

BYLAW 39-98

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE HERITAGE HILLS AREA STRUCTURE PLAN BYLAW NO. 9-85.

WHEREAS it is deemed advisable to amend the Heritage Hills Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

1. That this Bylaw 39-98 is to be cited as the "Heritage Hills Area Structure Plan Amendment No. 3".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.

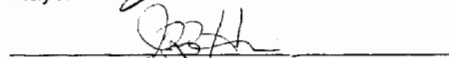
Read a first time this 7th day of July, 1998.

Read a second time this 7th day of July, 1998.

Read a third time and finally passed this 7th day of July, 1998.



Mayor



Corporate Secretary

Date Signed: July 13, 1998

SCHEDULE "A"

**Proposed Amendment
to the Heritage Hills
Area Structure Plan**

**Prepared for:
Melcor Developments Ltd.**

**Prepared by:
Stanley Urban Land**

File: 161 01090

June 1998

Table of Contents

	Page
1.0 Introduction	1
2.0 Purpose & Description Of Amendment	1
2.1 Single Family Residential	1
2.1 Collector Roadway Alignment	1
2.2 Fire Station	2
3.0 Land Use Implications & Rationale For Amendment	2
3.1 Single Family Residential	2
3.2 Collector Roadway Alignment	2
3.3 Fire Station	3
3.4 Land Use and Demographic Impact	3
4.0 Engineering Services	3
5.0 Implementation	4

1.0 INTRODUCTION

The Heritage Hills Area Structure Plan (ASP) was originally approved by Strathcona County Council on 16 April 1985 under Bylaw No. 9-85. The ASP was subsequently amended on 26 May 1992 to designate a commercial site, fire station and dry pond in the northwest corner of the plan area. The ASP was amended again on 31 August 1993 to designate a multi-family parcel and redesignate a portion of lands from single family to small lot development.

This current Proposed Amendment to the Heritage Hills Area Structure Plan has been prepared on behalf of Melcor Developments Ltd., owners of the W1/2 Section 36-52-23-W4M. As shown on Figure 1.0 - Location Plan, the Heritage Hills ASP is bound on the west by Clover Bar Road, the north by Baseline Road, the east by Highway 21 and the south by Foxhaven Lake and a series of wetland areas.

2.0 PURPOSE & DESCRIPTION OF AMENDMENT

The Proposed Amendment to the Heritage Hills ASP describes three main changes to the plan within a 22.33 hectare area east of Clover Bar Road and west of the Northwestern Utilities Ltd. pipeline right-of-way:

2.1 Single Family Residential

First, the existing 1.2 hectare Neighbourhood Commercial site will be redesignated to Single Family Residential (see Figure 2.0 - Approved Area Structure Plan & Figure 3.0 - Proposed Amendment to Area Structure Plan).

2.1 Collector Roadway Alignment

Second, the configuration of the collector roadway system west of the Northwestern Utilities Ltd. pipeline right-of-way will be modified. The approved ASP identifies a collector road connection on the east side of Clover Bar Road south of Craigavon Drive.

The amendment proposes shifting this intersection north to align with Craigavon Drive. The intersection would be designed such that no through traffic would be permitted from Heritage Hills to Craigavon; only left and right traffic movements would be permitted onto Clover Bar Road. The north-south connection between the collector roads in Heritage Hills west of the pipeline right-of-way has also been removed as part of the local roadway design.

