BYLAW 31-2019

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING AN AREA STRUCTURE PLAN.

AS:

A. section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

B. it is deemed advisable to adopt a new Ardrossan Area Structure Plan.

THEREFORE Council enacts as follows:

1. This Bylaw may be cited as the "Ardrossan Area Structure Plan".

2. The document entitled "Ardrossan Area Structure Plan" attached to this Bylaw as Schedule "A" is hereby adopted as an area structure plan pursuant to the *Municipal Government Act*, RSA 2000, c M-26, as amended.

3. Bylaw 41-2017 is repealed.

4. Bylaw 10-2014 is repealed.

Read a first time this ___ day of _____, 2019.

Read a second time this ___ day of _____, 2019.

Read a third time this ___ day of _____, 2019.

Signed this ___ day of _____, 2019.

_____
Mayor

_____
Director,
Legislative and Legal Services



Bylaw 31-2019
Schedule "A"

Hamlet of Ardrossan Area Structure Plan



STRATHCONA COUNTY

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SECTION 1: INTRODUCTION

The hamlet of Ardrossan is located within central Strathcona County and is the largest community outside of Sherwood Park. The Strathcona County Municipal Development Plan establishes Ardrossan as a growth hamlet that will accommodate limited population growth, employment, services and housing.

The ASP provides an updated policy framework for future development within the hamlet. It will also ensure that the nature of future development is consistent with the policies established in the Regional Growth Plan and the Municipal Development Plan, and has regard for input given by the residents of Ardrossan and surrounding areas through the planning process.

1.1 GENERAL PURPOSE

The purpose of this ASP is to provide a general land use and development framework to guide future growth within Ardrossan. Through outlining the general pattern for land uses, major roads and utility services for the area, the ASP provides a starting point for the development of the community.

The policies shall guide future land use designation and subdivision decisions. It is intended that the policy framework will respond to future subdivision and development proposals in a sustainable manner.

1.2 LOCATION

Ardrossan is located within Strathcona County, approximately 6.5 km east of Sherwood Park, and 15 km east of Edmonton. The north boundary is approximately 1 km south of the Highway 16 / Range Road 222 interchange.

The Plan Area consists of approximately 141.5 hectares (350 acres) of land, including the following quarter sections:

- SW 11-53-22-W4
- NW 2-53-22-W4
- Part of SE 10-53-22-W4
- Part of NW 11-53-22-W4

These lands are illustrated in Map 1 Location.

1.3 DOCUMENT STRUCTURE

The ASP is divided into four general parts:

The **Development Concept** is described in Section 3.

The **Policy Framework**, which forms the backbone of this document, is outlined in Section 4. These policies were derived following the identification of various issues, opportunities and objectives. The Plan's policies are intended to achieve the Plan's objectives and provide the framework for long-term sustainable development of the hamlet. This section is organized into subsections that directly correspond to the Municipal Development Plan.

The **Implementation Strategies** are described in Section 5 and are intended to provide direction to achieve plan objectives.

The **Background and Context** are provided within the Appendices. They include existing conditions, an overview of technical studies supporting this plan, as well as an overview of the public engagement during the development of the plan.

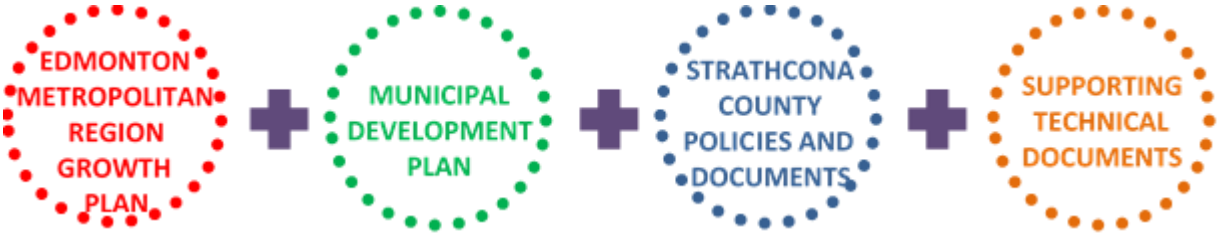
SECTION 2: PLANNING FRAMEWORK

2.1 DOCUMENT HIERARCHY

This Plan should be read in conjunction with Strathcona County's MDP, supporting technical documents for the Plan, as well as other Strathcona County policies and documents.

Additionally, regional plans, such as the EMRGP, as well as provincial acts and regulations, such as the Municipal Government Act (MGA) inform this Plan. The EMRGP identifies regional-level components that need to be considered comprehensively with respect to the Plan.

