

BYLAW 1503/20
RIVER'S GATE OUTLINE PLAN
STURGEON COUNTY, MORINVILLE, ALBERTA

A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA, FOR THE PURPOSE OF REPEALING AND REPLACING BYLAW 1379/16.

WHEREAS, the *Municipal Government Act*, RSA 2000 c.M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend Bylaw 1379/16 – Amendment to Quail Ridge Outline Plan Bylaw 1279/12;

AND WHEREAS, the Council of Sturgeon County has deemed it desirable to repeal and replace Bylaw 1379/16 – Amendment to Quail Ridge Outline Plan Bylaw 1279/12;

NOW THEREFORE, the Council of Sturgeon County, duly assembled, hereby enacts as follows:

1. The River's Gate Outline Plan for the portion of lands of St. Albert Settlement River Lots 57 and 58 as prepared by IBI Group dated May 4, 2020 is adopted as per the attached Schedule "A".
2. Bylaw 1379/16 is repealed.

This Bylaw shall come into force and take effect upon being passed.

Read a first time this ____ day of _____ 2020.

Read a second time this ____ day of _____ 2020.

Read a third time this ____ day of _____ 2020.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER (CAO)

DATE SIGNED

<p>If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.</p>



River's Gate Outline Plan Amendment



Prepared for Beaverbrook Communities
by IBI Group

May 4, 2020

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1 Introduction

This section describes the purpose and context of the River's Gate Outline Plan.

The original Quail Ridge Outline Plan was approved as Bylaw 1279/12 in 2012. The name Quail Ridge was changed to River's Gate by the landowners to reflect the existing neighbourhood marketing.

1.1 Plan Purpose and Location

The purpose of this Outline Plan (OP) is to describe the land use framework, infrastructure servicing concept and development objectives for the future development of River's Gate. The first stage of development has been constructed in the northeast portion of the plan, with subsequent stages to be developed within future parameters of the Sturgeon Valley Area Structure Plan (ASP). The amendment to the OP will allow for smaller-sized country residential lots, which will increase the housing diversity and affordability for residents of Sturgeon County, while maintaining the country residential character of the development.

The River's Gate OP is located within the Sturgeon Valley ASP and has been prepared within the context of the following:

- The natural features of the site and surrounding area;
- The type, size and location of various land uses;
- The transportation network as it relates to the plan area;
- An open space concept and pedestrian connectivity framework;
- Conceptual servicing schemes and provision of utility services and infrastructure;
- Implementation and phasing of development.

The plan area is located in the southwest portion of the Sturgeon Valley area adjacent to the Sturgeon River. **Figure 1: Location Plan** shows the plan area relative to the context of the Sturgeon Valley and the City of St. Albert.

The plan area is located west of Sturgeon Road, with development planned and designed so that future development opportunities are not compromised. The lands are immediately serviceable and will ensure a continuous supply of land for residential development in the Sturgeon Valley. The overall concept for the study area gives direction and guidance for the future development of the balance of River's Gate, while ensuring flexibility on the design and land uses, which can be incorporated into the future review of the Sturgeon Valley ASP.

Specific plan area boundaries are shown on **Figure 1: Location Plan**. These are:

- The Sturgeon Golf & Country Club to the north;
- The southerly limit of the proposed 127 Street Road alignment;
- The Sturgeon River to the west; and
- Sturgeon Road to the east.

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1.2 Site Characteristics and Context

The characteristics and context of River's Gate as described below are shown on **Figure 2: Existing Conditions/Contours**. Information in this section is derived from aerial photos, topographical survey data and information provided in Phase I Environmental Site Assessments prepared by Hoggan Engineering & Testing Ltd., 2006 and geotechnical reports prepared by JR Paine and Associates, 2006 for the subject lands.

1.2.1 Existing Land Uses

The northeast section of the plan area is undergoing construction, which includes a fully constructed stormwater management facility and the top-of-bank walkway system linking the two park sites with several country residential lots under construction. The area encompassing the southeast half of River's Gate is currently vacant and is intended for future development.

1.2.2 Surrounding Land Uses

The area north of River's Gate contains the country residential subdivisions of Manor Estates II, Sturgeon Heights and Upper and Lower Viscount Estates; and the Sturgeon Valley Golf and Country Club. The areas to the east and west (across the Sturgeon River) of the plan area are predominantly agricultural with associated farm buildings. South of the neighbourhood is River Lot 56, an Environmental Protection Area identified within the Sturgeon Valley ASP and the Sturgeon County MDP. Located to the south beyond River Lot 56 are the City of St. Albert residential communities of Erin Ridge, Oakmont, Kingswood and commercial/light industrial development in the Campbell Business Park (**Figure 1: Location Plan**).

The proposed Outline Plan area represents a logical extension and progression of development along Sturgeon Road. Essentially, the area "fills in" the development pattern between the existing communities of Manor Estates II and Sturgeon Heights to the north; and existing communities of Erin Ridge, Oakmont and Kingswood in the City of St. Albert.

1.2.3 Topography & Vegetation

The topography of the lands within River's Gate is generally flat and low areas in the west and high areas in the east. Elevations throughout the plan slope downwards from the east towards Sturgeon River. At the west boundary along the Sturgeon River, the elevation is 652 m moving upwards to approximately 665 m at Sturgeon Road. (**Figure 2: Existing Conditions/Contours**). Surface drainage throughout the plan area flows westward towards the Sturgeon River. The southeast portion of River's Gate was graded for residential uses from the existing Sturgeon Road towards the Sturgeon River in 2013.

Generous setbacks between the Sturgeon River Valley and residential lots are provided to ensure minimal impact and disturbance to the ecosystem and vegetation within the valley. Lands within the setback area are dedicated as Environmental Reserve (ER), ensuring the ongoing environmental protection of these lands.

The placement of a stormwater management facility adjacent to the Sturgeon River allows the opportunity to enhance the biodiversity in this location by creating an extension of the ecological communities contained within the Sturgeon Valley. Areas of vegetation and heightened environmental sensitivity are preserved and protected through the implementation of this Plan.

1.2.4 Subsurface Conditions

The general soil stratigraphy is characterized by topsoil followed by high plasticity clay overlying a silt deposit. The soil conditions do not present impediments to country residential development.

The groundwater table within the plan area is reported to be high at approximately 2 - 2.5 m below ground surface in the western portion of the plan area in the vicinity of the Sturgeon River

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and low in the balance of the plan area where dry conditions are present at approximately 6.9 m below ground level.

1.2.5 Environmental Site Assessments

An Environmental Site Assessment (ESA) was conducted for the subject property in February 2007. The purpose of a Phase 1 ESA is to identify potential and actual contamination of land by record reviews, visual site inspection, evaluations, and reporting.