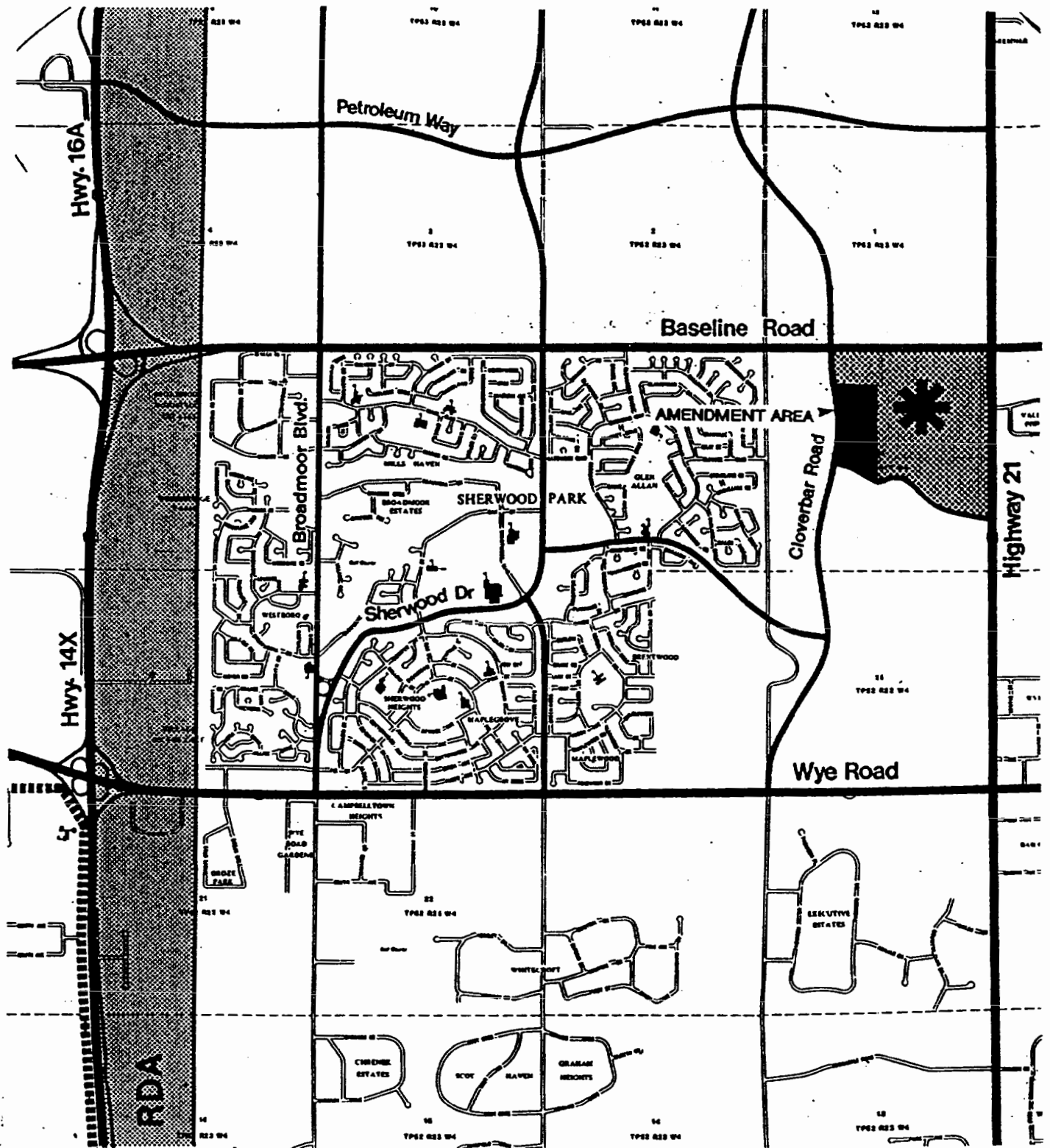


Figure 1

Heritage Hills
LOCATION CONTEXT

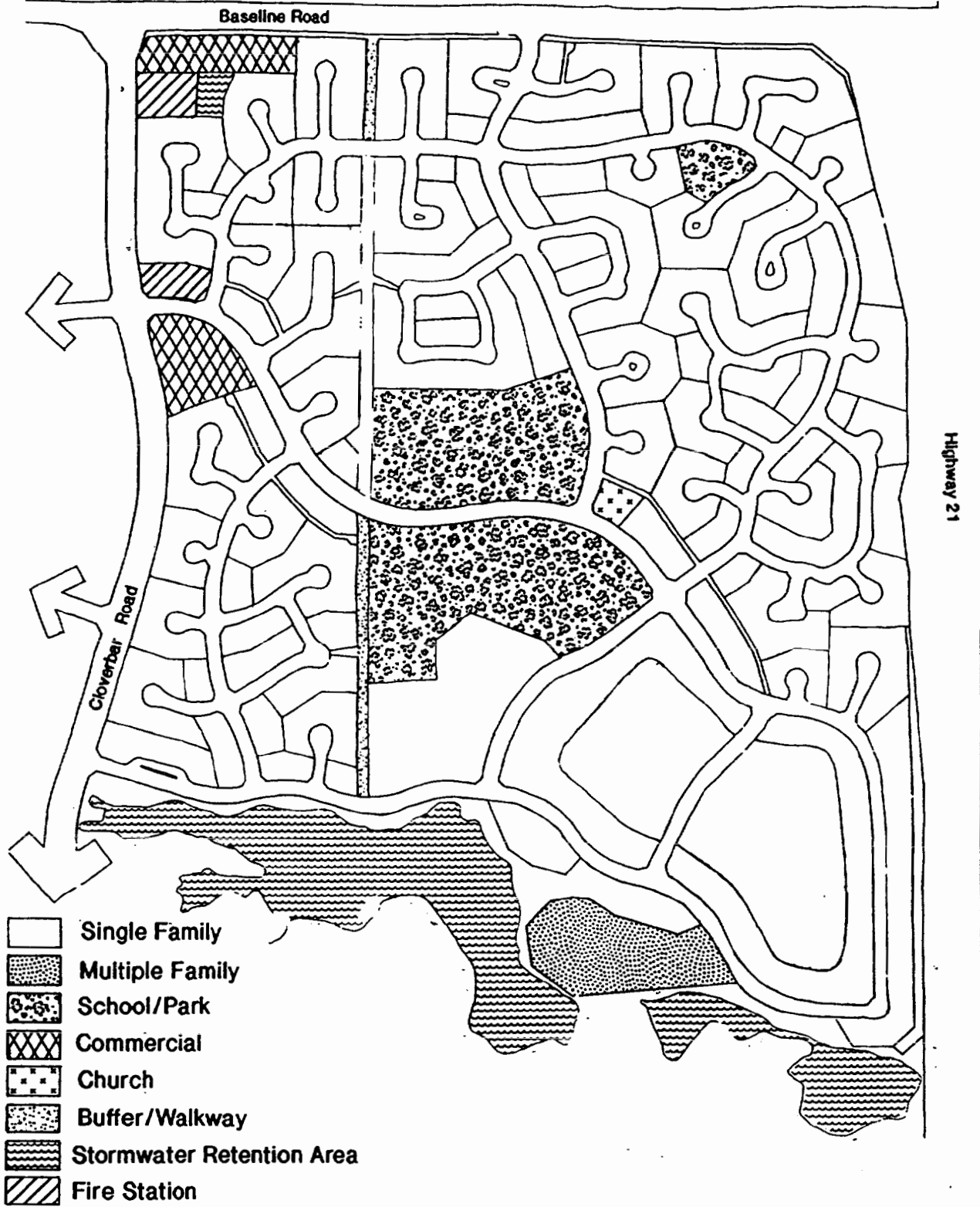


Figure 2

Heritage Hills
EXISTING BYLAW 9-85

2.2 Fire Station

Third, the existing 0.4 hectare fire station site immediately north of the existing Neighbourhood Commercial site will be redesignated to Single Family Residential to bring the ASP map in conformance with actual and proposed development since the fire station site was relocated further north just off of Baseline Road a few years ago.

3.0 LAND USE IMPLICATIONS & RATIONALE FOR AMENDMENT

3.1 Single Family Residential

A proposed amendment to the Heritage Hills ASP in 1992 to develop the existing commercial site generated a great deal of interest and opposition from Craigavon residents due to concerns about its location, traffic and noise. Due to the opposition, Melcor Developments Ltd. later dropped the proposal.

As a result of market demands, Melcor has decided to initiate the development of their holdings within the Heritage Hills ASP and has determined that single family residential presents a viable option which is both marketable and acceptable to existing residents in the area on the site of the existing commercial site.

In terms of land use impact, this amendment effectively decreases the amount of neighbourhood commercial by 1.2 hectares and the fire station site by 0.4 hectares and correspondingly increases single family residential by 1.60 hectares.

3.2 Collector Roadway Alignment

As part of the proposed amendment, the southern east-west collector road has been shifted north as it approaches Clover Bar Road so that it aligns with the southern link of Craigavon Drive. The approved ASP identifies Heritage Drive connecting to Clover Bar Road just north of Foxhaven Lake bringing a collector road and its associated traffic right along an entire length of lots which front on to the lake.

