

READ a first time this 7th day of July, 1997.

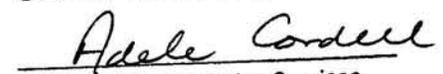
READ a second time this 2nd day of September, 1997.

READ a third and final time this 2nd day of September, 1997.


MAYOR

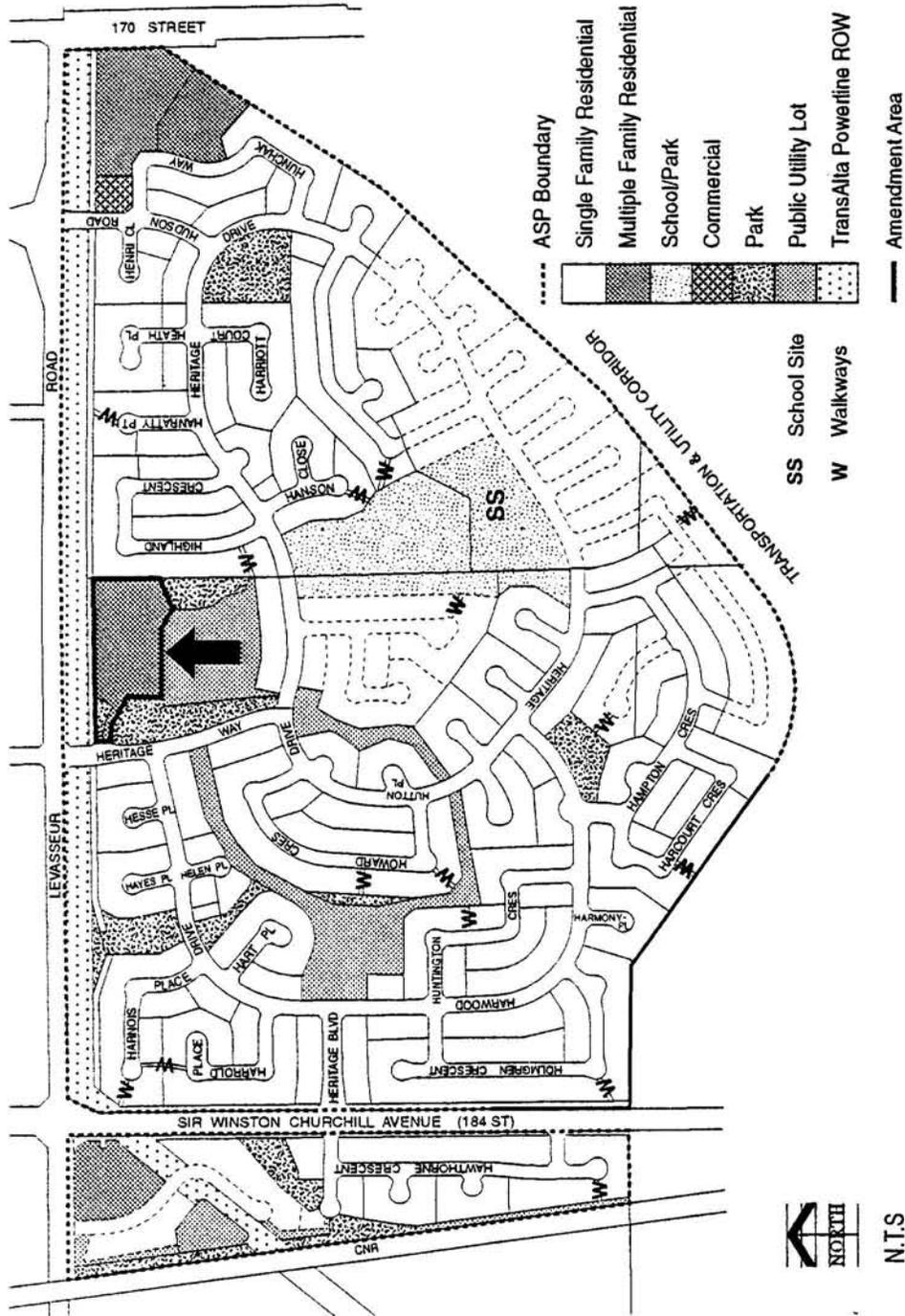

LEGISLATIVE SERVICES MANAGER

CERTIFIED A TRUE COPY


Manager, Legislative Services
CITY OF ST. ALBERT

SCHEDULE "A"