A Phase 1 ESA, conducted by Hoggan Engineering & Testing (1980) Ltd. has been previously submitted to Sturgeon County in support of the amendment to the Sturgeon Valley ASP.

1.3 Summary of Public Consultation

Sturgeon County administration has advised that additional public consultation will not be required for this proposed amendment. Public consultation activities for the original Outline Plan is described below.

On July 7, 2008, all interested stakeholders and residents of the adjacent area were invited to attend a public open house at the Sturgeon Valley Golf & Country Club to discuss the proposed Quail Ridge OP application (including the related amendment to the Sturgeon County Municipal Development Plan, the Sturgeon Valley Area Structure Plan and a rezoning application for the plan area). 85 persons provided their names on the sign-in-sheet, and approximately 100 - 110 persons attended the open house.

Below is a brief summary of some of the comments and feedback received at the open house. These are generally stated in order of frequency, with the first item being the most prevalent.

- The future alignment of the 127 Street arterial roadway extension.
- Any impacts on existing residences and River Lot 56 resulting from the alignment of the 127 Street arterial roadway extension (suggestions to locate the roadway along the north portion of the site).
- The potential impact from the proposed development on vegetation and wildlife in River Lot 56.
- The possibility of increased traffic and more homes in the area.
- Support for the proposed development as-is.
- The availability of servicing and the potential for pressure on the existing servicing system as a result of the development.
- Desire to leave the land for agriculture, nature reserve or park space.
- Pleased with the proposed trail system.

The above noted comments were taken into consideration when Sturgeon County processed and approved amendments to the MDP and Sturgeon Valley ASP.

2 Policy Context

2.1 Edmonton Metropolitan Region Growth Plan

The River's Gate OP meets the intent of the following sections of the Edmonton Metropolitan Region Growth Plan (EMRGP), as amended January 15, 2020:

Policy 3.1.3 *"In the rural area, greenfield areas will be planned and developed as complete communities that:*

- a. Are compact and contiguous;*
- b. Are accessible and age-friendly;*
- c. Provide a diversity of housing options in terms of density and built form;*
- d. Achieve the minimum greenfield density in accordance with Schedule 6;*
- e. Incorporate an interconnected street network to support active transportation;*
- f. Include access to jobs and local services and amenities, where appropriate; and*
- g. Connect to regional trails and open spaces, where appropriate."*

River's Gate contributes to a complete community by:

- a. Offering more compact country residential uses than traditional country residential lots in a single contiguous subdivision that allows for the most efficient use of land;
- b. The subdivision is accessible and can be age-friendly;
- c. The subdivision proposes a different type of housing in density and built form than other types of housing in the County;
- d. Rivers Gate does not achieve the minimum density of 20 du/nrha (as per Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area in the EMRB Growth Plan); but, does increase density from the last amendment to the River's Gate Outline Plan, approved in 2016, that proposed 4.77 du/nrha to 7.32 du/nrha. This is a substantial increase to the existing density within Sturgeon County, outside of the hamlets and growth areas.
- e. The subdivision incorporates an interconnected street network to support active transportation that includes major pedestrian linkages from Sturgeon Road, through the subdivision, to the linear park space along the top-of-bank.
- f. The subdivision is connected to jobs and local services by Sturgeon Road and the proposed extension of 127 Street;
- g. The subdivision is bound by the Sturgeon River Valley on its western edge that contains publicly accessible park space along the top-of-bank.

Policy 3.2.1 *"Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms, and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents."*

River's Gate provides a range of Cluster Country Residential, increasing density as lots shrink from 0.5 acres in the north to 0.14-0.5 acres in the south of the plan area. This range in housing form and size provides affordable options and supports varying lifestyle options in the Cluster Country Residential-style development in the Sturgeon Valley.

Appendix G. Negotiated Policies for the Sturgeon Valley Special Area Study, Policy

3.1.2.a *"[...] minimum density of 20 du/nrha in Area B1. Planned developments will vary in density but will be managed to ensure the overall area minimums are maintained or surpassed."*

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This amendment proposes a density of 7.32 du/nrha. This does not achieve the minimum density of 20 du/nrha; however, it is higher than the approved density at 4.77 du/nrha in 2016. The proposed density increase strikes a balance between maintaining the character of the existing neighbourhood through Cluster Country Residential-style development, but on smaller lots to achieve densities closer to those targeted by the EMRGP. Higher density Cluster Country Residential-style development also maximizes the use of existing servicing infrastructure.

2.2 Sturgeon County Municipal Development Plan

The River's Gate OP meets the intent of the following sections of the Sturgeon County Municipal Development Plan (Bylaw 1313/13):

Section G 1.2 *“Reducing the amount of land consumed by residential development in the Capital Region through concentration of growth in the CCRA-O area.”*

The River's Gate development reduces the amount of land consumed by residential development in other areas of the County by concentrating growth in the Cluster Country Residential Area O (CCRA-O). The clustering of country residential uses encourages the preservation of lands outside priority growth areas in the County.

Section G.1.2.1 *“Shall conform to the total number of residential units in the CCRA-O through the application of the CRGP's Country Cluster Residential policies.”*

The Edmonton Metropolitan Region Growth Plan (EMRGP) replaced the CRGP in 2017 (amended January 2020). It identifies a minimum density requirement of 20 dwelling units per net residential hectare (du/nrha) for Area B1 in Sturgeon Valley (as per Appendix G, Policy 3.1.2.a of the EMRGP). This amendment proposed a density of 11 du/nrha. Although the proposed density does not meet the EMRGP target. It proposes more than double the density than previously approved, while maintaining the character of country residential development in CCRA-O area.

Section G 1.2.4 *“Should protect the current character and built-form of the Sturgeon Valley and apply increasingly higher densities progressively to urban built-up areas in Edmonton and St. Albert.”*

The River's Gate subdivision is within close proximity to the Edmonton and St. Albert municipal boundaries. The smaller lots provide a transition of density from the urban areas of the municipalities to the existing density and built-form in the Sturgeon Valley.

2.3 Sturgeon Valley Area Structure Plan

Sturgeon County is currently in the process of developing new statutory planning documents to replace the Sturgeon Valley Area Structure Plan (SVASP). Until such time as the new plans are adopted, the SVASP will remain in place and any proposed amendments not consistent with the policies therein will require amendments to the SVASP in alignment with any applicable municipal and regional processes.

3 Neighbourhood Design Principles

The development concept presented in this plan is established on the basis of the opportunities and constraints present in the Plan area, in conformance with applicable statutory requirements, and the key planning principles as outlined below.