Melcor has reviewed various designs for the amendment area and has generally identified R1 lot development in the southern portion of their property including deep lake lots backing on to Foxhaven Lake. Shifting the alignment of the collector road further north creates a more appealing residential environment in the southern portion. A service road on the south leg of Heritage Drive will provide access to the 6-7 lots facing onto this collector road.

Furthermore, since the design of the local roadway system eliminates the north-south connection between the north and south legs of Heritage Drive west of the pipeline right-of-way, the realignment of south leg of Heritage Drive accommodates a balanced distribution of residential lands on either side of the road. The elimination of the north-south connection also creates more identifiable cells of residential development with limited through traffic and enhanced street safety.

Pedestrian linkages will be available in a north-south direction within the amendment area through public utility lots/walkways and in connection with the walkway along the pipeline right-of-way.

Within the northern portion of the plan area, Melcor has identified markets for RP lot development. Along the northern and northeastern boundary of the amendment area adjacent to existing R1 residential development, a transition zone of R1 will be provided.

3.3 Fire Station

As noted earlier, the Heritage Hills ASP was amended on 26 May 1992 under 40-92 to designate a commercial site, fire station and dry pond in the northwest corner of the plan area adjacent to Baseline Road. However, at the time of this amendment, the existing fire station site was not deleted from the ASP.

The current amendment therefore proposes the redesignation of the 0.4 hectare commercial site to 0.4 hectares of single family residential. This land use is consistent with the residential nature of the amendment area.

3.4 Land Use and Demographic Impact

As shown in the Land Use and Demographic Profile in the appendix, the redesignation of the commercial site and fire hall site to single family residential has the effect of slightly increasing the projected number of dwelling units, population and student generation statistics in the amendment area.

4.0 ENGINEERING SERVICES

A Technical Design Brief outlining the servicing concepts for the amendment area within Heritage Hills has been prepared concurrently with the ASP Amendment and submitted under separate cover.

A review of the traffic volumes along the north and south legs of Heritage Drive and the impact on Clover Bar Road is also being prepared concurrently with the ASP Amendment and will be submitted as part of the Technical Design Brief.

5.0 IMPLEMENTATION

As noted earlier, a redistricting application has been submitted concurrently with the Proposed Amendment to the Heritage Hills ASP to redistrict land within the amendment area to R1 and RP. A tentative plan of subdivision has also been submitted for concurrent approval.

**HERITAGE HILLS AREA STRUCTURE PLAN (Amendment Area)
 LAND USE AND DEMOGRAPHIC PROFILE
 EXISTING STATISTICS (Bylaw No. 9-85)**

	AREA (ha)
GROSS AREA	22.33
Arterial Roadway (Clover Bar Road)	0.98
GROSS DEVELOPABLE AREA	21.35
Municipal Reserve (around SWM)	1.13
Circulation	
Circulation - Collector	1.75
Circulation - Local	2.72
Non-Residential Land Uses	
Commercial - Neighbourhood Convenience	1.20
Fire Station	0.40
NET RESIDENTIAL AREA	14.15

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area	Units/ha	Units	Pop/Unit	Population
Single Family	14.15	18	255	3.4	866

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Elementary	83	27	110
Junior High	38	13	51
High School	31	10	41
TOTAL	152	50	202