This Area Structure Plan is to be read in conjunction with:



SECTION 3: DEVELOPMENT CONCEPT

3.1 INTRODUCTION

The Development Concept described in this section provides a long-term vision for the hamlet of Ardrossan. The development concept describes future character of the hamlet of Ardrossan with specific focus on the nature of land uses, built form, streetscapes and open spaces. In conjunction with the Maps in Section 6, the development concept should be referred to when implementing various policies of Section 4 and when reviewing subdivision and development applications.

In the context of the Ardrossan Area Structure Plan, the development concept has two functions:

First, it summarizes the vision established through stakeholder consultation, during the first stages of the Area Structure Plan development.

Second, it underpins the policies and methods of implementation of the Area Structure Plan in that the policies require development to be consistent with the development concept. It also sets specific expectations for the character of development on both public and private lands.

Table 1 provides a breakdown of the approximate area devoted to each land use activity illustrated within the Map 2 Land Use Concept.

3.2 LAND USE DESIGNATIONS

The Land Use Concept identifies a number of urban land uses that are expected to develop within Ardrossan. This section will provide a discussion of how the designated areas are expected to develop.

Existing Residential

This area consists of residential development that exists at the time of adoption of the ASP. This includes the older single detached dwellings located south of Pointe-aux-Pins Creek, but also newer dwellings located to the north. The housing stock within this area is expected to be maintained as it currently exists.

Changes are not expected to be made to the streetscape within this designation; however, collector roads that are being rehabilitated are expected to be rebuilt with sidewalk facilities, in accordance with the recommendations of the transportation impact assessment.

New Low Density (Single-Detached) Residential/Estate Residential

Areas designated for new Single Detached Residential are located within the northeast and east central portion of the Hamlet.

The area north of Main Street is proposed for larger lot single detached housing. This area is expected to provide a transition from existing lots in the Lyndale Park and Horton Place country residential subdivisions. In accordance with the Development Concept, those lots will be no greater than 0.5 acres in area. Interior lots within will be closer in size to urban lots and will be no greater than 0.3 acres.

The areas proposed for new Low Density Residential are expected to be single detached housing with lot areas smaller than 0.3 acres.

All roadways to be developed within these areas shall be developed to the roadway cross-sections listed within the accompanying transportation impact assessment, with the exception of the road that shall connect with the existing residential area that does not contain sidewalks.

It is expected that the unconstructed portion Main Street shall be completed with the subdivision of lots within these areas.

Multiple Unit Residential

An area to the east of Main Street, north of Pointe-aux-Pins Creek has been designated for multiple unit residential development. This area of the hamlet shall contain multiple unit dwelling types. Therefore, appropriate forms of

housing for this designation would include street-oriented semi-detached dwellings, duplexes, townhouses, triplexes and fourplexes.

Roadways developed within this area shall be in accordance with the local road standard cross-section listed within the transportation impact assessment. It is also expected that connecting links will be established to the open space network to be developed along Pointe-aux-Pins Creek.

Commercial Area

There are two areas identified for commercial within the ASP. Both are adjacent to lands identified for institutional use; one existing commercial development is located between the school sites and another adjacent to the Ardrossan Recreation Centre. Both commercial areas are located directly along Range Road 222.

Development and redevelopment of the commercial areas will be designed in a manner that integrates them into the community with pedestrian access through the institutional lands. The commercial areas will also be designed to balance the locational advantage of being located directly along Range Road 222 while providing a development that is oriented toward the hamlet and maintains the hamlet's rural character.

The commercial areas are expected to include commercial uses that are at a scale that would serve the community and adjacent country residential areas.

Mixed Use Area

The Mixed Use Area is located at the intersection of Main Street and Range Road 222 which is a gateway into the hamlet. The area is expected to consist of commercial and residential uses, which were also identified for the site within the previous Area Structure Plan. Including this area as one land use designation will allow for the ability of the site to be developed comprehensively, with a combination of commercial and residential uses.

Access points into this area will be in accordance with the recommendations of the accompanying transportation impact assessment.

With development adjacent to the creek, it is expected that a development proposal will have to be accompanied by more detailed engineering and biophysical studies for review by County Staff.

The 2012 Preferred Land Use Concept established through the public engagement process showed a potential build-out on the site of 58,000 square feet of commercial development (48,000 to be accessed from Main

Street; 10,000 to be accessed from Third Avenue), along with 120 units of multi-family residential, to be built along the creek.