Re-establishing our roots ... our roots with nature

3.1 Sustainability and Ecological Stewardship

- Consider the three foundations of sustainability: economy, society and ecology in decision making regarding land use and building form.
- Extend the "green" atmosphere of the Sturgeon River into River's Gate by providing a 30 m Environmental Reserve buffer along the top-of-bank.
- Use existing landscape elements as the basis for new landscape infrastructure.
- Ensure sustainable and cost-effective landscape development of the open space areas over the long term with the use of native plant species and the added benefit of the re-establishment of natural habitat.
- Ensure existing and proposed vegetation enhances and creates new habitat corridors and improves the ecological value of the site.
- Minimize the impacts of development on the Sturgeon River.
- Develop a buffer zone for environmental protection adjacent to the Sturgeon River.
- Maximize the benefits gained from the land resource by having the land accommodate numerous functions where possible.
- Consider ways to lower consumption and demand in the development of infrastructure for River's Gate on all applicable resources, both inputs and outputs.
- Conserve and recycle whenever possible onsite.
- Provide flexibility for the introduction of new technologies, as they emerge over time, especially with respect to energy inputs and waste outputs.
- Improve the quality of water run-off into the Sturgeon River by providing stormwater management facilities that clean and enhance water quality prior to discharge.
- Improve efficiency of land use and infrastructure through the classification of residential uses.

Re-establish our roots ... building community ... recreating the forgotten past of what neighbourhoods are all about ...

3.2 Place Making

- Create a cluster country residential neighbourhood with an identifiable focal point.
- Through careful design and planning, encourage the development of active community gathering places which are alive and utilized and promote community interaction.
- Provide publicly accessible interpretive nodes detailing the natural and cultural history of the land.
- Encourage a variety of architectural styles, focusing on compatible integration.
- Establish a gateway into the neighbourhood that identifies a sense of arrival.

3.3 Open Space

- Create a pedestrian friendly environment.
- Provide a simple and understandable pattern of open space nodes, greenways, school/park sites and walkway connections.
- Ensure that park spaces are accessible to all members of the community.
- Provide a variety of opportunities for passive and active recreation experiences, incorporating a variety of activities to encourage community interaction.
- Design different types of park spaces to meet the needs of all users within the community.
- Design safe park spaces.
- Provide public access to the Sturgeon River Valley and Environmental Reserves.
- Include landmarks or visual points of reference within the open space system to provide local context and assist in wayfinding.
- Design a connected and integrated open space system that encourages non-vehicular movement (e.g. pedestrians and bicycles).
- Consider streets as an extension of the park system.

3.4 Neighbourhood Movement and Circulation

- Implement a road hierarchy system of integrated collector and local roadway network.
- Establish sufficient locations for neighbourhood access by a variety of modes, such as automobiles, transit, bicycle and pedestrian connections.
- Integrate land use and circulation patterns considering safety of automobiles, pedestrians and cyclists.
- Provide traffic calming at appropriate locations to moderate vehicular speeds.
- Ensure that pedestrian/bicycle connections to River Lot 56 and the Sturgeon River Valley are highly integrated, direct and legible as part of the open space network.
- Accommodate safe pedestrian movement on all roadways through the neighbourhood using the sidewalk network.
- Accommodate the future extension of 127 Street north of Anthony Henday Drive.

3.5 Implementation

- Ensure that future development incorporates the detailed design and planning of 127 Street.
- Determine the extension and upgrading of services by responding to the market schedule for providing serviced sites.
- Develop park/open areas concurrently with the development of housing.
- Dedicate Environmental Reserve along the Sturgeon Valley ravine to provide a buffer and protect the integrity of the slope.

4 Residential Uses

The River's Gate OP has been prepared in response to an analysis of current and anticipated residential and commercial market demands in Sturgeon County, as well as, the aspirations of the landowners in the plan area. The development enables the logical extension of contiguous residential uses in the Sturgeon Valley. The plan is based on the neighbourhood design principles outlined in the previous section that encourage community connectivity, health and vibrancy through the location and integration of compatible land uses.

Analysis of all of these principles and an assessment of their implications shapes the land use patterns within the OP. In accordance with the development objectives, the River's Gate Neighbourhood has been designed to:

- Be consistent with the general intent and purpose of the cluster country residential development described within the Sturgeon County ASP.
- Provide a framework to deliver a high quality, comprehensively planned community by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.
- Ensure implementation of the plan on an orderly, efficient basis.
- Proceed independently of other development in the Sturgeon Valley area.
- Promote a responsible, efficient growth pattern through logical continuation of development along Sturgeon Road which is adjacent to existing communities (i.e. cluster country residential infill).

The River's Gate OP has been planned and designed to ensure that it can proceed without compromising future development in the surrounding Sturgeon Valley. River's Gate is planned to accommodate future development that is connected, complimentary and integrated.

The proposed land use concept is shown on **Figure 3: Development Concept**. Updated land use and population statistics relating to the Development Concept are contained in **Table 1 Land Use Statistics**.

4.1 Cluster Country Residential Uses

All lots within the neighbourhood are planned as cluster country residential land uses. Most of the lots are a minimum size of 0.5 acres, while this amendment proposes for a diversification of lot sizes for the remaining lands ranging from 0.14 to 0.5 acres. Implementation of lot sizes will be based on market conditions and consumer preferences at the time of development. The proposed density is in keeping with the intent of providing cluster country residential development as described by the Sturgeon Valley ASP, yet supporting the provision of both hard and soft municipal services.

The proposed OP amendment substantially increases the residential densities proposed in the last River's Gate OP Amendment approved in 2016. However, the original plan falls short EMRBGP target of 20 dwelling units per net residential hectare with a density of 4.77 du/nrha. This plan proposes to increase the density to 7.32 du/nrha. Increasing the density that was approved in 2016 while retaining the character of Cluster County Residential development.

The cluster country residential uses are carefully planned clusters or cells of development that provide residential sub-areas. These residential uses are well served by pedestrian linkages and open spaces as proposed in **Figure 4: Open Space Network**. Emphasis on the creation of pedestrian connections to destination and focal points within the neighbourhood will enhance place-making opportunities and the community's sense of place. Furthermore, design guidelines will be implemented within residential areas to ensure human scale, aesthetically pleasing entrances, streetscapes pedestrian nodes, and to address land use transitioning.

5 Parks and Open Space

An integrated open space and pedestrian trail system is proposed for River's Gate as shown on **Figure 4: Open Space Network**. This system continues the trail system in accordance with the County's *Sturgeon Valley Trails Plan* (2004). The east-west pedestrian system connects the park site, top-of-bank walkway, and environmental reserve lands surrounding the Sturgeon River Valley to create a comprehensive open space network. The park and open space concept minimizes the impact of the development on the surrounding area by providing over 50% of the land within the plan area for green space.

A series of interconnected parks are located within the plan area. A viewpoint park is located in the western portion of the Plan area, with frontage along a roadway. The location of this park at the T-intersection provides a vista into the Sturgeon River Valley and a sense of arrival upon entry. A linear park running the length of the site provides recreation and access to the river valley. A buffer park located on the northernmost boundary of the site offers views into the subdivision, and provides a link to existing trails across the river. This park system provides everyday opportunities for active and passive recreation.