TO BYLAW 38/97



Heritage Lakes
Area Structure Plan

Figure 2
Proposed Land Use Plan
Proposed Amendment

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CHAPTER ONE - GENERAL MUNICIPAL PLAN

This revised Heritage Lakes Area Structure Plan conforms to the City of St. Albert General Municipal Plan which identifies the approximately 89.5 ha site shown in Figure 1 as an area for new residential development.

CHAPTER TWO - LAND USE

2.1 Commercial

A .39 ha commercial site is included in the north-easterly part of the ASP area bordering Levasseur Road.

2.2 Residential

It is proposed in the Area Structure Plan that residential development will provide approximately 50 ha of single family residential and 3 ha of multiple family land. The ASP area will have a population of approximately 2,700 with a density that is equal to or less than 15 persons per gross acre.

2.2.1 Low Density Residential: Single family residential shown in Figure 2 is proposed to be developed throughout most of the ASP area.

2.2.2 Medium Density Residential: The multiple family site consisting of 3.14 ha is shown in Figure 2 and is located in the extreme north-east sector of Heritage Lakes.

(2.3 Church Site DELETED by Bylaw 1/95)

2.3 Reserve Dedication

Municipal Reserve is distributed to provide parks throughout the ASP area as well as a centrally-located park site.

By owners' agreement most of the reserve is provided by one of the owners.

It is proposed that MR for school/park amount to approximately 7 ha, and for park approximately 6 ha.

The school site is for a separate Elementary or Junior High School (Protestant School District No. 6).

PUL lots provide a buffer around storm water management ponds and may provide walkways.

2.4 Other Land Uses

Roadways, PUL and rights-of-way make up approximately 23.4 ha in the Area Structure Plan area.

CHAPTER THREE - TRANSPORTATION

The future major roadway network for the Area Structure Plan is indicated in Figure 3. Alignments are shown for arterial and major collector roadways and are subject to revision pending detailed survey and subdivision.

3.1 Local Roads and Collector Roads

Roadway design shall conform to City of St. Albert municipal engineering standards.

3.2 Arterial Roads

Arterial and other roadways eligible for provincial funding shall be designed to provincial standards.

For all roadways, the location of access points, median breaks, and intersections shall be determined at the final roadway and subdivision design stages.

No direct vehicular access will be permitted to Levasseur Road, 184 Street or 170th Street from lots created within the ASP area with the possible exception of the multiple family site.

Transit may access the area from the major looped collector roads.

CHAPTER FOUR - ENGINEERING SERVICES

4.1 Water and Sanitary

Water and sanitary servicing shall be done in accordance with City of St. Albert standards and financial policies.

Sanitary connections shall be to the major sanitary trunk sewer at Levasseur Road and Sir Winston Churchill Avenue.

4.2 Storm Drainage

- * Storm drainage shall be done to City of St. Albert standards and financial policies as shown in Figure 5. Properly engineered interior storm management ponds shall be allowed and constructed to City of St. Albert standards with an outfall system leading to Big Lake. Three types of storm management ponds are expected to be used in the Heritage Lakes Area Structure Plan area. These include a standard storm water lake, a naturalized storm water detention facility and a conventional dry pond.

(Bylaw 1/95)

4.3 Franchise utilities shall be arranged by the developer(s).

4.4 Staging

Staging shall be as shown in Figure 6 with the sequencing of development being generally from north to south and then west to east. Rate of development shall be subject to market considerations with stages being divided into phases in consultation with the City of St. Albert and implemented through subdivision plans and development agreements. Reserve land and school sites shall be allocated as early as possible within the the approval of phases.