As part of the development of the ASP, a separate study to assess the commercial market was not undertaken. The continued development of larger format commercial development within the northeast area of Sherwood Park is expected to have an impact upon new commercial development in Ardrossan.

Commercial uses are expected to be of a scale that would serve the community and adjacent country residential areas. In evaluating concerns that have been expressed by adjacent residents, it would be more appropriate to recommend that the commercial component of the site be reduced in gross floor area, and be oriented to the street, with residential uses acting as a transition to the existing residences to the east.

With the above recommended change from the Preferred Land Use Concept, a development at smaller scale could be developed that wouldn't exceed a total of 35,000 sq. ft. (28,000 sq. ft. to be accessed from Main Street, 7000 sq. ft. from Third Avenue).

Any proposal to increase the size of the commercial development above 35,000 sq. ft. would first require an amendment to this ASP, along with other required planning approvals.

Residential uses are expected to develop with similar forms to the Multiple Unit Residential area, with semi-detached dwellings, duplexes, townhouses, triplexes and fourplexes expected to be developed. This would provide the opportunity for an additional mix of housing to be built into the community but at a more appropriate scale to the existing single detached housing to the east.

Map 3 Open Space also contemplates the dedication of lands from trails that both connect to existing infrastructure, and a new trail running north-south, outside of the Range Road 222 right-of-way. More detailed plans shall be considered at the time of subdivision or development.

In summary, development within the Mixed Use Area shall be consistent with the following principles:

- Commercial development to be accessed from Main Street shall not exceed 28,000 sq. ft. gross floor area, except by amendment to this ASP.
- Larger footprint commercial development should be oriented to the corner of Main Street and Range Road 222.

- Commercial development to be accessed from Third Avenue shall not exceed 7000 sq. ft. gross floor area, except by amendment to this ASP.
- Potential driveway accesses from Main Street and Third Avenue shall be setback at least 75.0m from the centreline of Range Road 222 (as recommended from the Traffic Impact Assessment).
- Access from Range Road 222 shall not be permitted, and the existing driveway entrance shall be removed at the time of development.
- The residential component should act as a buffer between commercial uses and the existing dwellings on Creekside Place.

Hamlet Institutional

Lands within the Hamlet Institutional designation are located within the northwest and central portions of the community.

The north portion of Ardrossan contains the existing schools and play fields. Future development within this area is expected to include upgrading of sports fields and trail development, in accordance with the Ardrossan Community Recreation Master Plan. In accordance with the transportation impact assessment, changes to the existing accesses to the schools may also occur.

The institutional lands within the central portion of Ardrossan contain a number of community services, including the Ardrossan Recreation Centre, the recycling drop-off, a place of worship, community hall, firehall, senior's drop-in-centre, and the post office. There is also utility infrastructure, consisting of the water reservoir and pumphouse.

Several improvements to the public realm and transportation network are expected for this area, which are discussed within the following subsections.

Hamlet Transition/Existing Country Residential Areas

The CN rail tracks and Range Road 222 bisect the Hamlet Transition Area into two triangular land parcels, separating this area from the majority of the hamlet. The area contains existing acreage-style housing, as well as a veterinary clinic.

As discussed within the transportation impact assessment, redevelopment above existing country residential-type densities will likely require the consolidation of access points to Range Road 222. The transportation impact assessment has identified the intersection of Third Avenue and Range Road 222 as a potential future access point into the northwestern triangle, and any future proposals for these lands may have to account for this revised access.

In addition to the above considerations, a redevelopment proposal may require an amendment to this Plan, as well as an amendment to the Land Use Bylaw. Depending on the nature of a development proposal, an additional setback from the CN rail tracks may also be required.

3.3 PUBLIC SPACE

Public space within the Hamlet of Ardrossan shall be developed in accordance with the provisions of this section, the applicable policy of Section 4 and Map 3 Open Space.

Trail Network

One of the principles of this ASP is "to create a walkable community that connects to locally available services." A variety of walking trails will continue to be developed within the hamlet to draw pedestrian traffic off the highway and roads, and to provide safe and accessible connections between residents of both existing and future residential areas and the community amenities.

The trail network shall be oriented and functionally designed to encourage residents to embrace walking for local day-to-day needs. It is also important to ensure that older adults will be able to access and utilize existing and new trail systems. Benches and receptacles will be strategically placed along trails to provide places to rest and dispose of litter. The trail network could also provide future connections to the northwest outside of Ardrossan, along Pointe-aux-Pins Creek.

