

Edgefield

Area Structure Plan

CONSOLIDATED | OCTOBER 5, 2015



**BYLAW NO; 11-25
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA .**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF
ALBERTA TO ADOPT THE EDGEFIELD AREA STRUCTURE PLAN.**

UNDER AUTHORITY OF and pursuant to the provisions of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta may by bylaw adopt an Area Structure Plan.

AND WHEREAS the Town of Strathmore has adopted a Municipal Development Plan that requires responsible development and good planning practices.

NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**

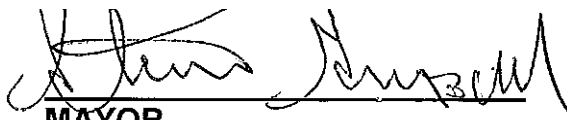
101. Edgefield Area Structure Plan, attached hereto as Schedule "A" be adopted. The affected lands are located and described as Pt. of 13-24-25, W4M containing approximately \pm 131.9 hectares (\pm 325.9 acres) within the Town of Strathmore.

201. That this Bylaw shall come into full force and effect upon third and final reading.

READ A FIRST TIME this 11th day of November, 2011.

READ A SECOND TIME this 1st day of February, 2012.

READ A THIRD TIME and finally passed this 1st day of February, 2012.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

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INTRODUCTION

Purpose

The Edgefield Area Structure Plan (ASP) contains the land use, transportation and servicing policy framework for ±131.9 hectares (325.9 acres) of land annexed into the Town of Strathmore in 2010. The ASP applies to land in east Strathmore. Highway 1 is adjacent to the south boundary, George Freeman Trail to the west and future residential is anticipated north of the ASP area. The Town limit is the ASP east boundary (refer to **Figure 1 – Location**). The ASP provides policy direction for detailed planning and future development for Edgefield as a comprehensively planned community.

In Section 633 of the Municipal Government Act (MGA) municipalities are granted the authority to adopt ASPs. The MGA states that ASPs are developed for the following reasons.

“For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an ASP. An ASP

- (a) must describe:*
 - (i) the sequence of development proposed for the area,*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - (iv) the general location of major transportation routes and public utilities,*
- (b) may contain any other matters the council considers necessary.”*

Consistent with the MGA, Strathmore Town Council supports that the process for developing land include the adoption of an ASP prior to land use, subdivision and development approvals.

Interpretation

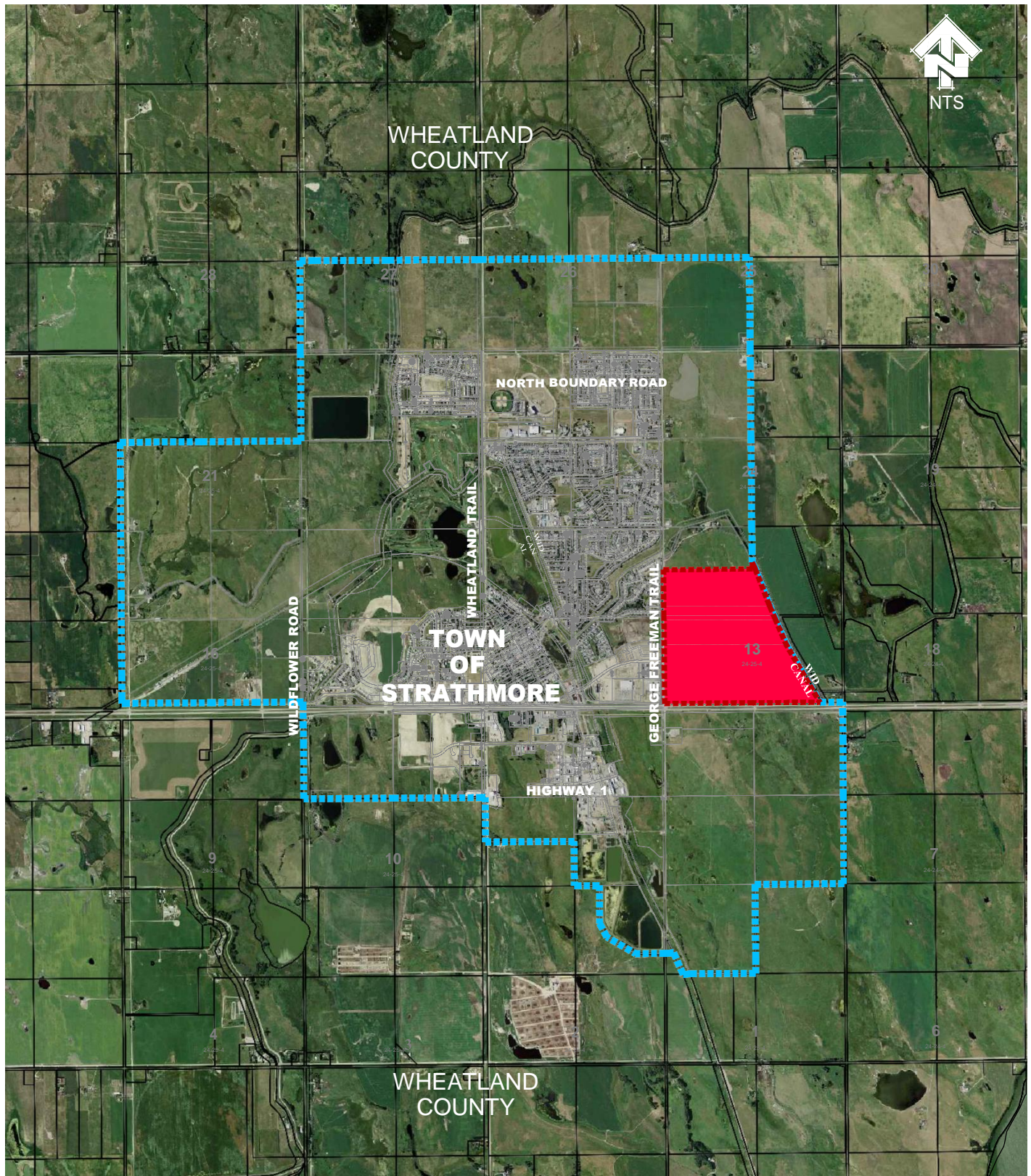
The plan policies are written as ‘shall’ and ‘should’ statements. Policy statements utilizing ‘shall’ outline mandatory compliance. ‘Should’ policy statements outline policies to which compliance is encouraged and recommended. In certain circumstances the ‘should’ statements may not be practical and therefore the policy provides flexibility to respond to such circumstances.

Stakeholder Consultation

In preparing the proposed ASP meetings were held with Town of Strathmore Administration, the Town's contract engineer and adjacent landowners to ensure coordination with Town policy, practices and plans for future development of adjacent land. An introductory meeting was held with Town Planning and Engineering staff, landowners and technical consultants to clarify planning and servicing considerations for the Edgefield ASP process and background studies.

Various meetings between Edgefield landowners and the adjacent landowners have taken place to discuss issues of mutual concern such as interface conditions, municipal servicing and transportation networks, amongst other topics. A joint meeting of the Edgefield landowners, adjacent landowners and the Town of Strathmore Administration and consultant engineer was held in March of 2011 to discuss common issues regarding the future development of the east Strathmore lands.

A review of the policy plan was conducted by Town Administration. A public open house was held on September 22, 2011 to gain the public's feedback. The input from the plan review and open house was considered and incorporated into the proposed ASP.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 1:
LOCATION

PLANNING POLICY CONTEXT

Calgary Metropolitan Plan

The Calgary Metropolitan Plan (CMP) was adopted by the Calgary Regional Partnership in June of 2009. Strathmore is one of 14 communities comprising the Calgary Regional Partnership. The CMP provides strategic direction regarding regional development and servicing. There are four (4) main themes to the CMP which include:

“Regional Landscape - protecting elements of our natural systems.

Regional Settlement - intensifying development in existing communities and new growth in compact urban nodes.

Regional Infrastructure - aligning settlement patterns with the provision of new infrastructure.

Preparing a Regional Economic Strategy for the Calgary region.”

The Edgefield ASP supports the goals of the CMP for efficient use of land and infrastructure. The CMP identifies Strathmore as a compact urban node. As per the CMP, the ASP sets a comprehensive plan for a new mixed use community which is contiguous to existing development and leverages the region’s investment in servicing infrastructure directed to Strathmore. Minimum density requirements, housing choice and jobs and employment opportunities should be integrated into compact urban nodes.