CHAPTER FIVE - TRANSPORTATION AND UTILITY CORRIDOR

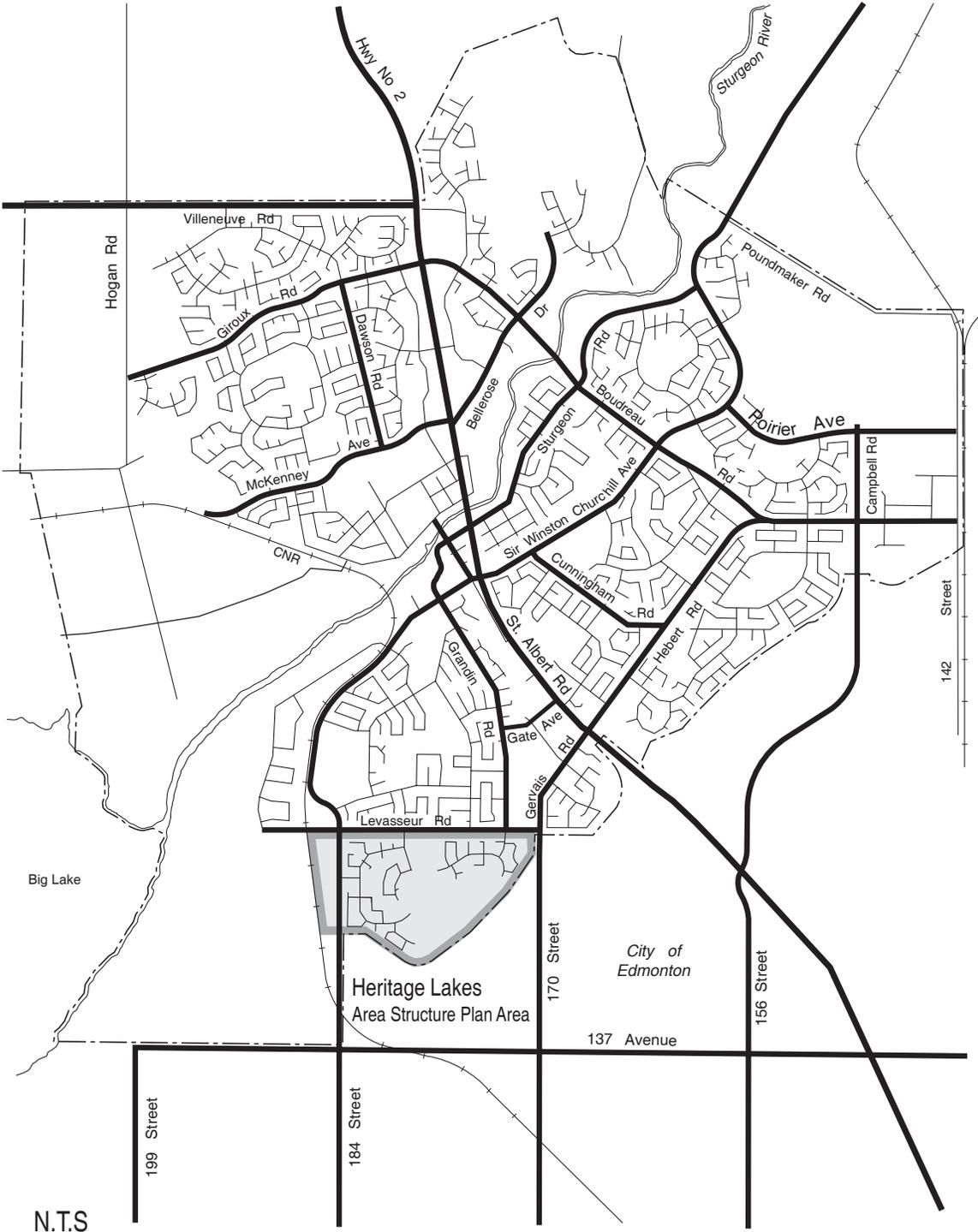
5.1 Ring Road

At the subdivision approval stage for lands within cells 8, 9 and 10, the developer shall conduct a noise attenuation analysis and shall provide noise attenuation to the satisfaction of the City of St. Albert Engineer to be implemented in a development agreement.