Internal Road Network

To ensure better pedestrian connectivity, new and rehabilitated roadways within Ardrossan are to be designed with sidewalks on both sides of the street. This will include the eventual reconstruction of Main Street, between the creek and Range Road 221A, as well as Third Avenue, between Main Street and Queen Street.

Public Plaza

To accommodate opportunities for social interaction in the community, a public gathering place is proposed for the community greenspace within the Core Area (as described within the Ardrossan Community Recreation Master Plan). The continued development of this space will provide a stage for a variety of outdoor activities for year-round public gatherings, special events, as well as create a unique sense of place. The benefit of having large space such as the public plaza is that it would allow for flexible recreational use as well as an area to set up tents and staging areas to accommodate events.

Amenities and street furniture within this plaza would be encouraged to be designed to maximize year-round functionality.

Architectural and Building Orientation/Urban Design

The design of new commercial and multiple unit buildings in the Mixed Use and Multiple Unit development areas should be oriented to the street, allow for outdoor amenity areas, and of a scale that would promote pedestrian interaction.

Buildings within the commercial development areas shall be designed and oriented to have an interactive relationship with the hamlet by implementing strategies such as, but not limited to, pedestrian connections, double fronting commercial units and having patios face open space areas.

3.4 TRANSPORTATION NETWORK

The future transportation network shall be developed in accordance with the Map 4 Transportation, and the accompanying transportation impact assessment. As discussed within the transportation impact assessment, the roads within Ardrossan are classified according to the following hierarchy:

Arterial Roads

Range Road 222 is classified as an arterial road for the hamlet of Ardrossan connecting to other developments outside of the Plan Area.

Collector Roads

Main Street, Queen Street, Range Road 221A, and Third Avenue (between Range Road 222 and Main Street) will continue to act as collector roads providing access to various local roads within Ardrossan.

Local Roads

All remaining streets within the hamlet of Ardrossan shall continue to provide access to individual properties. No major changes are anticipated to the road network in the established portions of the hamlet of Ardrossan.

Transit

In accordance with the Strathcona County Transit Master Plan, with a much higher population focused in the hamlet area, Ardrossan is anticipated to have the population and density to support a fixed-route transit service connecting residents to Sherwood Park as it grows.

Table 1: Land Use Statistics

	Area (ha)	% GDA			
Total Gross Area	**145.1**				
Environmental Reserve (total)	**10.8**				
Gross Developable Area (GDA)	**134.3**	**100.0**			
Stormwater Facility	**3.8**	**2.8**			
Municipal Reserve (total)	**8.2**	**6.1**			
Public Utility Lots	**2.5**	**1.9**			
Roads (total)	**23.0**	**17.1**			
Railway	**5.6**	**4.2**			
Net Developable Area	**91.2**	**67.9**			
Land Uses			**Units**	**Density (upnrha)**	**Population**
Institutional	**30.4**	**22.6**			
Commercial	**1.9**	**1.4**			
Residential	**45.0**	**33.5**			
• Existing Single Detached	13.5	10.1	176		514
• Estate Residential	18.7	14.0	102	5.5	296
• Low Density	8.8	6.5	105	11.9	305
• Multiple Unit	4.0	2.9	123	30.8	271
Mixed Use	**5.9**	**4.4**			
• Commercial	3.7				
• Residential	2.2		66	30	146
Transition Area	**8.0**	**6.0**			
Total	**91.2**	**67.9**	**572**	**15.9**	**1532**

SECTION 4: POLICY FRAMEWORK

4.1 GROWTH MANAGEMENT

As the County continues to grow, comprehensive neighbourhood development becomes the key step towards achieving a sustainable Strathcona County. The hamlet of Ardrossan has been identified in the Municipal Development Plan as a growth hamlet that will continue to provide limited population growth, employment, services and housing.

Under the direction of this Area Structure Plan, Ardrossan will become a complete community that provides:

- a variety of land uses;
- pedestrian and vehicular connectivity;
- support for cultural and social events; and
- natural habitat conservation.

Objectives:

To ensure that future development in the hamlet of Ardrossan:

a. Meets the growth principles set in the Regional Growth Plan
b. Reduces the local population's dependency on services of larger urban centres
c. Strives towards a reduced dependency on private vehicles
d. Explores opportunities to implement community energy initiatives

Policies:

Strathcona County shall:

4.1.1 Ensure land use within the Plan Area will generally be applied in accordance with Map 2 Land Use Concept.

4.1.2 Encourage the development of supportive housing forms such as senior housing in the multiple unit or mixed use residential areas.

4.1.3 Encourage walkability within the hamlet of Ardrossan through continued additions to the land use and open space network planning as outlined in the ASP.