Town of Strathmore Municipal Development Plan

The Town of Strathmore’s Municipal Development Plan (MDP), Bylaw #98-11, provides direction regarding the preparation of land use and development plans in the Town. The Edgefield ASP reflects the goals and policies of the MDP including:

- i) **Growth** – The Plan Area was annexed by the Town in 2010 to accommodate future growth. The ASP sets the framework for a comprehensively planned community that builds on the Town’s strength as a regional service centre. It identifies commercial development along the Highway 1 corridor and accommodates residential development to use the land and infrastructure in an efficient manner.*

- ii) **Community Services** – The ASP distributes a variety of open spaces, including tot lots, playfields, integrated wetland/storm ponds, pathways and linear parks, throughout the Plan Area to provide active and passive recreational opportunities in close proximity to residents. Municipal Reserve will be provided in land to the Town.*
- iii) **Municipal Infrastructure** –Infrastructure servicing is based on the Town’s overall Master Servicing Study which accounted for Town growth within the Plan Area.*
- iv) **Annexed Lands** – The ASP protects the long-term urban growth direction for the annexed lands included in the Plan Area, observing the density recommendations of the Calgary Metropolitan Plan.*

Town of Strathmore Growth Study

The Town of Strathmore Growth Study, October 2008 provided a long-term growth analysis that supported the 2010 Annexation. The Growth Study proposed a 50 year growth area and illustrated the anticipated land use strategy for the annexation area. The Edgefield ASP reflects the long-term land use concept of the Growth Study which identified commercial growth along the Highway 1 corridor and residential growth in the remaining Plan Area.

Quality of Life Master Plan

The Quality of Life Master Plan, February 2010 was undertaken to outline future strategies for the provision of recreation and cultural facilities, trails, parks and open spaces within the Town. These strategies are meant to sustain and provide healthy lifestyle choices through the provision of quality of life facilities, spaces and services. The Edgefield ASP implements this strategy by emphasizing connectivity within the community and with Town networks through a linked open space system of active and passive recreational spaces, and a comprehensive sidewalk, regional and local pathway and trail system.

EXISTING CONDITIONS AND DEVELOPMENT CONSIDERATIONS

Plan Area

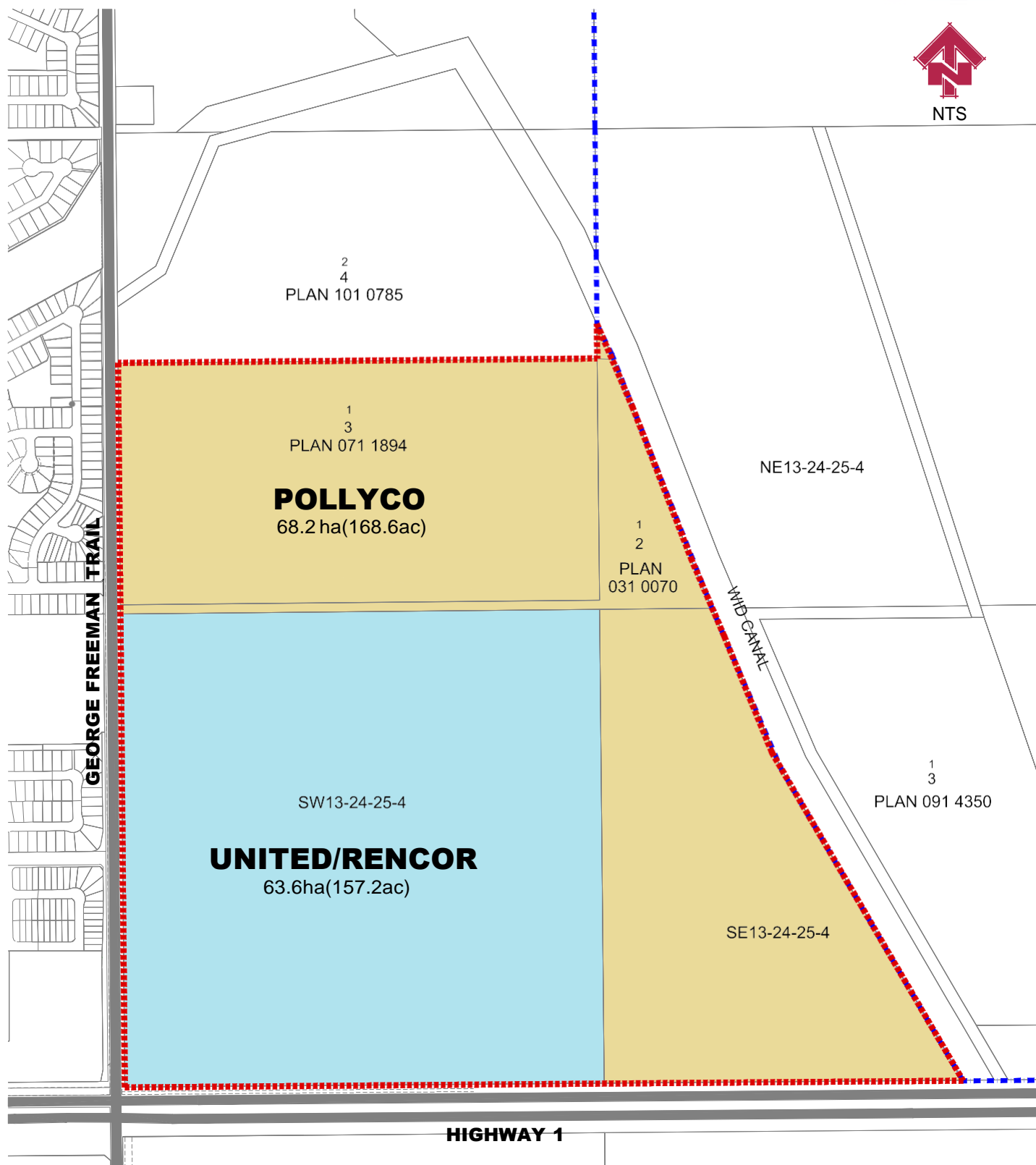
The Edgefield ASP applies to ±131.9 hectares (325.9 acres) on the eastern limit of Strathmore. The Plan Area is bound on the south by Highway 1, the west by George Freeman Trail, the Western Irrigation District (WID) canal on the east and future residential land to the north. The land was annexed by the Town in 2010 to accommodate future growth.

Ownership

At the time of ASP preparation the Plan Area is owned by two landowners, United Acquisition II Corporation/Rencor Developments (Strathmore) Inc and Pollyco Land Corporation, as illustrated in **Figure 2 – Ownership**. The following **Table 1** provides the legal description and ownership of each parcel of land within the plan area.

Table 1. Ownership

Landowner	Title Number	Legal Description	Area Hectares (Acres)
United Communities/ Rencor Developments	061 412 858	SW 13-24-25-W4	63.6 (157.2)
Pollyco Land Corporation	071 364 467	0310070; 2;1	5.7 (14.1)
	071 364 467 +1	Portion SE 13-24-25-W4	30.1 (74.4)
	071 364 467 +2	0711894; 3;1	32.4 (80.1)
TOTAL			131.8 (325.8)



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 2:
OWNERSHIP

Existing Land Use

The lands are agricultural in nature and two farm houses with associated outbuildings are located within the Plan Area; one in the southeast corner of SW 13-24-25-W4, and the second in the southwest corner of NW 13-24-25-W4.

Residential and commercial development exists west of the Plan Area and George Freeman Trail. Highway 1 along the south boundary intersects with George Freeman Trail outside the southwest corner of the Plan Area. Strathmore is a regional service centre. The Highway 1 corridor is the main commercial corridor in the Town, offering commercial and retail services for residents of the Town as well as servicing a much larger trading area east of the Town.

Current agricultural operations are adjacent north of the Plan Area, south of Highway 1 and east of the adjacent WID canal. The WID canal runs along the east boundary and beyond the canal to the east are Wheatland County agricultural lands. Agricultural land adjacent to the north was also annexed by the Town in 2010 and is anticipated for future residential use. Land south of Edgfield and Highway 1 is anticipated to develop for future commercial use.

Sweet Gas Pipeline and Well

A producing gas well site is located in the northwest of NW 13-24-25-W4 and associated pipeline right of ways for sweet gas low-pressure lines traverse the Plan Area. The well site and pipeline right of ways are leased by Encana Corporation. These are identified on **Figure 4 - Opportunities and Constraints**. Energy Resources Conservation Board (ERCB) standards indicate no additional setback beyond the right of way for any of the low-pressure sweet gas pipelines is required. The 100 metre setback recommended for gas well heads can be reduced at the discretion of the ERCB from 100 metres to 50 metres with the support of the landowner(s), licensee and municipality. In discussions with the licensee it was indicated that there is the potential to relocate the pipelines and reduce the right of way width of the pipelines to integrate with the community design.