The stormwater management facility (SWMF) is also considered an amenity area and part of the open space system. Besides its storm servicing functions, additional open space beyond the wet areas will be included within the SWMF facility. The stormwater management pond provides a visual amenity and is a key component of the attractive character of River's Gate. The SWMF is linked to the pedestrian network and complements the open space system by providing additional areas for passive recreation.

The planted landscape design of the SWMF and walkway system within the plan area is encouraged to be of native plant material in order to extend and support the ecology of the Sturgeon Valley and to connect biologically with this vegetative network.

The open space concept facilitates the development of a more walkable community, encourages a healthy community lifestyle and better quality of life. Combined, the total open space and amenity space area within the plan including Environmental Reserve and Municipal Reserves totals 34.76 hectares or close to 50% of the gross area.

5.1 Parks and Pedestrian Linkages

A major feature of the plan is the extension of the "green" atmosphere from the Sturgeon Valley into River's Gate to build a connected open space concept. The entrance into the community provides a vista into the Sturgeon Valley and a sense of arrival.

The major pedestrian connection integrates residential clusters together and connects with the Sturgeon River Valley, River Lot 56 and the St. Albert Red Willow Park trail system.

5.2 Environmental Reserve

Lands below the top-of-bank and 100-year floodplain have been dedicated as Environmental Reserve (ER). Further, pursuant to the policies within the Sturgeon Valley ASP, a 30 m wide buffer zone along the top-of-bank/100-year floodplain line is also designated as ER. The area of ER dedicated within the plan area totals 28.57 hectares or 70.60 acres, accounting for 40% of the gross plan area.

An additional 20 m setback from the urban development line will also be considered for all residential lots backing onto the Sturgeon River. Combined, these measures total a 50 m setback from the top-of-bank/100-year floodplain line to ensure the protection and integrity of the slope of the Sturgeon River Valley and any environmentally sensitive features of this area. The 50 m setback also preserves a major portion of the existing vegetation along the top-of-bank/100-year floodplain.

6 Transportation

The transportation network bordering and within River's Gate consists of a system of arterial, collector and local roadways, pedestrian connections, walkways and corridors to accommodate the movement of vehicles, goods and people. The proposed road connections are shown on **Figure 5: Transportation Network**.

This hierarchy of roads will provide the necessary interconnections appropriate to efficiently and effectively accommodate vehicle traffic flows at the arterial, collector and local roadway levels. The transportation network has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood, in accordance with Sturgeon County guidelines and standards.

A Transportation Study was undertaken by Bunt and Associates, which demonstrates the proposed road network will accommodate additional residential density. This study was submitted to County administration under a separate cover.

6.1 Regional Network Accessibility

Development within River's Gate will benefit from a high level of accessibility to Sturgeon County, the City of St. Albert and the City of Edmonton by virtue of its close proximity to a number of major existing and proposed arterial and express roadways. These include:

- Sturgeon Road
- Range Road 251
- 195 Avenue
- Poundmaker Road
- Future arterial extension of 127 Street from Anthony Henday Drive
- Anthony Henday Drive

The northeast portion of Anthony Henday Drive is complete. The development of this facility provides a high level of accessibility to the greater Metropolitan Edmonton region for residents of the St. Albert and the Sturgeon Valley.

Sturgeon Road is the existing arterial roadway connection to the City of St. Albert, the City of Edmonton and through the Sturgeon Valley. Sturgeon Road will provide direct access to River's Gate.

6.1.1 Future 127 Street Extension

An arterial roadway connection from Anthony Henday Drive to the Sturgeon Valley is a logical extension of the regional transportation network and has been reflected in a number of planning documents within the region. Detailed design measures such as landscaping and berming can be discussed with the County at the subdivision stage. The goal of any such design measures would be to mitigate perceived or potential impacts from the future arterial roadway, in accordance with the functional and detailed planning for the roadway. The connecting arterial roadway as identified by the Functional Planning Study (ISL Engineering, 2012) is incorporated into the design of River's Gate (**Figure 5: Transportation Network**). A noise attenuation study will be conducted in conjunction with the detailed subdivision planned and engineering design for River's Gate.

6.2 Internal Roadway System

Sturgeon Road serves to accommodate the neighbourhood's primary internal and external traffic flows. Access to Sturgeon Road will be provided through a collector roadway connecting into the plan area.

Future traffic impacts have been considered in the design of the roadway system. The River's Gate subdivision access has been designed to a single-entry lane and 2 exit lanes. An east bound to north bound left turn lane on Sturgeon Road will be accommodated.

The local roadway network will connect the plan sub-areas and provide convenient ingress/egress within River's Gate. These connections will prevent traffic shortcutting and facilitate pedestrian movement to park spaces in conjunction with the pedestrian pathway system.

7 Engineering and Servicing

Details regarding servicing for the River's Gate OP are provided in the associated Servicing Report submitted under separate cover by IBI Group. Interim servicing solutions may be reviewed and accepted by the County in order to accommodate development on a phased basis. The following section provides an overview of the neighbourhood servicing scheme. The proposed servicing schemes are depicted on **Figure 6: Sanitary Servicing**; **Figure 7: Storm Servicing**; and **Figure 8: Water Servicing**.

7.1 Sanitary Servicing

7.1.1 Proposed Sanitary Scheme

The Sturgeon Valley Utility Servicing Update - Draft Report prepared by Sameng Inc. in September, 2008, outlines the ultimate sanitary servicing scheme for these lands. A sanitary trunk sewer will service the lands north of the Sturgeon River and will discharge into a sanitary lift station to be located in the River's Gate lands. This lift station will ultimately discharge through a new forcemain which will run south to connect into the SCRWC START line on 195 Avenue.

The proposed sanitary scheme for the River's Gate lands will conform to the suggested configuration of the Sameng report. The sanitary will flow via gravity southeast to the new County lift station adjacent to Sturgeon Road and the future 127 Street. This forcemain is connected to the existing forcemain along Sturgeon Road via an injection point, and sanitary flow from the River's Gate would continue to the ACRWC lift station in St. Albert at Sir Winston Churchill Avenue and Sturgeon Road. Storage is provided at the lift station so that the sanitary flows can be stored for short periods and injected into the existing forcemain in off-peak periods. This concept is illustrated on **Figure 6: Sanitary Servicing**.

7.2 Stormwater Servicing

The slope of the lands facilitates stormwater drainage by pipe or surface as required towards the Sturgeon River, and integration of stormwater management facilities with natural areas may provide natural and aesthetic benefits.