5.2 Walkways

Walkways may access the transportation and utility corridor if permitted by relevant approval authorities.

FIGURE 1 - LOCATIONAL CONTEXT (Bylaw 1/95)



N.T.S

FIGURE 2 - PROPOSED LAND USE (Bylaw 1/95)



FIGURE 4 - SANITARY SERVICING CONCEPT PLAN (Bylaw 1/95)

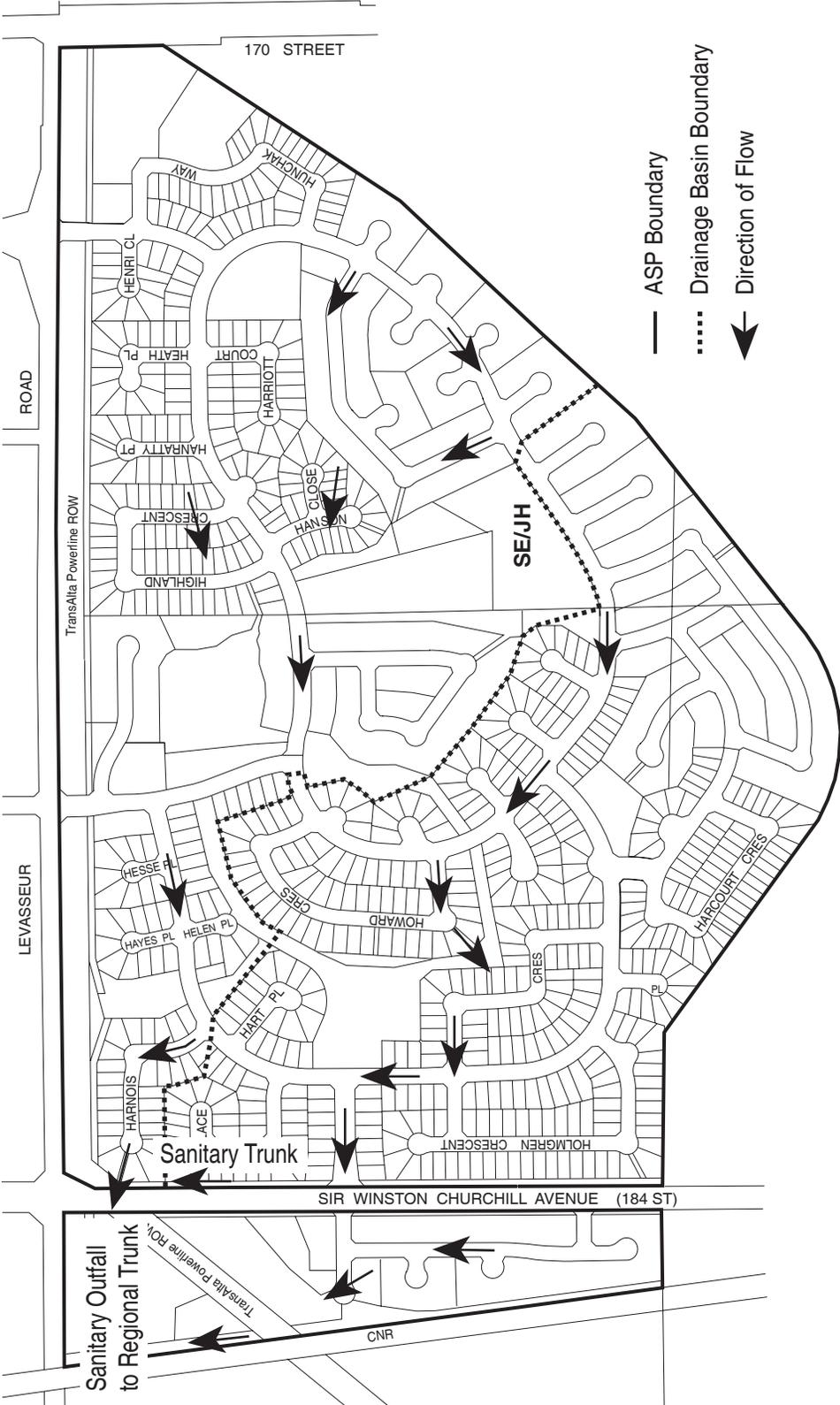
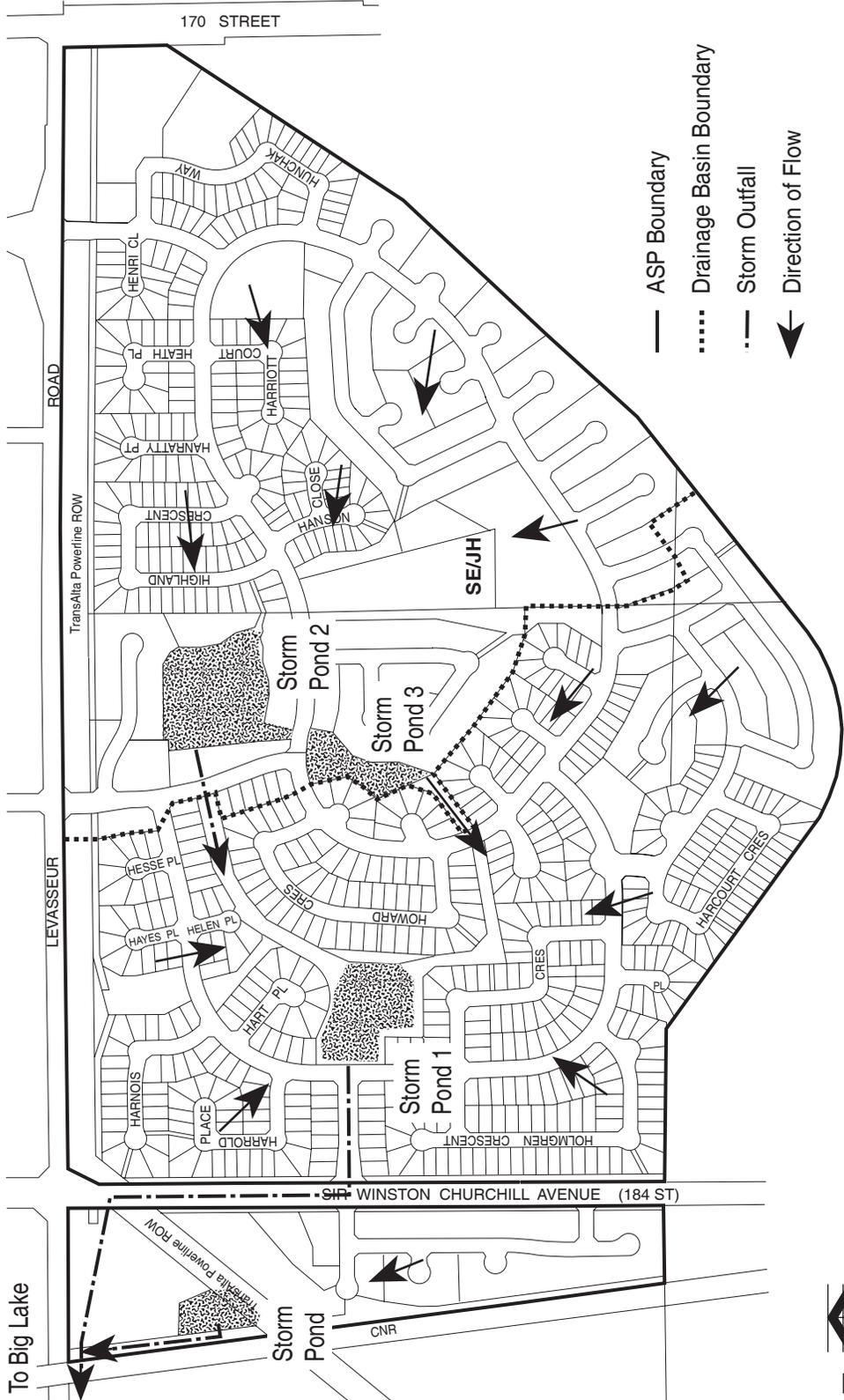