- Policy 1. As per Energy Resources Conservation Board Directive 056, no setback is required from a low-pressure sweet gas pipeline right of way within the Plan Area.
- Policy 2. The pipeline right of way should be incorporated into the open space system and soft landscaping should be the standard at the surface of the right of way.

Policy 3. A request to reduce the setback from the sweet gas well head from 100 metres should meet the Energy Resources Conservation Board requirements and will be at the discretion of the Town.

Policy 4. The unrestricted setback area around the sweet gas well head should be incorporated into the Plan Area as a public open space. An access to the well head site shall be maintained in accordance with the requirements of the day.

Western Irrigation District Canal

The Western Irrigation District Canal A is the boundary condition east of the Plan Area. The canal is owned and operated by the Western Irrigation District (WID) which provides irrigation water to local farms and municipal water to some communities. Rehabilitation to this portion of the canal was undertaken in 2010 with the key priority being water conservation. Reshaping and lining of the canal should reduce seepage from the canal, including into the Plan Area.

Topography

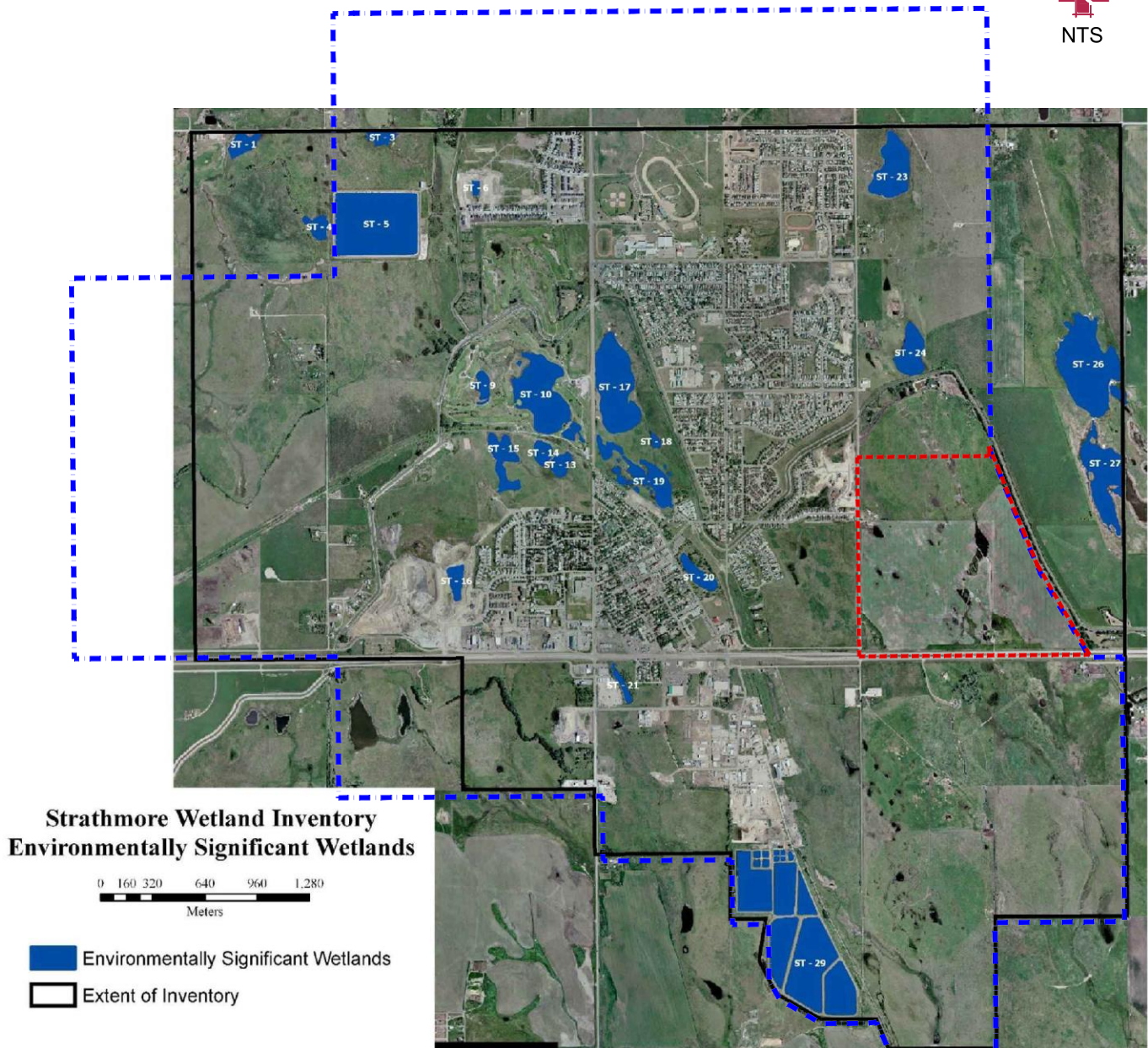
A low-lying drainage area is located along the shared quarter section line between NW and NE 13-24-25-W4 with the lands west of this area gently sloping in a southeast direction. The lands adjacent to the WID canal have a more significant slope southwest towards the low-lying area. **Figure 5** demonstrates the site topography and natural drainage.

Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed for the Plan Area by Sweetgrass Consultants Ltd, July 2011. The assessment indicates that greater than 85% of the Plan Area is disturbed or non-native habitat. The remainder of the Plan Area is comprised of wetlands, many of which have been degraded through agricultural land use. The Town of Strathmore Wetland Conservation Plan (2005) does not indicate any wetlands in the Plan Area as Environmentally Significant Wetlands. The BIA concludes that the effects of the future land use on regional habitat fragmentation, biodiversity and wildlife corridors will be negligible or minor.

Policy 1. Opportunities to integrate natural features into the stormwater management system while maintaining or enhancing natural characteristics should be considered, where appropriate.

Policy 2. Details regarding wetland mitigation/compensation issues shall be addressed in consultation with Alberta Environment at the subdivision stage.



Source: Town of Strathmore Wetland Conservation Plan August 7, 2005

Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 3:
STRATHMORE
ENVIRONMENTALLY SIGNIFICANT WETLANDS

Environmental Site Assessment

Phase 1 Environmental Site Assessments have been completed by Stantec for the Plan Area to assess if evidence of potential or actual environmental contamination exists in connection with the Plan Area, as a result of current or past activities on the site or neighbouring properties. The conclusions and recommendations of the assessments outline actions and/or any further study required upon development of the Plan Area.

Policy 1. Recommendations in the Phase I Environmental Site Assessment(s) for the Plan Area should be implemented at the subdivision stage.

Policy 2. If any buried debris, staining, or unusual odors are encountered during development, development shall cease and further assessment by an environmental consultant shall be undertaken at that time and any remediation.

Geotechnical

Preliminary Geotechnical Evaluations were completed by McIntosh Lalani Engineering Ltd for the Plan Area. The evaluations support the potential to develop the Plan Area for new residential and commercial development. Recommendations on particular construction practices and techniques are included in the evaluations.

Policy 1. The recommendations from the Preliminary Geotechnical Evaluations should be implemented at the subdivision stage.

Historical Resources

Historical Resource Overviews were completed for the Plan Area by Stantec. Based on the results of the historic site inventory file search and the field observations, the Plan Area has low potential for encountering intact historical resources. A Historical Resources Impact Assessment is not required for archaeology or paleontology for the Plan Area.

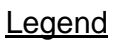
Policy 1. Subject to Section 31 of the Historical Resources Act, Alberta Culture and Community Spirit shall be contacted if any previously undiscovered historic resources are encountered during development.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 4:
OPPORTUNITIES
and CONSTRAINTS



- Figure 5:**
TOPOGRAPHY

LAND USE

Vision

Edgefield is a comprehensively planned community that incorporates a mix of uses and emphasizes connectivity to recreational, natural, social and commercial amenities and services. Edgefield may be the easternmost residential area in the Town of Strathmore but its open space and transportation network emphasize integration with other Strathmore communities and focal points while the commercial area makes Edgefield a destination for Town residents and visitors. Edgefield residents take advantage of the community's location at the edge of Town through use of the linear open space that runs along the WID canal offering views of the agricultural fields beyond to the east in a calm and quiet setting.