The existing stormwater management for the plan area incorporates natural drainage techniques and bioswales, as appropriate, in conjunction with underground piping, wetlands and other stormwater management facilities (SWMF) to provide a functional and aesthetically pleasing system. Naturalized planting is used to aid in stormwater management. For the proposed River's Gate OP, pipes and surface drainage collect the stormwater from the area and drain into the SWMF located in the western portion of the plan area for retention and cleansing.

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Stormwater flows are directed to outfall into the Sturgeon River the stormwater management system, and particularly the controlled discharge to the Sturgeon River is designed to mimic the existing natural overland drainage from the lands. The objective is to maintain the moisture regime for the oxbows and the natural habitat in the floodplain. This concept has been reviewed and approved by Alberta Environment. The existing and proposed stormwater servicing concept is illustrated on **Figure 7: Storm Servicing**.

7.3 Water Servicing

The closest connection to existing water lines is just north of the plan area to existing 150 mm pipes in Manor Estates II. Connection to these pipes with a line running south along Sturgeon Road will provide a water connection to the plan area. The Allin Ridge Reservoir and distribution system provides water to this source node. The County has indicated that the system will require upgrading to service the area.

River's Gate has an existing 200 mm watermain connection through a public utility lot located in the north east. It is proposed that the watermain will eventually loop through the neighbourhood and into a watermain along Sturgeon Road.

The Sameng Report indicates that the County may consider upgrading the water network to provide fire fighting pressures. In that event it would be necessary to oversize the proposed watermain extensions for River's Gate in order to accommodate the upgraded pressure requirements. The water servicing proposed for the area is illustrated in **Figure 8: Water Servicing**.

7.4 Shallow Utilities

Shallow utilities including power, gas and telecommunication services are all located within close proximity to the OP. Shallow utilities have been extended to service the northeast area of River's Gate, and will be extended as required to the southeast area intended for future development.

8 Implementation

8.1 Zoning and Subdivision

Sturgeon Valley has a unique character, with the blend of agricultural and country residential uses in a natural river valley setting. In order to maintain this character, the majority of the lands in the River's Gate plan area has been designated for cluster country residential uses. The green space and/or proposed public lands designated as Environmental Reserve, Municipal Reserve and Stormwater Management Facility have been dedicated to the County at the time of subdivision. The north portion of the plan area is currently zoned CR-2 (Country Residential - Two) Land Use district, which allows for 0.5-acre country residential lots. This plan amendment provides the opportunity for a Direct Control District that allows for cluster country residential development that resulted in lot sizes ranging from 0.14 to 0.5 acres in the south portion.

8.2 Staging of Development

Development in River's Gate represents a logical and contiguous extension of the existing country residential land use pattern within the Sturgeon Valley. The development will be initiated in response to market conditions.

IBI GROUP**RIVER'S GATE OUTLINE PLAN AMENDMENT**

Prepared for Beaverbrook Communities

8.3 Rationale

- The Outline Plan will establish a land use framework, infrastructure servicing concept and development objectives for the future development of River's Gate Neighbourhood.
- The proposed development represents a logical extension and progression of development along Sturgeon Road.
- By virtue of its location between existing communities, the plan area is a suburban or cluster country residential infill site located in between the existing communities of Manor Estates II and Sturgeon Heights immediately to the north; and existing communities of Erin Ridge, Oakmont and Kingswood in the City of St. Albert.
- The total open space area within the plan including Environmental Reserve, Municipal Reserve and stormwater management facilities totals 34.78 hectares or 48% of the gross area.
- The River's Gate OP proposes a land use and servicing concept that can be developed in conjunction with the overall review of the Sturgeon Valley Area Structure Plan, without prejudicing opportunities for future development, and incorporates the overall vision for the future Sturgeon Valley.
- The design of River's Gate incorporates the potential alignment of the future 127 Street extension should it be required.
- The development is immediately serviceable and will ensure a continuous supply of land for residential development in the Sturgeon Valley.
- It is essential that the planning and land development process be initiated in a timely manner.

Table 1: River's Gate Outline Plan Amendment - Land Use Statistics

Land Use			
	Area (acres)	Area (ha)	% Gross Area
Gross Area	177.76	71.94	100%
Watercourse	4.15	1.68	2%
Total Environmental Reserve	70.60	28.57	40%
ER (foot of top-of-bank)	65.01	26.31	
ER (above top-of-bank - conservation setback)	5.58	2.26	
Sturgeon Road Dedication	1.31	0.53	1%
127 Street Arterial Roadway Dedication	25.28	10.23	14%
Total Deductions	101.34	41.01	
			% GDA
Gross Developable Area	76.43	30.93	100%
*Total Parks (MR)	7.51	3.04	9.8%
Buffer Park	3.26	1.32	
Viewpoint Park	1.09	0.44	
Linear Park (MR in SWMF)	3.16	1.28	
Stormwater Management Facility (excludes MR in SWMF)	7.82	3.17	10%
Circulation Total	11.79	4.77	15%
Local Roads	11.51	4.66	
Walkways	0.27	0.11	
Total Non-Residential Area	27.12	10.98	35%
Net Residential Area (NRA)	49.31	19.95	65%
(portion of 20 m Conservation Easement included in NRA)			
Residential Land Use			
Cluster Country Residential	23.85	9.65	31%
Direct Control (DC)	25.45	10.30	33%

* Exact area of Municipal Reserve will be determined at the subdivision stage of development in conjunction with Sturgeon County