4.1.4 Encourage the provision of day-to-day services within the hamlet of Ardrossan in order to reduce the dependency on larger urban centres for services.

4.1.5 Encourage the development of a range of housing options to meet the economic and lifestyle needs of residents.

4.2 RESIDENTIAL

Residential development in Strathcona County has occurred in several different areas and in many different forms throughout Sherwood Park, the rural hamlets and the remaining rural areas. In the hamlet of Ardrossan, the only housing form currently developed is single-detached dwellings. The lack of diversity in housing form was identified as an issue by local residents during the public consultation process, who expressed the need to provide alternative housing options, specifically for seniors.

The demand for alternative housing form in Ardrossan is high and will likely remain so for the future. Presently, there is no alternative accommodation for seniors within Ardrossan or the surrounding rural community when their needs change. At present, this would leave them with little alternatives, but to move into larger urban centres such as Sherwood Park and Edmonton.

Objectives:

Residential development within the hamlet of Ardrossan will ensure that:

a. Future development is compatible with the character of existing areas;
b. Existing buildings maintain their character and are enhanced to improve overall hamlet character;
c. Higher standards of developer-initiated architectural controls will guide future development; and
d. Multiple dwelling options are provided in new developments (in accordance with the proposed Land Use Concept).

Policies:

Strathcona County shall:

4.2.1 require new residential subdivisions to conserve existing treed and environmentally significant areas, in accordance with provincial legislation and County policy.

4.2.2 require residential development within the Plan Area to achieve an overall density between 12-15 dwelling units per net residential hectare.

4.2.3 require the development of a range of housing options to meet the economic and lifestyle of needs of residents.

4.2.4 ensure that lots within the hamlet directly abutting existing country residential subdivisions outside of the hamlet are between 0.3 and 0.5 acres in area.

4.2.5 encourage a mix of housing types within the Multiple Unit Residential area including semi-detached, duplexes, townhouses, and triplexes and fourplexes.

4.2.6 facilitate the development of appropriate home businesses as a secondary use, subject to the provisions of the Land Use Bylaw.

4.2.7 encourage adult-oriented housing within the Multiple Unit Residential and Mixed Use areas as outlined in the Land Use Concept.

4.3 COMMERCIAL

Sherwood Park is the main service centre for Strathcona County. Currently, most residents travel to Sherwood Park to meet the majority of their commercial service needs. The Strathcona County MDP envisions future development within the hamlets Ardrossan, South Cooking Lake and Josephburg that will eventually provide more commercial services to meet the primary needs of the residents in and around the hamlets.

For Ardrossan to become a more complete community with more employment and service opportunities, the development of more non-residential commercial land to expand the range of commercial choices will be required. Ardrossan will have small-scale, accessible, commercial uses which are expected to develop as population increases within the hamlet.

Objectives:

Strathcona County's objectives for future commercial development in the hamlet of Ardrossan are to:

a. Attract businesses to the future mixed-use commercial area
b. Create a sense of place that depicts a unique character in a rural area
c. Provide opportunities for local employment
d. Encourage a walkable community
e. Encourage small scale commercial developments that complement the rural character of the area.

Policies:

Strathcona County shall:

4.3.1 Allow for appropriate home businesses as regulated in the Strathcona County Land Use Bylaw.

4.3.2 Require new commercial development within the mixed-use commercial area to conform to the following policies:

a. Commercial development to be accessed from Main Street shall not exceed a total gross floor area of 28,000 sq. ft., except by amendment to this ASP.
b. Commercial development to be accessed from Third Avenue shall not exceed a total gross floor area of 7000 sq. ft., except by amendment to this ASP.
c. Larger footprint commercial development should be oriented to the corner of Main Street and Range Road 222.
d. Commercial development shall be of a design sympathetic to that of a rural community.
e. A proposal for subdivision or land use bylaw amendment shall include information to the satisfaction of the County regarding mitigation of potential noise, odour, light, or vibration.

4.3.3 Require commercial areas are limited to community commercial and business commercial uses to ensure commercial development is at a scale that is complimentary to the Hamlet.

4.3.4 Require commercial areas provide active transportation infrastructure that is connected to the multi-use trail system identified on Map 3 Open Space to ensure development is accessible by multiple modes of transportation and easily accessed from public open space.

4.3.5 Require commercial uses on sites that abut public open space to provide entrances that face towards the public open space using design features with clear articulation to ensure a pedestrian-friendly public realm and safe, inviting access from the Hamlet.