FIGURE 5 - STORM SERVICING CONCEPT PLAN (Bylaw 1/95)



**SCHEDULE "B" - AN ADDENDUM TO
BYLAW 35/90
BEING THE
HERITAGE LAKES
AREA STRUCTURE PLAN**

**(HERITAGE LAKES WEST
AREA STRUCTURE PLAN
BYLAW NO. 30/93)**

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CHAPTER 1 - GENERAL MUNICIPAL PLAN

The Heritage Lakes West Area Structure Plan conforms to the City of St. Albert General Municipal Plan (By-law No. 16/92, as amended), which designates the amendment area shown in Figure 1 - Location Map for residential development.

CHAPTER 2 - LAND USE CONCEPT

2.1 Residential

- * Two single detached residential areas and one multiple family area are proposed as shown in Figure 2 - Land Use Concept. The development of both the single detached and multiple family dwelling areas shall endeavor to incorporate existing tree stands to the greatest extent possible. Residential density in the Heritage Lakes West amendment area and Heritage Lakes combined shall not exceed 37 persons per gross hectare.

(Bylaw 23/96)

2.2 Church Sites*

(DELETED by Bylaw 23/96)

2.3 Reserve Dedication

- * Three municipal reserve parcels are indicated in the Figure 2 - Land Use Concept.

The municipal reserve will incorporate existing treestands which are situated SW - NE across the site and adjacent to the Canadian National Rail right-of-way. A portion of the municipal reserve is planned to accommodate a local play park adjacent to the single detached area.

(Bylaw 5/94)

2.4 Other Land Uses

- * A public utility lot will be required for the dry pond and the N.U.L. gas regulating station in the northeast corner of the site. A public utility lot will also be used to preserve the treestand adjacent to the Canadian National Rail right-of-way at the southerly end of the plan area parallel to the single detached area. **(Bylaw 5/94)**

- * A public utility lot will be provided between the two most northerly local roads for the purpose of providing pedestrian access and emergency vehicle access.

(Bylaw 23/96)

CHAPTER 3 - TRANSPORTATION

3.1 Transportation

- * The detailed road network, as it entails local roads, will be determined at the subdivision approval stage. Road access to the site will be provided as shown in Figure 2 - Land Use Concept. One access point will be allowed from Levasseur Road to the northernmost single detached residential area and multiple family site. Two access points will be allowed from Sir Winston Churchill Avenue as follows:

- (1) directly opposite Heritage Boulevard for an all directional intersection; and
- (2) further south on Sir Winston Churchill Avenue.

An emergency road access will be provided between the northernmost local roads through a public utility lot. The final design and legal status for road access shall be to the satisfaction of the City Engineer and according to the City of St. Albert Municipal Engineering Standards.

(Bylaw 23/96)

CHAPTER 4 - ENGINEERING SERVICES

4.1 Sanitary and Storm Water Drainage

The sanitary and storm water drainage system is shown in Figure 3 - Utility Services. The stormwater system will entail the construction of a dry storm pond.

The dry pond will augment the required capacity for the amendment area due to the limited capacity in the existing 900 mm storm sewer which is being connected to. All drainage and outfall systems shall be designed to the satisfaction of the City Engineer and according to the City of St. Albert Municipal Engineering Standards.

4.2 Water Distribution

- * New water mains will be extended from the existing 250 mm line on Levasseur Road: (1) to the northerly single detached residential area and multiple family site; (2) and south along Sir Winston Churchill Avenue to the remainder of the amendment area. All water distribution shall be designed to the satisfaction of the City Engineer and according to the City of St. Albert Municipal Engineering Standards. **(Bylaw 23/96)**

4.3 Franchise utilities shall be arranged by the developers.

4.4 Soil Conditions*

(DELETED by Bylaw 5/94)

CHAPTER 5 - STAGING

- 5.1 Staging will occur according to marketing and servicing parameters but done in a coterminous manner where possible.