A green network threads through the community offering open space links to the range of active and passive recreational amenities including parks, playfields, the central integrated wetland and pond amenity and the WID canal. Residents walk, bike and relax around the integrated wetland and pond area in the central green corridor which is linked from all directions to Edgefield's residential and commercial areas.

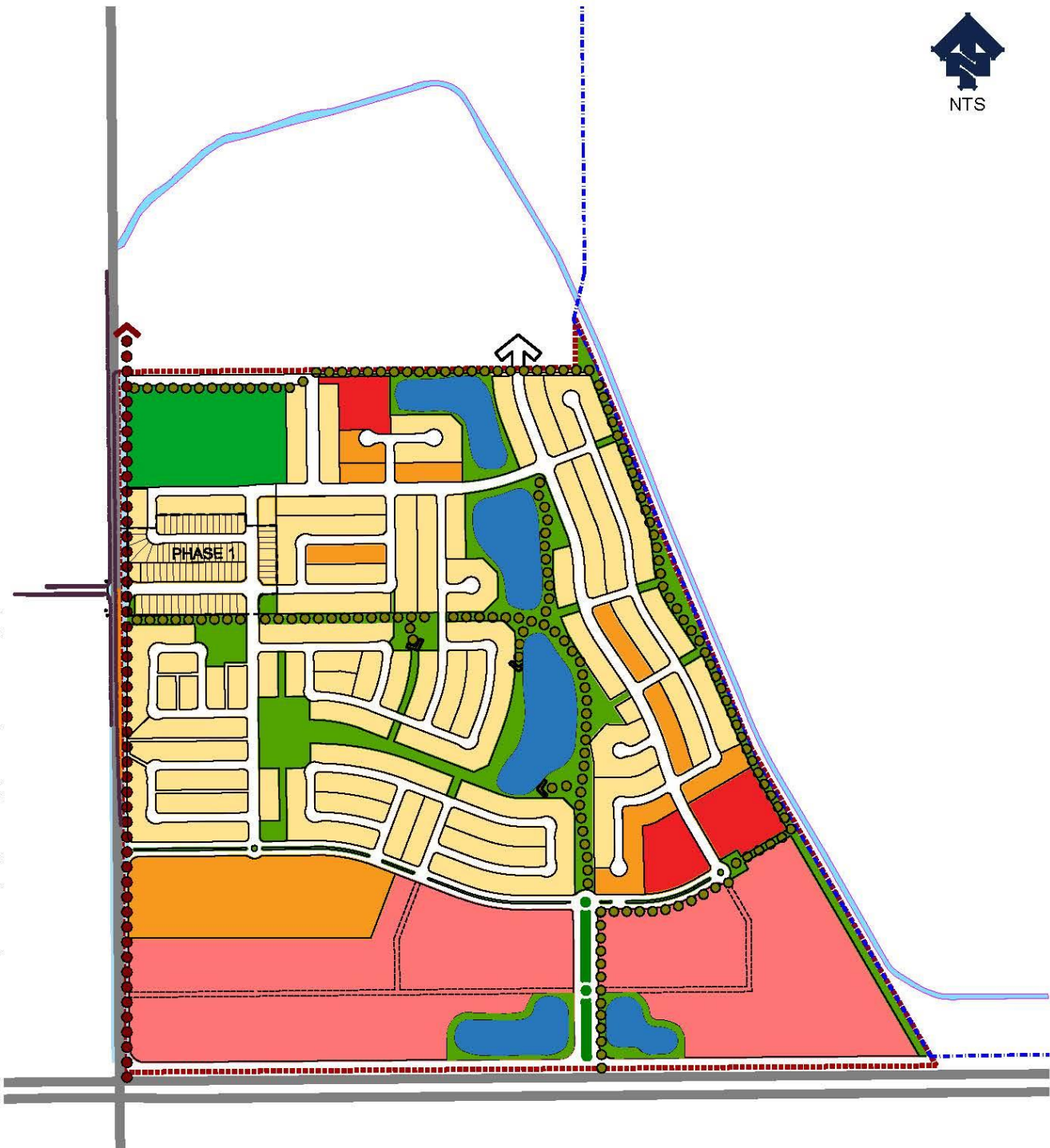
The variety of housing options makes Edgefield a community of diverse households where people can meet their changing housing needs while remaining in the community. Housing layout takes advantage of proximity to open space and provides direct connections onto these spaces. The layered system of open space, streets and sidewalks links residents to destinations and focal points within the community as well as beyond to adjacent communities and Town amenities.

The high quality buildings and variety of retail and services in Edgefield's commercial area benefits Edgefield residents as they satisfy daily needs within their own community and can choose to access these services through a variety of transportation modes.

Edgefield residents are committed to healthy lifestyles and a high quality of life based on the diversity and quality of recreational, natural, social and commercial opportunities integrated throughout the community.



Sep 11, 2015 - 8:37am Z:\400 Drawings\46301\00 Pollyco Edgefield\Planning\Figures\1323 Figures 2007 version.dwg Layout LAND USE



Legend

- - - - - Edgefield Area Structure Plan Boundary
- - - - - Town Boundary
- - - - - Phase 1 Boundary
- Future Road Right of Way

- Low Density Residential
- Medium Density Residential
- High Density Residential
- School
- Commercial

- Open Space/Park
- Integrated Wetland/Storm Pond
- Regional Pathway
- Local Pathway/ Trail

Figure 6:
LAND USE CONCEPT

Land Use Concept

The Land Use Concept (Figure 6) illustrates the mix of land uses planned in the community of Edgefield. Housing choice is provided through both low and medium density residential forms, connected to commercial uses through a network of open spaces. Following are the land use statistics anticipated in the new community.

Table 2A. General Land Uses

Land Use	Area Hectares (Acres)	Percentage of Total Area
Low Density Residential	39.06 (96.5)	29.6%
Medium Density Residential	10.37 (25.6)	7.9%
High Density Residential	3.73 (9.2)	2.8%
Commercial	30.0 (74.1)	22.8%
School	4.90 (12.1)	3.7%
Open Space / Park	14.10 (34.8)	10.7%
Naturalized Storm Pond	7.78 (19.2)	5.9%
Roads	21.86 (54.0)	16.6%
Total	131.81 (325.7)	100%

Table 2B. Land Use by Quarter Section

Land Use	Section 13 Township 24 Range 25 W4M									
	NW 1/4		NE 1/4		SW 1/4		SE 1/4		TOTAL	
	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%
Low Density Residential	14.01	41.3	2.66	62.1	18.30	28.7	4.09	13.7	39.06	29.6
Medium Density Residential	1.53	4.5	0.04	0.9	6.29	9.9	2.51	8.4	10.37	7.9
High Density Residential	0.97	2.9	0	0	0	0	2.76	9.2	3.73	2.8
Commercial	0	0	0	0	16.96	26.6	13.05	43.7	30.01	22.8
School	4.90	14.4	0	0	0	0	0	0	4.90	3.7
Open Space/ Park	2.37	7.0	0.93	21.7	7.79	12.2	3.01	10.1	14.10	10.7
Naturalized Storm Pond	3.19	9.4	0	0	3.74	5.9	0.85	2.8	7.78	5.9
Roads	6.96	20.5	0.65	15.2	10.68	16.8	3.57	12.0	21.86	16.6
TOTAL	33.93	100%	4.28	100%	63.76	100%	29.84	100%	131.8	100%

Residential

The residential component of Edgefield is located east of the existing residential development across George Freeman Trail. It is comprised of Low and Medium density residential development that provides a variety of housing forms. The housing mix will meet the housing needs of a range of household types. Residential development is integrated with the open spaces to provide convenient access to recreational features and to maximize views onto open space. Refer to **Figure 6 – Land Use Concept**.

Low Density Residential - is comprised of a variety of single-detached housing sizes on large and narrow lots, and semi-detached housing. Laned and laneless lots for each housing form will be incorporated.

Medium Density Residential – includes street townhouses and comprehensive townhouse and stacked townhouse forms. Street townhouses are three or more side by side units fronting on a street. Comprehensive townhouse and stacked townhouses refer to buildings of attached units comprehensively planned on a multifamily designated site. Comprehensive townhouse development is strategically located near the commercial uses to encourage multifamily residents to take advantage of the nearby commercial uses through more frequent but shorter trips by active transportation modes to satisfy their daily needs.