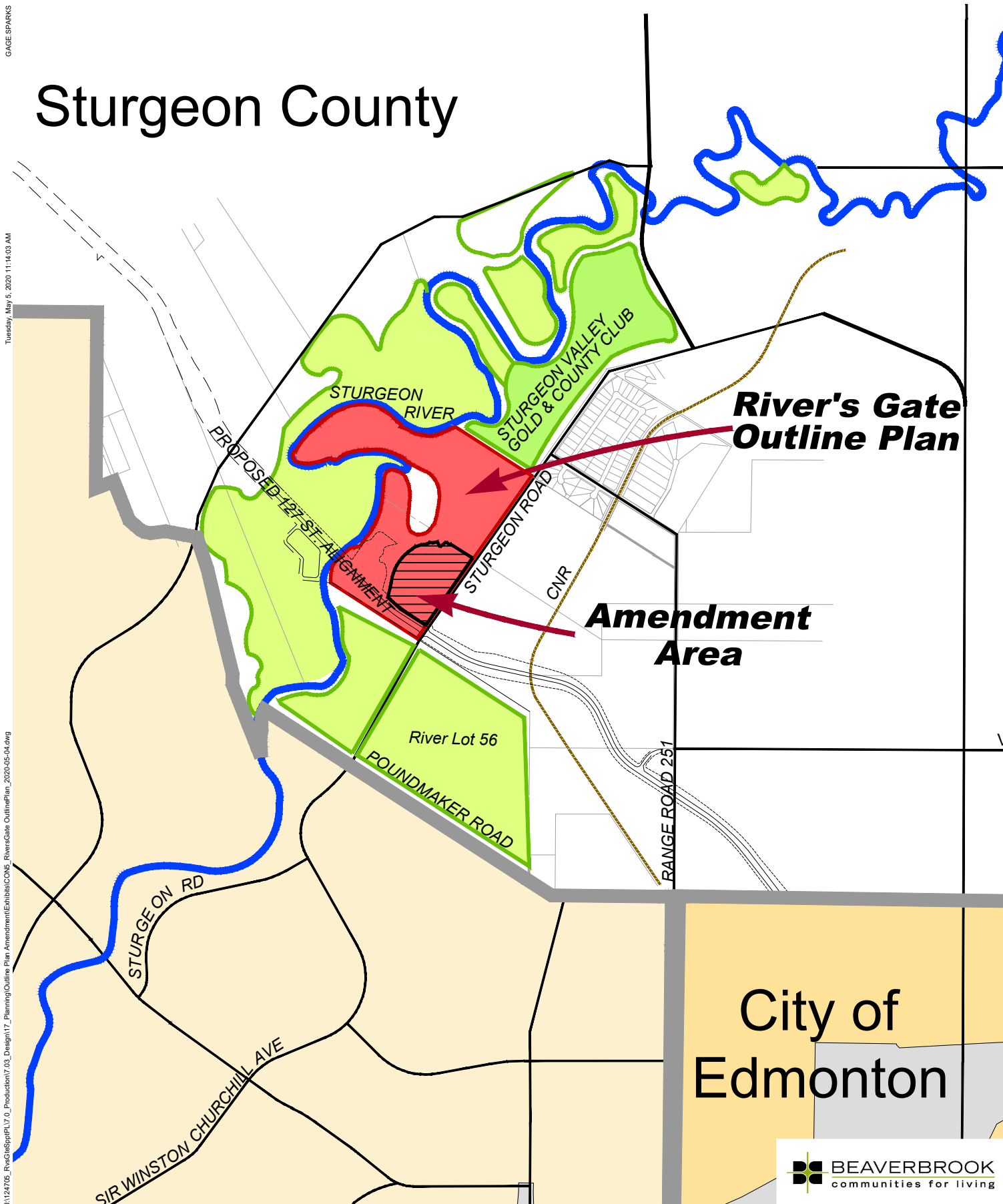
Projected Units and Population	
Approximate number of units	146
Persons per household	2.50
Projected population at build-out	365
Units Per Net Residential Hectare (u/NRha)	7.32

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Sturgeon County



RIVER'S GATE OUTLINE PLAN

FIGURE 1 | LOCATION PLAN

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SCALE: NTS
JOB NUMBER: 124705

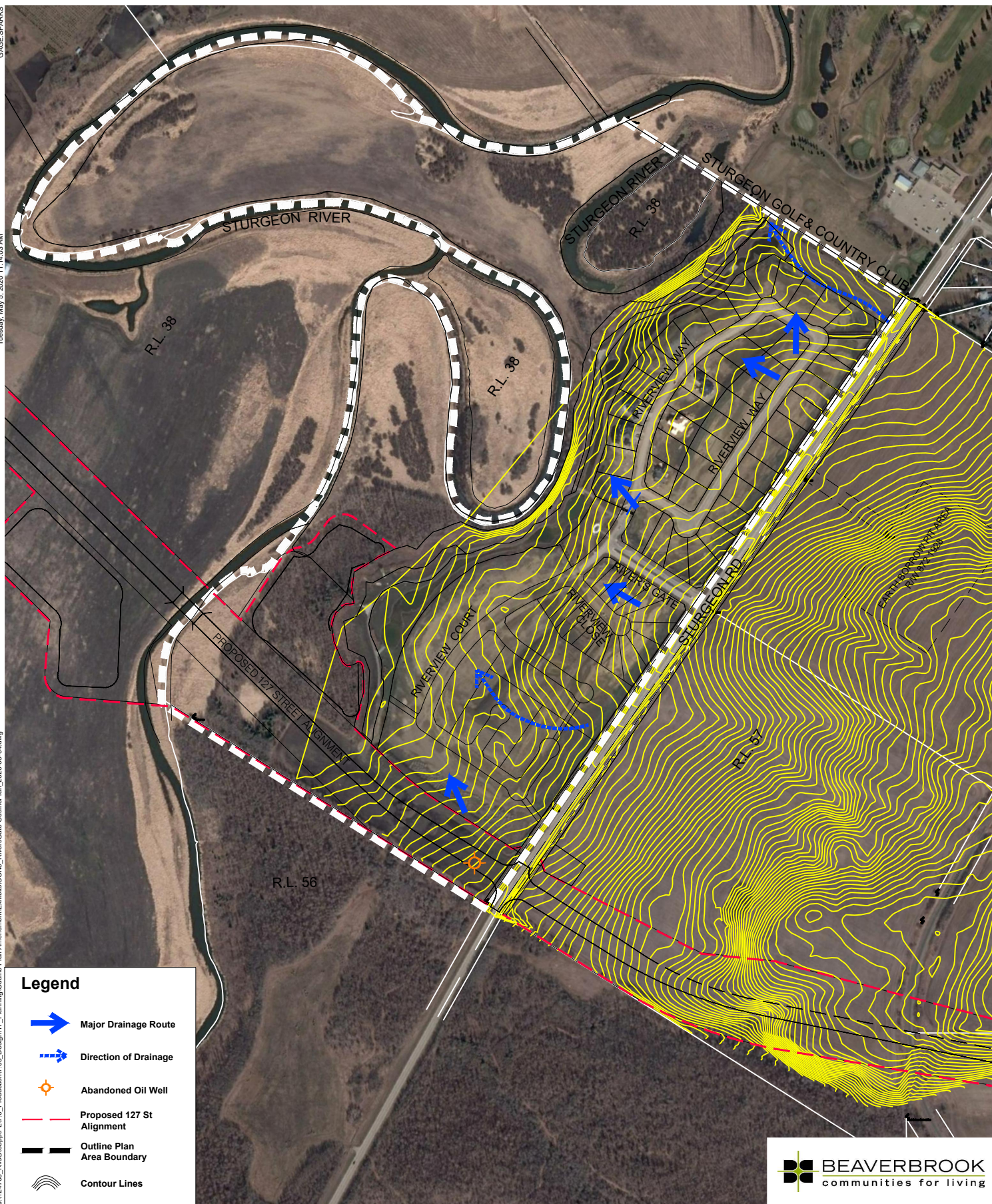


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RIVER'S GATE

OUTLINE PLAN

FIGURE 2 | EXISTING CONDITION & CONTOUR PLAN

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Legend

- Country Estate Residential (R2)
- Direct Control (DC)
- Stormwater Management Facility (SWMF)
- Buffer Park (MR)
- Linear Park (MR)
- Viewpoint Park (MR)
- Environmental Reserve (ER) (Below top-of-bank)
- Environmental Reserve (ER) (Above top-of-bank - Conservation Setback)
- Public Utility (PU)
- Top of Bank
- Urban Development Line
- Foundation Setback Line
- Proposed 127 Street Alignment
- Outline Plan Area Boundary