FIGURE 1 - LOCAL CONTEXT

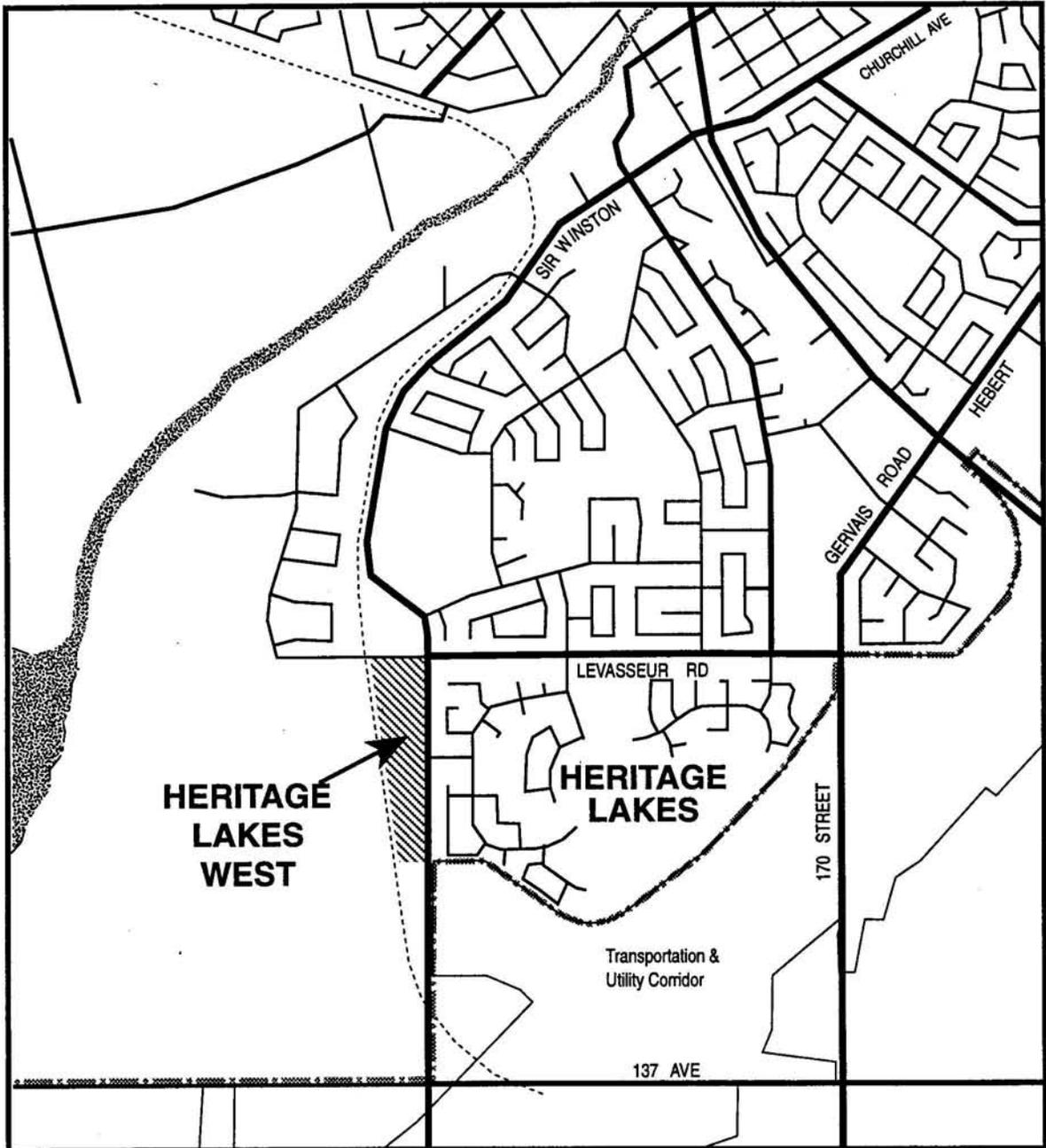


FIGURE 2 - LAND USE CONCEPT
(Bylaw 23/96)