4.3.6 Encourage that commercial areas that abut public open space are designed to provide an active frontage oriented towards the public open space through the use of amenity areas or patios, transparency, pedestrian infrastructure, and active transportation infrastructure to promote a harmonious relationship between the commercial areas and the Hamlet.

4.3.7 Encourage that storage areas and parking is oriented away from and shielded from view of public open space and amenity areas to promote an active and attractive pedestrian-friendly public realm.

4.4 ENVIRONMENTAL MANAGEMENT

Point-Aux-Pins Creek is an environmentally significant feature that bisects the hamlet. The ecological significance of Point-Aux-Pins Creek is a key component for local drainage and wildlife movement.

Slope instabilities may occur as a result of development occurring close to the creek. Certain areas may have limitations for development and require a more detailed investigation during subsequent planning stages. These would include the Point-Aux-Pins Creek bank areas which may be sensitive to

stability and erosion due to soil conditions and high groundwater table along the creek, and localized depressional areas which are deposits of organic soils and poor drainage.

Strathcona County is the first community in Alberta to endorse a Light Efficient Community policy. Light efficient communities protect and preserve unique areas in and around the County to help dark skies return to their natural heritage. Reducing night light spill into the sky improves our night-time environment and quality of life and, reduces energy costs and waste for the residents and the community.

Objectives:

Strathcona County's objectives for future environmental management of lands within the hamlet of Ardrossan are to:

a. Design and locate new developments to avoid the potential for negative effects on the environment by:
    i. conserving wildlife habitats and movement corridors
    ii. reducing light trespass
b. Respect the environmentally sensitive lands along the Pointe-aux-Pins Creek.
c. Avoid development on hazard lands or ensure that development near hazard lands can be proven safe to the County's satisfaction.

Policies:

Strathcona County shall:

4.4.1 Require the designation of Environmental Reserve areas to protect all environmentally significant features that meet the criteria listed within the *Municipal Government Act*.

4.4.2 Require that lands within the 30 m buffer setback from Pointe-aux-Pins Creek be dedicated as Environmental or Municipal Reserve at the time of a subdivision application. No buildings or structures will be allowed within a minimum of 30.0m from the top of bank, except in accordance with the provisions of the Land Use Bylaw.

4.4.3 Require that permanent structures shall not be allowed within the 1:100 year flood plain. Consideration may be given to non-residential development, subject to appropriate flood proofing and the proponent demonstrating the precise boundary of the floodplain to the County's satisfaction.

4.4.4 Require development near hazard lands shall require a geotechnical assessment conducted by a professional engineer, at the time of subdivision and/or development permit application.

4.4.5 Require at the time of subdivision, a Biophysical Assessment accurately delineate Environmental Reserve boundaries in accordance with County policy. The Biophysical Assessment shall be conducted by qualified professionals to determine top of bank and other criteria deemed necessary by Strathcona County.

4.4.6 Require internal roads and parcel accesses to avoid crossing wetlands or watercourses, wherever possible. Should a crossing be required, it shall be to the satisfaction of Alberta Environment and Strathcona County.

4.4.7 Require new development within the hamlet of Ardrossan to minimize night light spill into the sky in accordance with SER-009-038, the Light Efficient Community Policy, Strathcona County's Dark Sky and Energy Efficient Lighting Handbook, and as indicated in the regulations of the County's Land Use Bylaw.

4.5 PARKS AND RECREATION

Strathcona County offers a wide variety of recreation opportunities, which contribute to the well-being of citizens. The recreational facilities and natural amenities in the plan area exceed those of many other similar sized hamlets in the County.

The recreational open space system within the plan area is comprised of both structured play fields and natural open space represented by the Pointe-aux-Pins Creek, utility rights-of-way and storm water management facilities. The open space system occupies a vital position in the design and development of the plan area and enhances the overall recreational, educational and cultural experiences within the community.

Objectives:

Ardrossan will provide public open space areas within the hamlet that:

a. Meet the recreational and leisure needs of the residents of Ardrossan and the surrounding community;
b. Protect and conserves natural areas, and
c. Accommodate public utility lots for servicing requirements.

Policies:

Strathcona County shall:

4.5.1 Develop parks and open space areas in accordance with Map 3 Open Space and the Ardrossan Community Recreation Master Plan.

4.5.2 Encourage land utilised for the provision of surface, underground or overhead servicing infrastructure to contain pathways that extend or connect the existing open space pathway network.

4.5.3 Develop recreation infrastructure in accordance with the Ardrossan Community Recreation Master Plan.

4.5.4 Promote use of County owned land for attracting multi-purpose institutional uses that may offer year round recreational opportunities.