High Density Residential – includes apartments. This Area Structure Plan was amended in 2015 to enable the dedication of a school site. This adjusted the amount of land allocated for various purposes and resulted in a reduction of the lands allocated to Low Density Residential development. To compensate for this dedication, a total area of 3.73 ha is proposed for “high density residential development”. The result is a net residential density of 31.54 dwelling units per ha.

Table 3. Residential Density and Population

Developable Area	Area		Units Per Ha	Units	People Per Unit	Population
	Ha	Ac				
Low Density Residential	39.06	96.5	21.25	831	2.6	2161
Medium Density Residential	10.37	25.6	50	519	2.6	1350
High Density Residential	3.73	9.2	87.5	327	2.6	851
TOTAL	53.16	131.4	31.54*	1677	2.6	4362

*This is the average overall density for the total area.

Policy 1. The residential area shall include a range of low and medium density housing forms.

Policy 2. Low density residential forms will be the predominant housing type within the Plan Area.

Policy 3. Low density residential area should include a variety of single-detached housing sizes, including large and narrow lots, and semi-detached housing form.

Policy 4. Medium density residential area should include multifamily development in street townhouse and comprehensively planned townhouse and/or stacked townhouse forms.

Policy 5. The ASP area shall achieve an overall residential density of 19.7 to 24.7 units per hectare (8 to 10 units per gross acre).

Policy 6. Comprehensively planned medium density residential areas should be located near the commercial use area.

Policy 7. The developer shall maintain a high quality of design and finishing materials in the Residential Area by preparing and implementing Architectural Control Guidelines.

Commercial

The Commercial Area will accommodate commercial developments of various building and use sizes that service the regional and local markets. The Commercial Area is focused along the Highway 1 commercial corridor. Refer to **Figure 6 – Land Use Concept**. As Strathmore is a regional service centre, larger regional commercial tenants will draw from the Town's large trading area. Medium and smaller size commercial uses, including local businesses and services, can locate in the area and will benefit from the draw of the large anchor tenants.

Policy 1. The Commercial Area should accommodate a range of commercial use sizes of a regional and local nature.

Policy 2. The Commercial Area shall be sited and buildings designed to sensitively interface with the Residential Area. The interface design shall incorporate landscaping, fencing, high quality building materials or design features.

Policy 3. Pedestrian circulation shall be accommodated within the Commercial Area via defined walkways.

Policy 4. The developer shall maintain a high quality of design and finishing materials in the Commercial Area by preparing and implementing Architectural Control Guidelines.

Policy 5. A full turns access to the Commercial Area shall align with the Ranch Market access at George Freeman Trail subject to the conditions and requirements of an approved Traffic Impact Assessment.

Policy 6. An access should be provided along Highway 1 to the Plan Area, subject to the conditions of an approved Traffic Impact Assessment and Alberta Transportation approval.

Policy 7. A commercial entry feature should be incorporated at the south and west access points of the Commercial Area to encourage commercial traffic, external to Edgefield residents, to utilize these primary commercial access points

Open Space Network

The Edgefield ASP supports the Town's mandate to promote a continued high quality of life for its residents through the provision of recreation facilities, trails, parks and open space. A network of open space spans Edgefield incorporating parks, playfields, and naturalized storm ponds. These areas are connected by a significant network of linear open space with pathways and trails. Refer to **Figure 7 – Open Space Network**. This network supports healthy lifestyles by encouraging walking and cycling for recreational purposes as well as transportation mode of choice to destinations in the community and beyond.

Edgefield's open space network connects the community's various open space areas and commercial destinations and also integrates and completes links to the town system. The main north-south open space corridor incorporates naturalized storm ponds and is the focal point of the open space system. This corridor provides convenient access to the Commercial Area for Edgefield residents and permeability of the Residential Area through the linear open space links in all directions, including to the future residential area immediately north.

The secondary north-south open space corridor runs along the canal for residents to enjoy the vistas east to the agricultural fields. This open space link should continue beyond the Edgefield boundary into the adjacent community to the north and further to connect with the Town's open space network featured along the canal.

A regional pathway connection along George Freeman Trail connects with the existing and future regional system. Local pathways and/or trails will be incorporated throughout the open space network particularly through the linear open spaces.

Policy 1. A variety of open spaces, including tot lots, playfields, and naturalized storm ponds shall be connected by a system of linear open space.

Policy 2. A pathway system comprised of Regional Pathway, Local Pathway and Trails shall be incorporated in the open space network to enhance pedestrian and cyclist circulation.

Policy 3. The Regional pathway shall be constructed within the George Freeman Trail right of way.

Policy 4. Municipal and School Reserves shall be at least 10% of the Plan Area.

Policy 5. Naturalized storm ponds, including natural features, bioretention and stormwater facilities should be designed into the open space system to enhance the quality of stormwater and provide passive recreation and social spaces.

Policy 6. The low-pressure sweet gas pipeline right-of-way should be incorporated in linear open space and soft landscaped, where possible.

Policy 7. The setback area, beyond the restricted fenced area, around the sweet gas wellhead should be incorporated as public open space and soft landscaped.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Open Space/Park
- Storm Pond
- Regional Pathway
- Local Pathway/Trail

Figure 7:
OPEN SPACE NETWORK

TRANSPORTATION

Transportation Overview

The transportation network and street standards are illustrated in **Figure 8 – Transportation**. Edgefield is bound by the WID canal on the east therefore the west and south access points are important in providing connectivity for the community. Three access points are identified from George Freeman Trail in alignment with existing accesses from the existing residential and commercial development to the west.

Primary access to the residential area is from the two access points along George Freeman Trail aligned with Park Lane Drive and Archie Klaiber Trail. These entry streets incorporate landscaped boulevards and medium and low density, street-oriented housing to frame the streets.

Collector road connections will extend into the Edgefield Residential Area. Community roads will incorporate sidewalks as per Town road standard specifications to create a comprehensive sidewalk, pathway and trails system.

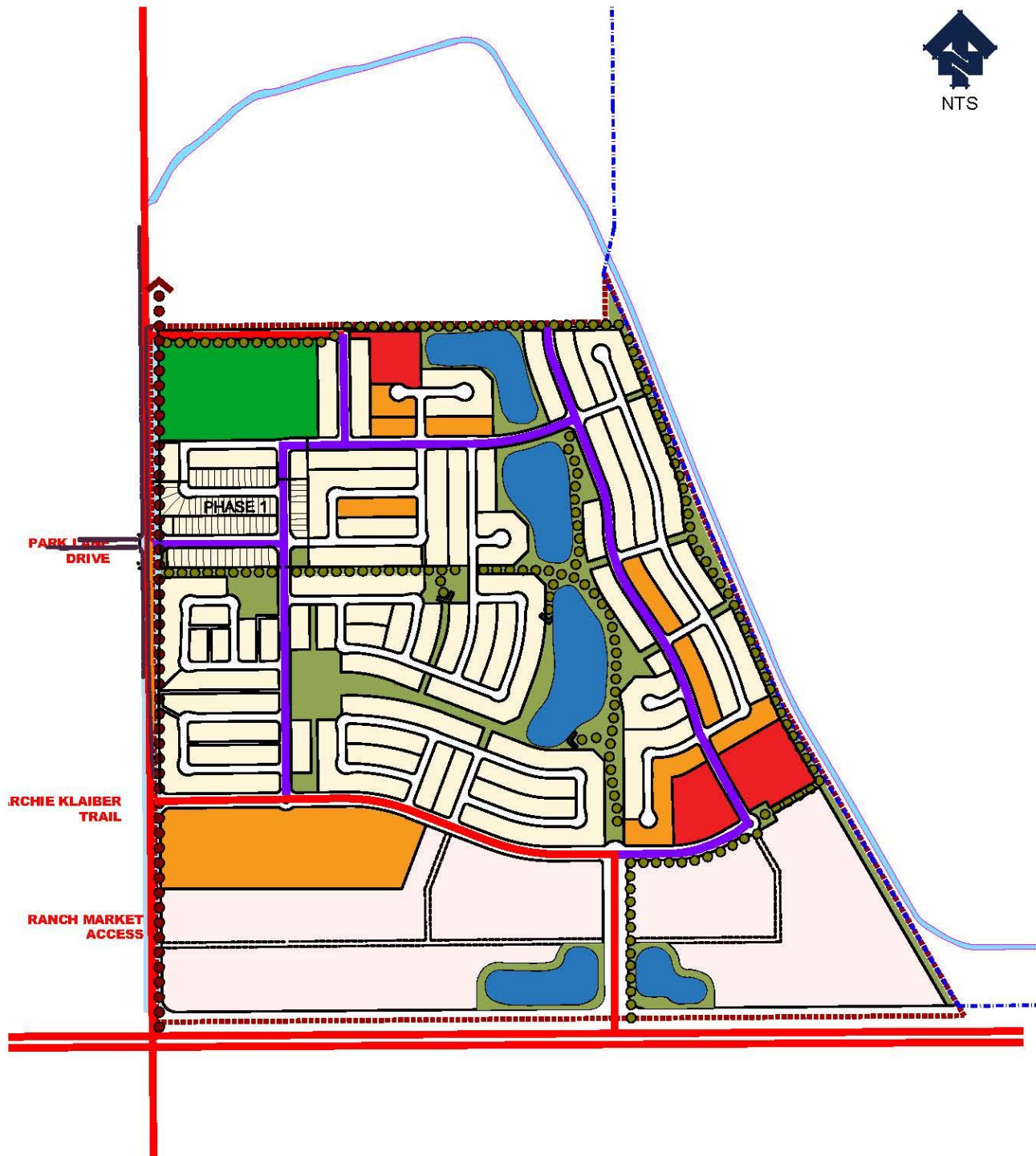
Direct access points to the Commercial Area from George Freeman Trail and Highway 1 service commercial traffic from areas outside of the community. Traffic calming measures along the north-south access road from Highway 1 will discourage commercial traffic from traveling beyond the Commercial Area into the Residential Area of Edgefield. Edgefield residents will connect to the Commercial Area through the comprehensive pathway and sidewalk network and residential road system.