**HERITAGE HILLS AREA STRUCTURE PLAN (Amendment Area)
 LAND USE AND DEMOGRAPHIC PROFILE
 PROPOSED STATISTICS**

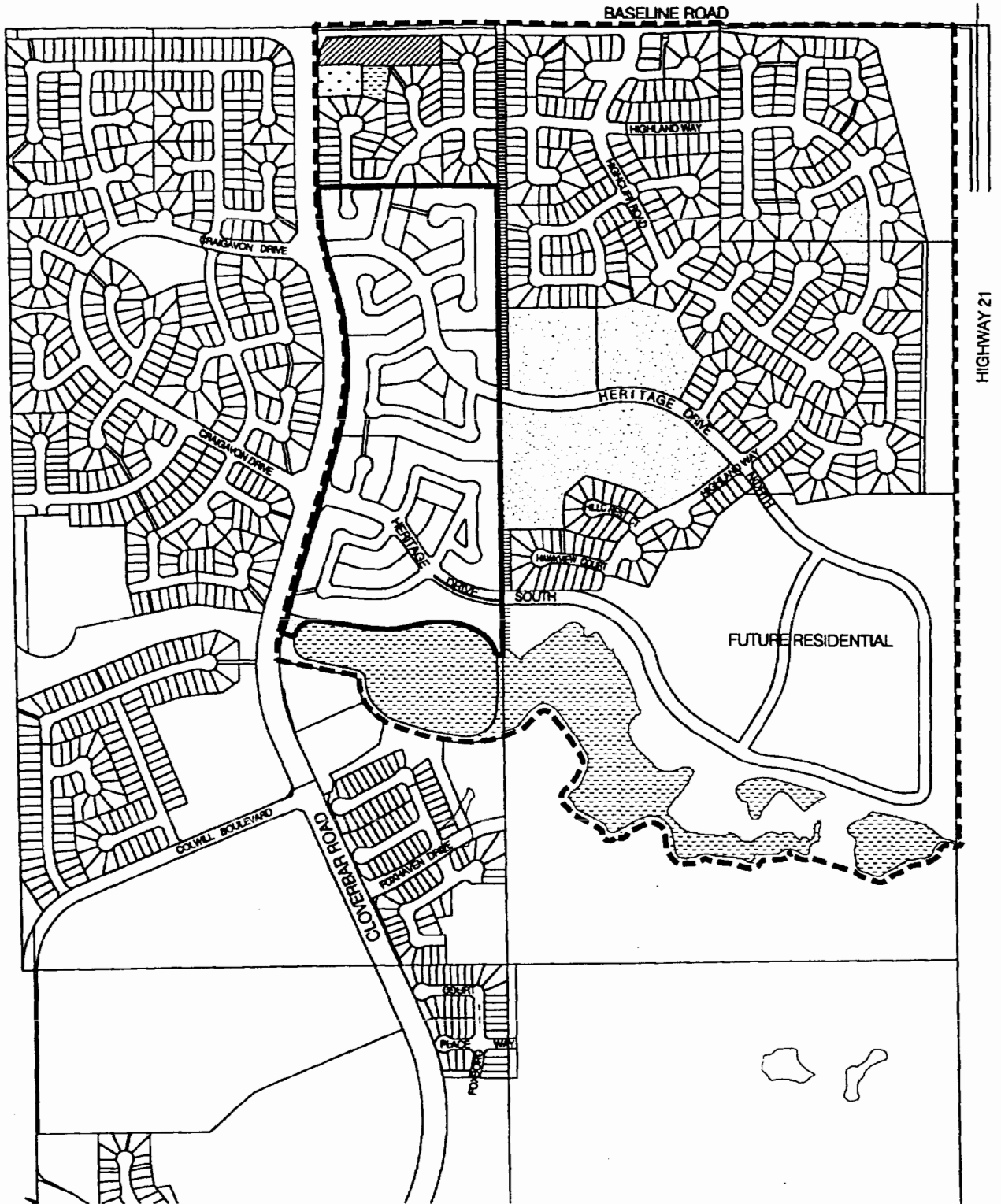
	AREA (ha)
GROSS AREA	22.33
Arterial Roadway (Clover Bar Road)	0.98
GROSS DEVELOPABLE AREA	21.35
Municipal Reserve (around SWM)	0.95
Circulation	
Circulation - Collector	1.85
Circulation - Local	2.35
Non-Residential Land Uses	
Commercial - Neighbourhood Convenience	-
Fire Station	-
NET RESIDENTIAL AREA	16.20

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area	Units/ha	Units	Pop/Unit	Population
Single Family	16.20	18	292	3.4	991
TOTAL	16.20		292		991

STUDENT GENERATION STATISTICS







LEVEL	Public	Separate	Total
Elementary	93	32	125
Junior High	44	15	59
High School	35	12	47
TOTAL	172	59	231