4.5.5 Require that a portion of Municipal Reserve land in the Hamlet Residential Areas is dedicated for creation of neighbourhood parks, approximately 1 to 2 hectares in area each.

4.5.6 Require that Municipal Reserve be dedicated in accordance with the Municipal Government Act and County Policy, including areas necessary to improve connectivity between Environmental Reserve lands and provide additional community open spaces at the neighbourhood level.

4.6 SAFETY

It is important to provide residents in Ardrossan with a safe environment in which to live, work and play. There is a need to ensure emergency and protective services are available in the hamlet. The south portion of Ardrossan is in the "Very High Risk" Fire Risk Model.

There are a number of lands within the hamlet that are within the flood plain of Pointe-aux-Pins Creek. In order to minimize potential loss of life and damage to property, the County shall direct development away from natural hazards.

Policies:

Strathcona County shall:

4.6.1 Encourage municipally assigned civic addresses, streets, roads and subdivisions to be marked with highly visible, non-combustible signs that aid protective and emergency services in locating properties. All civic addresses shall conform to Strathcona County's Addressing Bylaw.

4.6.2 Integrate, as part of a neighbourhood subdivision design, trail linkages with streets, where possible for emergency access and egress.

4.6.3 Discourage the subdivision of lands the potential for wildfire to be high, until such time as the wildfire risk has been reduced to a level that is acceptable to the County and consistent with the County's FireSmart Guidelines.

4.6.4 Discourage the subdivision of lands in areas where the County determines the potential for flooding to be high, until such time as the flood risk has been reduced in a manner and to a level that is acceptable to the County.

4.6.5 Consult with Emergency Services and the RCMP to determine when population increases may require additional facilities within Ardrossan.

4.7 INSTITUTIONAL

Ardrossan offers a wide range of public services with numerous institutional facilities. These facilities include schools, religious buildings, government offices and community halls. Many of these facilities play important roles in the daily lives of residents in the hamlet and help shape their social and physical environments.

The Ardrossan separate and public schools house a significant student population. At present the Ardrossan schools serve a 118 square kilometer catchment area comprising lands located both north and south of Highway 16 and generally east of Range Road 222.

Objective:

Ardrossan will encourage:

a. The continued development of institutional and community facilities that are compatible with existing land uses.

Policy:

Strathcona County shall:

4.7.1 Pursue opportunities for the shared (joint) use of sites and/or multiple use facilities, such as fire, emergency services, health care, police, schools, recreational facilities and libraries.

4.8 SOCIAL DEVELOPMENT

Social development improves the quality of life and establishes a sense of community. Residents of Ardrossan have expressed the desire to create a safe, vibrant, friendly and family-oriented hamlet that will convey a sense of place.

The recreation center, senior drop-in center, and memorial hall in Ardrossan are examples of community facilities that provide for social interaction. Community facilities can be utilized to provide for unique character for the

hamlet. The hamlet of Ardrossan provides a balance and diverse range of opportunities such as social, conservation, health and recreational.

Objective:

Strathcona County's main objective for social development within Ardrossan is:

a. To promote a high quality of life for residents by balancing and diversifying a range of social, educational, environmental, health and cultural opportunities.

Policies:

Strathcona County shall:

4.8.1 Undertake development in a manner that compliments and promotes the existing character and identity of Ardrossan as a rural community.

4.8.2 Encourage Farmers Markets and other community-initiated events to locate within the area adjacent to the Memorial Hall in response to future demand.

4.8.3 Require new subdivisions to enhance walkability with the provision of sidewalks and trails in accordance with County Policy and the Ardrossan Community Recreation Plan.

4.8.4 Reinforce the attractive, natural ambience of the community with the promotion of the following design principles:

a. Residential areas should be planned in co-ordination with the open space creek system to take advantage of vistas and views of the creek.
b. Mid-block pedestrian accesses should be incorporated within subdivisions to provide convenient access to open space corridors, the hamlet core and other amenities and services within the community.
c. New residential development should link to the natural open space corridor through the installation of mature street tree plantings. Plantings should also be incorporated at the entranceways to the community.
d. Where possible, natural features and visual amenities should be designed to be part of the public realm within a subdivision.

4.8.5 Continue to support programs that benefit the social well-being of residents, including but not limited to: 4-H, Ardrossan Strathcona Figure Skating Club, Scouts Canada, and Ardrossan Volunteer Firefighters Alumni Associations.