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RIVER'S GATE

OUTLINE PLAN

FIGURE 3 | DEVELOPMENT CONCEPT

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Legend

- Stormwater Management Facility (SWMF)
- Buffer Park (MR)
- Linear Park (MR)
- Viewpoint Park (MR)
- Environmental Reserve (ER)
(Below top-of-bank)
- Environmental Reserve (ER)
(Above top-of-bank - Conservation Setback)
- Public Utility Lot
- Major Pedestrian Linkage
- Top of Bank
- Top of Bank Walkway
- Urban Development Line
- Foundation Setback Line
- Proposed 127 Street Alignment
- Outline Plan Area Boundary

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RIVER'S GATE

OUTLINE PLAN

FIGURE 4 | OPEN SPACE NETWORK

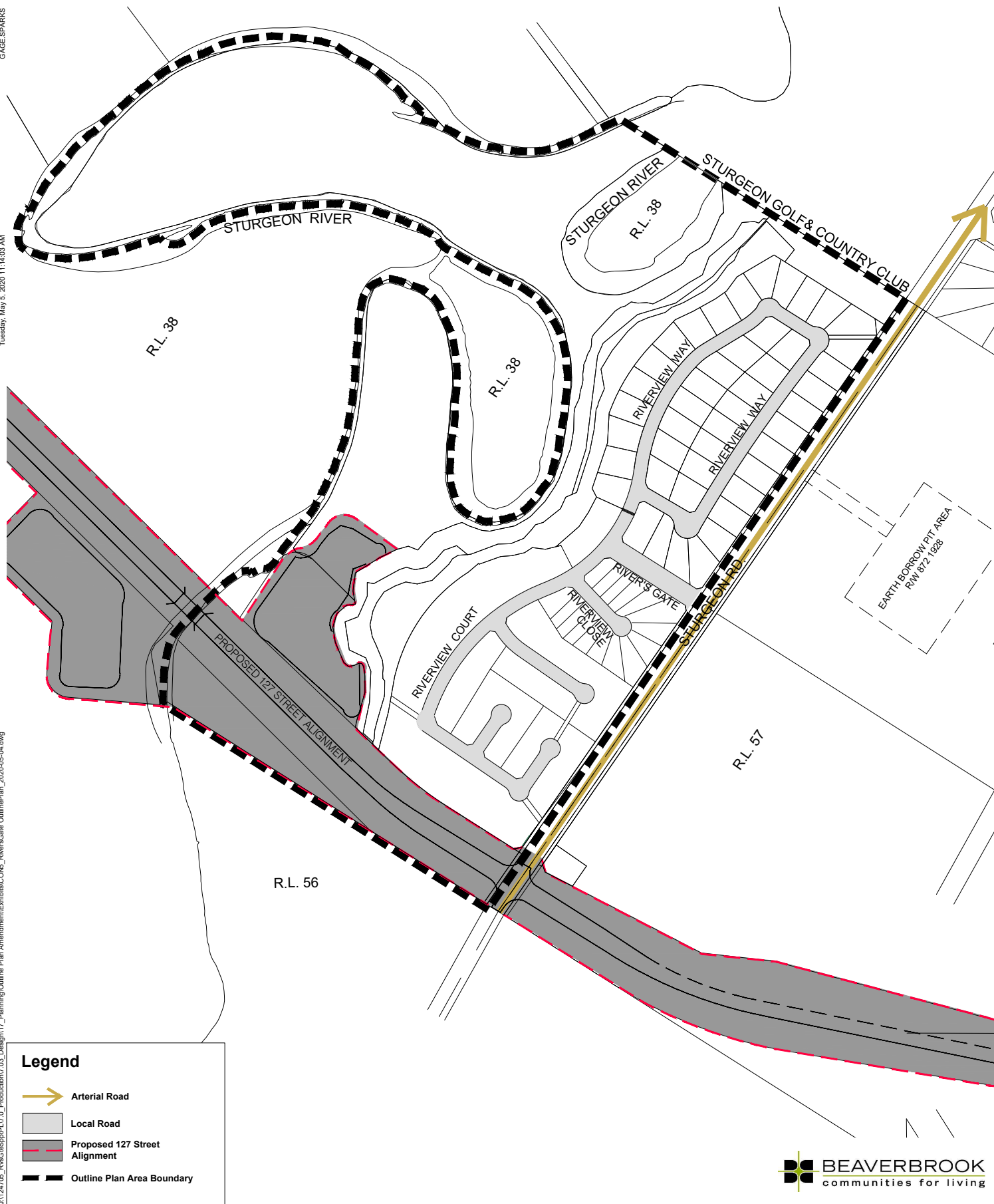
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RIVER'S GATE OUTLINE PLAN