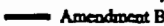


HIGHWAY 21



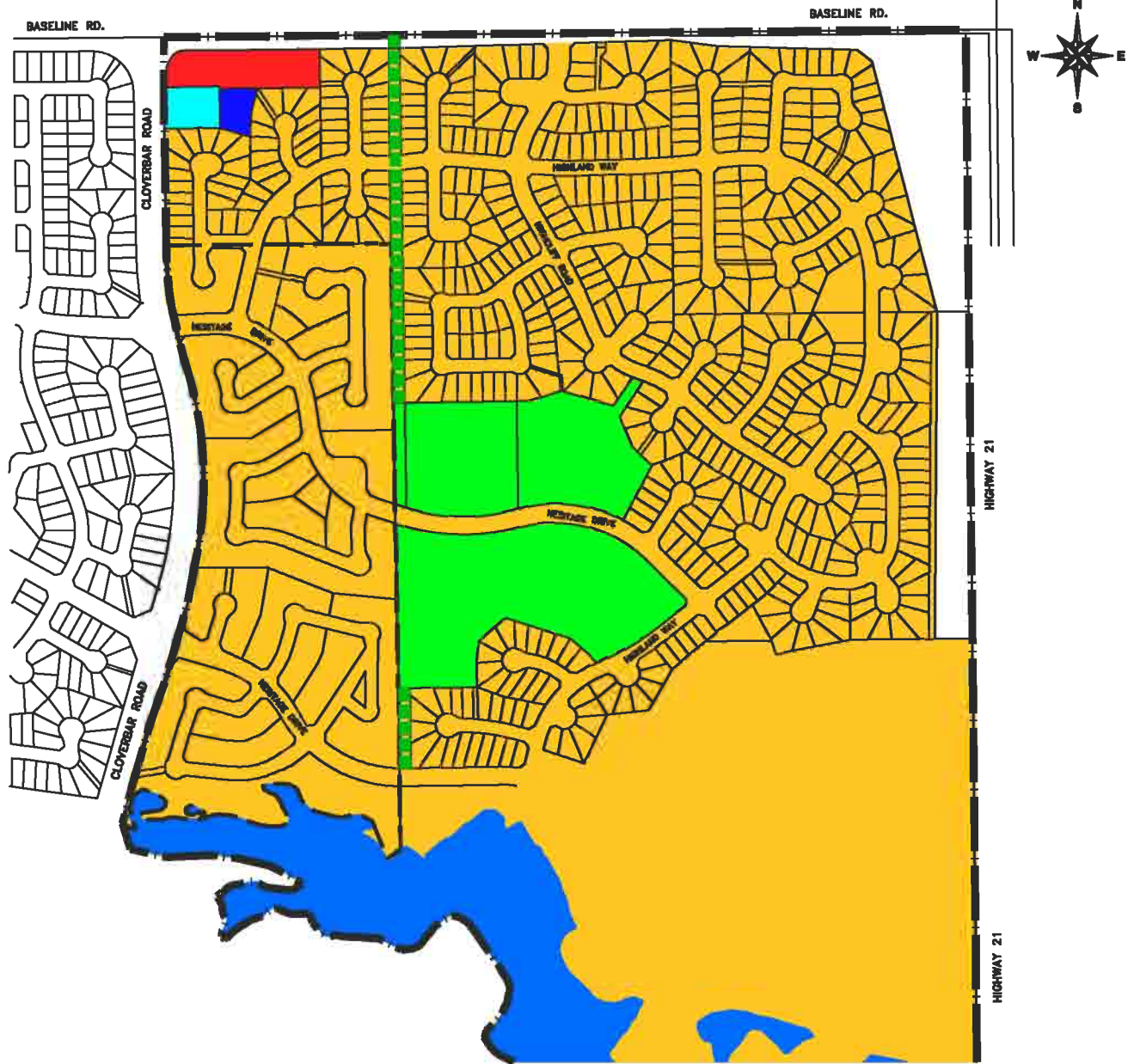
LEGEND

-  Single Family
-  School/Park
-  Commercial
-  Stormwater Retention Area
-  Fire Station
-  Buffer/Walkway









-  ASP Boundary
-  Amendment Boundary

Heritage Hills
Area Structure Plan Amendment

FIGURE 3.0
Proposed Amendment to Bylaw 9-85



Heritage Hills Area Structure Plan Bylaw 39-98 (Amendment 3)

Single Family		Road Plan	
Commercial		ASP Boundary	
Stormwater Retention Area		Amendment Boundary	
School/Park		Buffer/Walkway	
Fire Station	