Policy 1. Roads will be designed and built as per Town of Strathmore road standards.

Policy 2. Three access points to the Edgefield ASP area shall align with the existing access points along George Freeman Trail; Park Lane Drive, Archie Klaiber Trail, and Ranch Market access.

Policy 3. A 40 metre road widening right of way shall be dedicated along George Freeman Trail and the Edgefield ASP. Should the actual required road allowance be determined as less than 40 metres, then the road dedication from the Edgefield ASP may be reduced and the surplus land will be returned to Edgefield for inclusion in the lots along George Freeman Trail, or returned as additional Municipal Reserve.

- Policy 4. An access should be provided to the Plan Area from Highway 1 between George Freeman Trail and the eastern edge of the Edgefield ASP area, subject to Alberta Transportation approval.
- Policy 5. Traffic calming measures should be incorporated into the design of the Minor Arterial road from Highway 1 to the Residential Area Collector Road.
- Policy 6. Additional access to the Commercial Area from Archie Klaiber Trail alignment along the north boundary of the Commercial Area shall be provided subject to the conditions of an approved Traffic Impact Assessment.
- Policy 7. Emergency access shall be provided to the future residential lands north of the Plan Area.
- Policy 8. The Regional pathway, Local pathway and Trails shall be incorporated in open space areas to enhance permeability of the community and to connect to sidewalks.
- Policy 9. Potential for a future road extension east of the Minor Arterial, Archie Klaiber Trail alignment, should be provided as a protected road right-of-way. The road right-of-way shall be an open space area, not included in Municipal Reserve calculations, until such time that the Town undertakes construction of this section of the road and a WID crossing.
- Policy 10. Each residential subdivision and commercial subdivision or development application received shall require an updated assessment of the transportation capacity at Highway 1 for approval by both the Town and Alberta Transportation.



Legend

- Egdefield Area Structure Plan Boundary
- Town Boundary

- Expressway
- Major Arterial
- Minor Arterial
- Collector Road

- Regional Pathway
- Local Pathway/ Trail

* Notes: All other roads to be Residential Standard

Figure 8:
TRANSPORTATION CONCEPT

Servicing

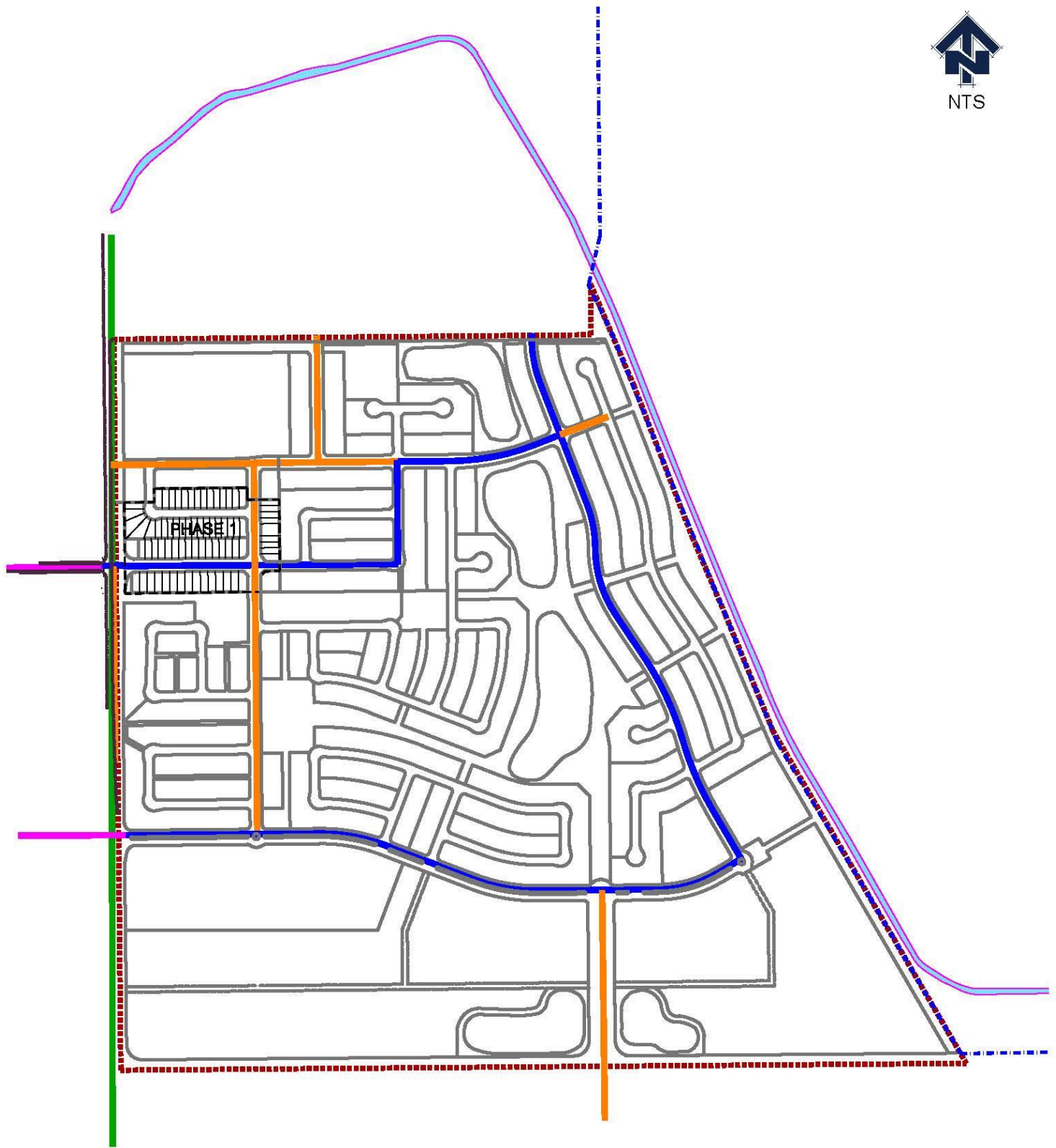
Servicing Overview

Part 1 of the Functional Servicing Report (FSR) has been submitted in support of this application to the Town of Strathmore. It outlines on-site and off-site servicing requirements. Part 2 of the Functional Servicing Report will be required at the Pre Subdivision Phase to provide further servicing requirements. The FSR has been prepared in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 (Master Servicing Study).

Water Servicing

The Water Servicing Concept is in accordance with the Master Servicing Study. Water servicing for the subject lands will utilize two existing water main connections. One connection will be located at Archie Klaiber Trail and George Freeman Trail and the other connection at Park Lane Drive and George Freeman Trail. In the future, these mains will be connected to the transmission main within George Freeman Trail. The location of water main connections and water main sizing is identified in **Figure 9**. Water mains in residential roads and the commercial area will be sized and modeled in Part 2 of the Functional Servicing Report at Pre Subdivision Stage.