FIGURE 5 | TRANSPORTATION NETWORK

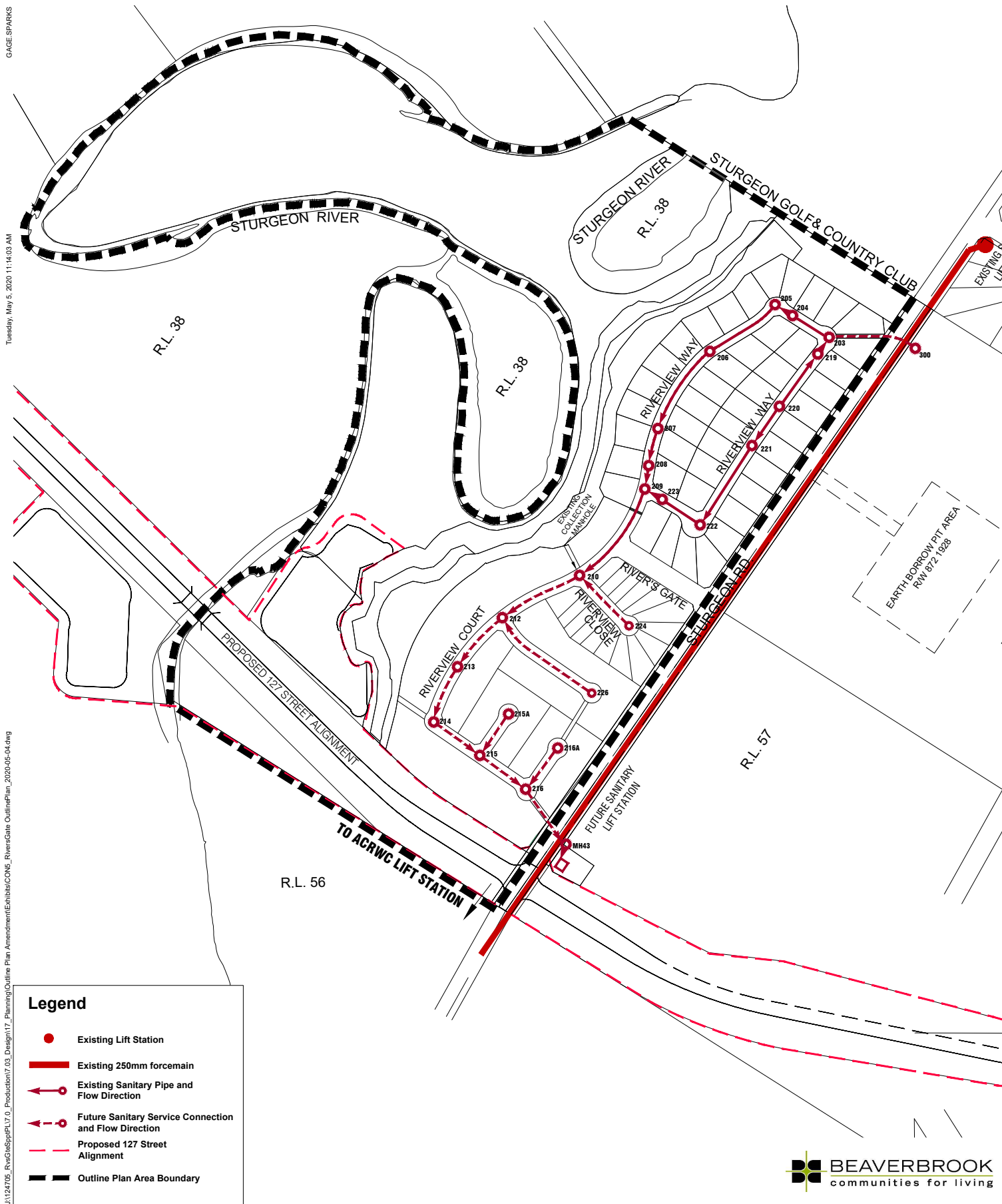
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Legend

- Existing Lift Station
- Existing 250mm forcemain
- - - Existing Sanitary Pipe and Flow Direction
- - - Future Sanitary Service Connection and Flow Direction
- - - Proposed 127 Street Alignment
- - - Outline Plan Area Boundary

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RIVER'S GATE

OUTLINE PLAN

FIGURE 6 | SANITARY SERVICING

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RIVER'S GATE

OUTLINE PLAN

FIGURE 7 | STORM SERVICING

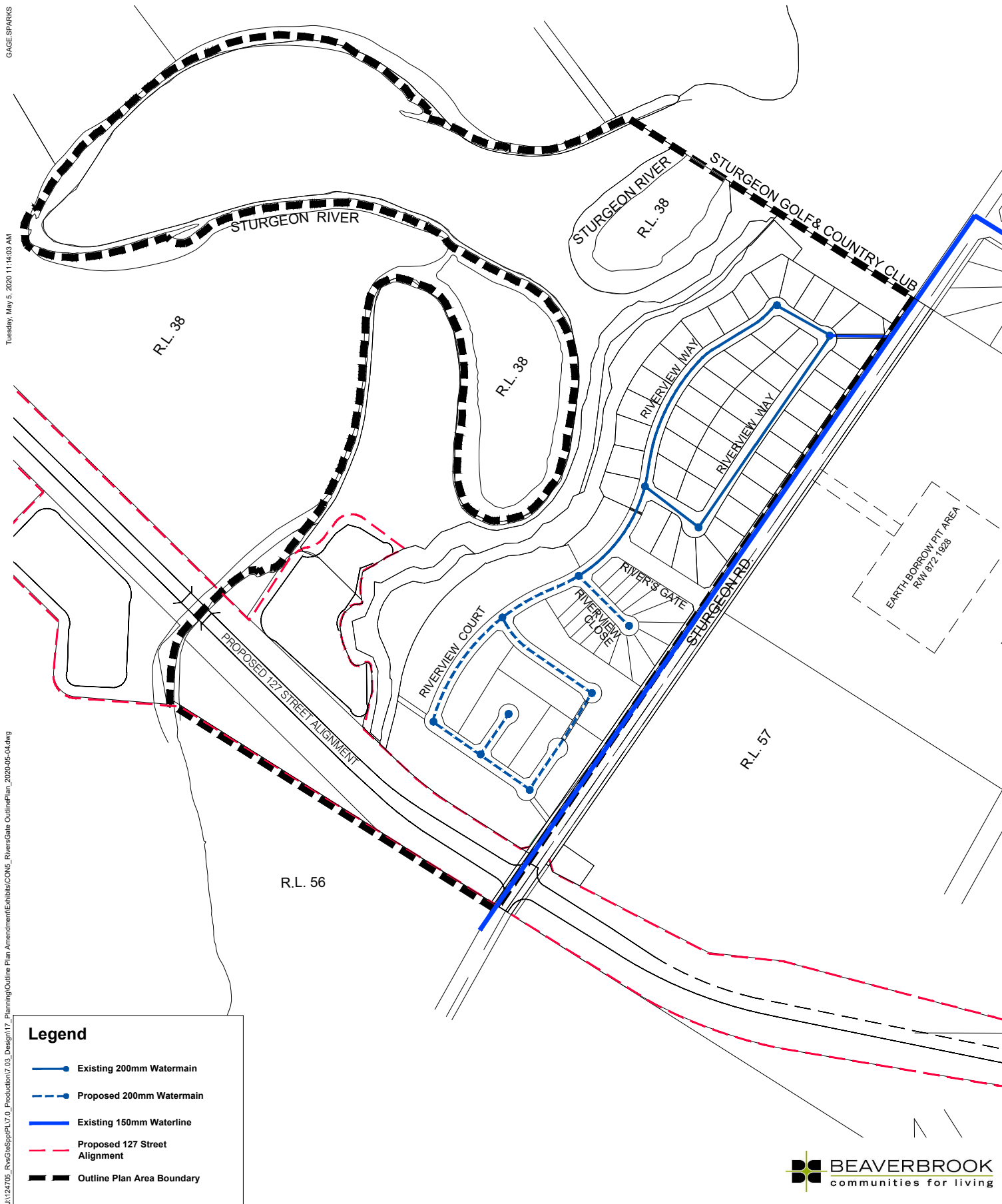
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RIVER'S GATE

OUTLINE PLAN

FIGURE 8 | WATER SERVICING

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