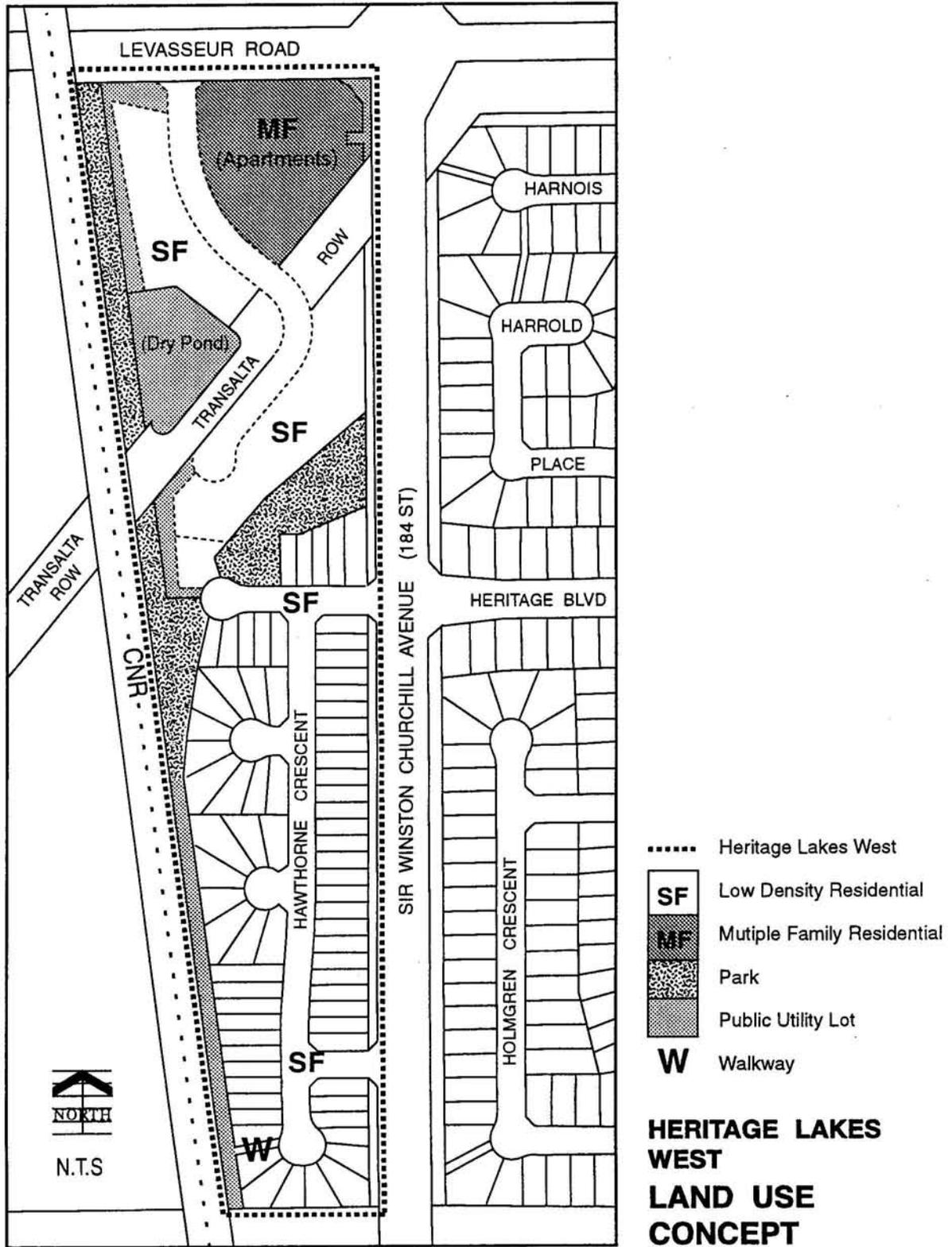


FIGURE 3 - UTILITY SERVICES (Bylaw 5/94)