- Policy 1. The water distribution system for the Plan Area should be generally designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 2. Part 2 of the Functional Servicing Study shall be prepared at Pre Subdivision Stage.
- Policy 3. The water distribution system shall be designed in accordance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.
- Policy 4. All material used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Existing 250mm Water Main
- Proposed 300mm Water Main
- Proposed 250mm Water Main
- Future Water Main

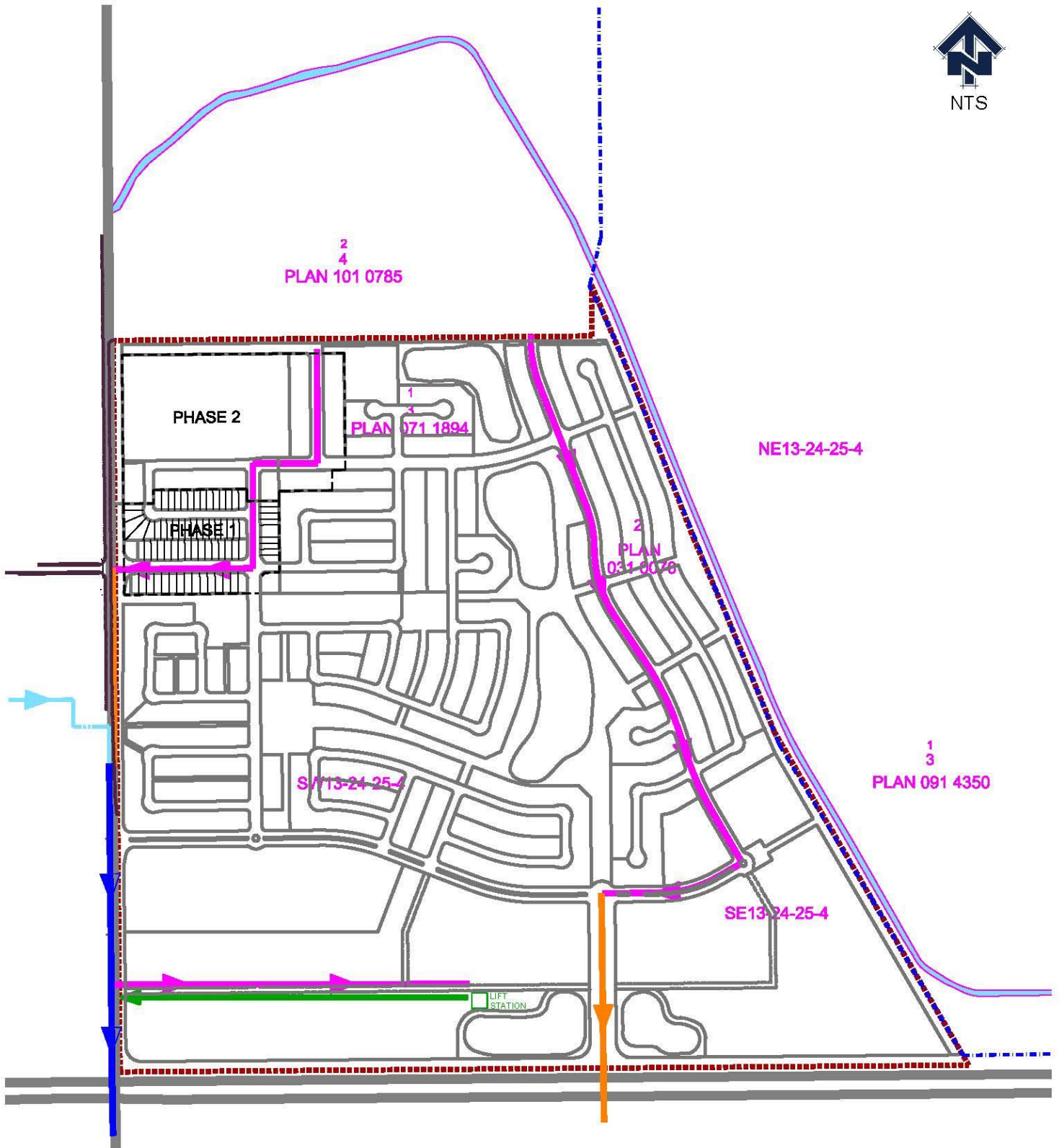
Figure 9:
WATER SERVICING CONCEPT

Sanitary Sewer and Wastewater Servicing

Sanitary servicing for Edgefield will be provided by three connections (refer to **Figure 10**). The first sanitary connection will utilize an existing 450 mm diameter sanitary main in George Freeman Trail north of Archie Klaiber Trail. The second connection is at George Freeman Trail at the entrance for Ranch Market. The third connection is a proposed sanitary sewer located at the south east corner of the subject lands that crosses under Highway #1 as per the Master Servicing Study.

The first stages of development will connect to the existing 450mm sanitary sewer in George Freeman Trail and the contributing areas of NW ¼ 13-24-25-W4 in the Plan Area and SW ¼ 13-24-25-W4 that are able to be serviced by this connection will be based on the Ranch Phase One Development Agreement. The remaining Plan Area will connect to the proposed 750 mm sanitary sewer located at the south east corner of the subject lands. The 750 mm sanitary main is oversized to receive sanitary flows from lands north of Edgefield.

- Policy 1. The sanitary sewer and wastewater distribution system for the Plan Area shall be designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 2. As per the Ranch Phase One Development Agreement, an area up to 16.3 hectares of contributing area shall be serviced through a connection to the existing 450 mm diameter sanitary main in George Freeman Trail. The contributing area of NW1/4 13-24-25-W4 within the Plan Area shall be up to 3.8 hectares and 12.5 hectares from SW1/4 13-24-25-W4.
- Policy 3. Sanitary connection to George Freeman 450 mm sanitary main shall be by gravity. Temporary or private non-gravity options may be considered at the discretion of the Town.
- Policy 4. All material used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Future 450mm Sanitary Main
- Existing 450mm Sanitary Main
- Proposed Sanitary Main
- Proposed Lift Station and Forcemain
- Proposed 525mm Sanitary Main

Figure 10:
SANITARY SEWER
and WASTEWATER CONCEPT

Stormwater Servicing

Stormwater servicing for the subject site will be provided by gravity mains to several storm ponds throughout the site. The concept is illustrated on **Figure 11 – Stormwater Management Concept**. Drainage from the Plan Area will be directed to Eagle Lake Pond 6 to be conveyed by a surface ditch. Stormwater management facilities will be employed as end-of-pipe systems to control the discharges to Eagle Lake Pond 6 as well as to reduce runoff volumes through evaporation and reuse of stormwater. The integration of wetlands into the stormwater management system will be considered at the detailed design stage.

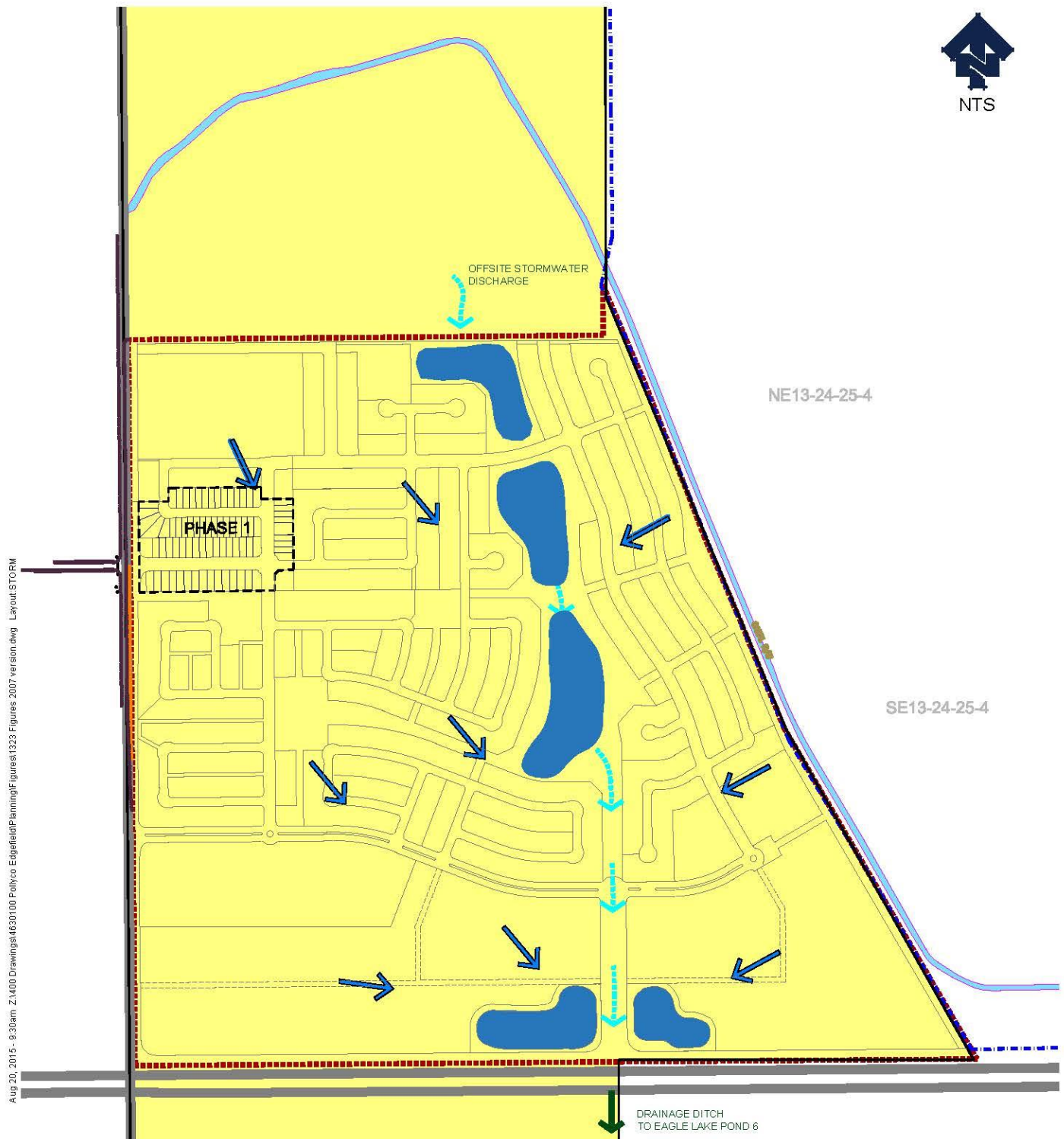
- Policy 1. The details of the storm ponds including volumes, size and discharge rate will be determined in Part 2 of the Functional Servicing Study at Pre Subdivision Stage.
- Policy 2. The stormwater management system for the Plan Area should be generally designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 3. Discharges from the Plan Area should be conveyed to the Eagle Lake drainage system, subject to a long term agreement between the Town and the Western Irrigation District.
- Policy 4. Best Management Practices should be implemented to retain runoff on site, control runoff discharges and to reduce pollutants to meet Provincial requirements. This should include reuse of stormwater from the on-site stormwater management facilities.
- Policy 5. On-site storm ponds shall be incorporated to control the discharges. These facilities will provide storage for stormwater reuse and to facilitate removal of sediments and other pollutants.
- Policy 6. An integrated wetland and stormwater management system should be considered to satisfy stormwater management requirements and for wetland mitigation.
- Policy 7. Alberta Environmental Protection Stormwater Management Guidelines and the Town of Strathmore requirements, in consultation with the Western Irrigation District, shall be followed.

- Policy 8. The on-site stormwater facilities shall accommodate a flow through of off-site stormwater from lands north of the Western Irrigation District A Canal.

Shallow Utilities

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services through individual utility companies.

- Policy 1. Detailed design of the shallow utilities shall occur at the subdivision stage of development.



Legend

- - - - - Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Eagle Lake Catchment Area
- Naturalized Storm Ponds

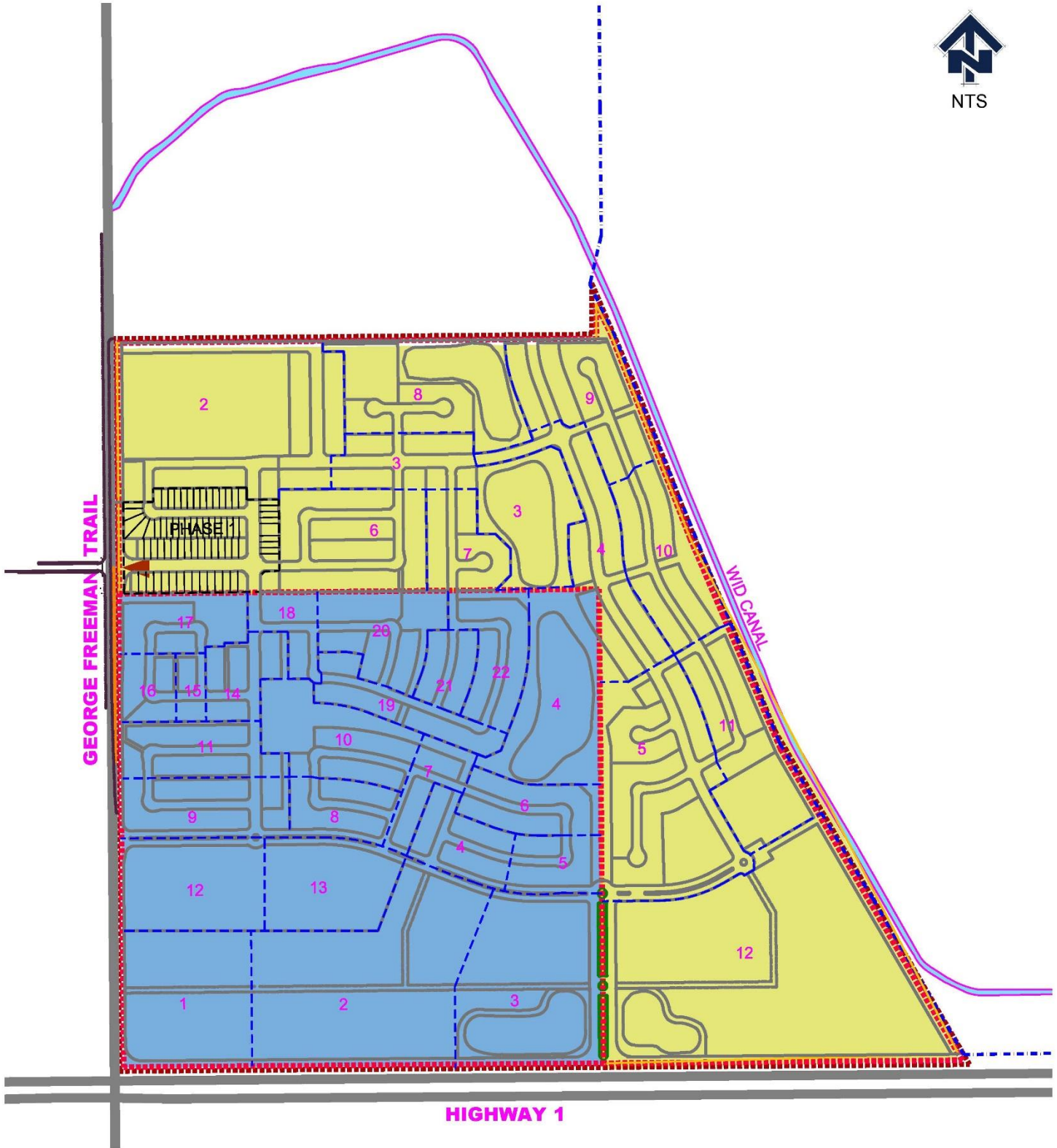
Figure 11:
STORMWATER MANAGEMENT
CONCEPT

PHASING AND IMPLEMENTATION

Development of Edgefield will be based on the efficient extension of servicing east from George Freeman Trail and land ownership considerations. It is anticipated that commercial development will begin in the west commercial cell. Residential development will also begin in the west with the extension of servicing from the Park Land Drive access and Archie Klaiber Trail. **Figure 12 –Phasing** demonstrates the anticipated direction of development.

Implementation of the Edgefield ASP will occur through the land use redesignation and subdivision process. This ASP provides the land use, transportation and servicing policy framework to guide future development approvals to achieve a phased Comprehensively Planned Community.

- Policy 1. Land use redesignation shall be approved by Council prior to commencement of subdivision and development of land.
- Policy 2. Phasing and direction of development shall respect servicing, access and ownership conditions. Any deviations from this will be in consultation with the Town, and approved by the Town.
- Policy 3. When reviewing future development applications within the Plan Area, Town Administration staff shall consider all policies contained within the Edgefield ASP.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Pollyco Ownership
- United/Rencor Ownership

Figure 12:
PHASING