4.9 ECONOMIC DEVELOPMENT

The Municipal Development Plan identifies that Strathcona County's economy consists of five key economic sectors: oil and gas, manufacturing, agriculture, service, and tourism. The community is able to support one of the County's five key economic sectors – service.

Ardrossan is a minor growth community that provides employment, services and housing to the central part of the County. The range of services provided range from small local specialty stores to home businesses. Services in the plan area will provide residents and nearby communities with employment and work towards meeting everyday needs.

Recreation opportunities help attract groups to the area and bring individuals together through activities and special events. Special events will continue to be promoted, such as the Lobster Dinner and Dance, the Parade and Picnic and the Annual Country Christmas and Craft sale. In addition, Strathcona County will support marketing of amenities to promote the Ardrossan Recreation Complex as a location to visit for sporting events.

Objectives:

Strathcona County will endeavour to:

a. Retain, expand and attract individuals and businesses to locate in Ardrossan.
b. Promote locally owned small businesses.
c. Support community events, recreational activities and cultural activities that enhance community pride while generating economic benefit and tourism.

Policies:

Strathcona County shall:

4.9.1 Require commercial development be designed in a manner that complements and promotes the existing character and identity of Ardrossan as a distinct, rural community.

4.9.2 Support the development of businesses based out of a residence, such as bed and breakfast operations, home offices, minor care centres, and other minor businesses within the residential districts of the hamlet as regulated through the Land Use Bylaw.

4.10 AGRICULTURE

A significant amount of land within the hamlet, to the north of Pointe-aux-Pins Creek, is vacant and currently farmed for crop production. The Land Use Bylaw designates these lands within the Agriculture: Future Development land use district This Land Use District is intended to provide transitional agricultural uses that will not prejudice the future use of land for urban development. Such existing agricultural operations within the plan area will be allowed to continue but are expected to be eventually replaced in the future by residential development.

Objective:
Strathcona County shall encourage:

a. the continued agricultural uses in areas while designated for future development.

Policy:

Strathcona County shall:

4.10.1 Allow existing agricultural operations to continue within the hamlet until the land they occupy is to be developed.

4.11 TRANSPORTATION

Strathcona County will continue to accommodate the movement of people and commodities in a safe, economical, efficient, and environmentally responsible manner. As the hamlet grows, pressure on the transportation network will continue to increase.

Objectives:

To have an effective and efficient transportation network that effectively facilitates the movement of people, vehicles and goods by ensuring that:

a. adequate on-site parking is available in all new non-residential development;
b. design concepts for new neighbourhoods promote alternative transportation modes through enhancing the network of trails within the hamlet; and
c. all roads and trails are constructed and designed in a manner that contributes to an efficient and comprehensive transportation network.

Policies:

Strathcona County shall:

4.11.1 Develop the transportation network in accordance with the Map 4 Transportation.

4.11.2 Consider the impact of traffic and noise on adjacent land uses for new trail development.

4.11.3 Construct appropriate pedestrian-oriented lighting and street fixtures along major trails, in accordance with municipal policy, SER-009-008, Light Efficient Community Policy standards.

4.11.4 Provide, wherever possible, a minimum separation of 3.0 m between non-motorized and motorized traffic for trails that are located adjacent to roadways.

4.11.5 Design trails to maximize opportunities for connectivity within and between development sites.

4.11.6 Design and construct new roads in accordance with the cross-sections identified within the Ardrossan Traffic Impact Assessment, and the County's Design and Construction Standards.

4.12 UTILITY SYSTEMS

Strathcona County will ensure that, where possible, all residents within the County are provided with a reliable level of municipal services that are economically, socially and environmentally viable.

From the development of new housing, and the renovation to the Ardrossan Recreational Centre, the Ardrossan wastewater lagoon reached maximum capacity and could not accommodate any more storage. This resulted in a complete stop to any further development and growth in Ardrossan.

To address the problem, the County approved the construction of a regional wastewater line extending from the Capital Region Wastewater Treatment Plant to the Ardrossan wastewater lagoon. Further development within the hamlet shall also require the upgrading of the water reservoir and potentially the development of a new dedicated water connection to Sherwood Park.

Objectives:

Development within Ardrossan will avoid the potential negative impacts arising from the design, location and use of infrastructure and utilities on the natural and physical environment by:

a. Requiring all development to connect to the existing water and sanitary sewer systems;

b. Ensuring stormwater is appropriately managed on-site prior to being discharged; and
c. Continuing to encourage use of the County's waste reduction facilities, including the hamlet's recycling station and curbside pickup of organic materials.

Policies:

Strathcona County shall:

4.12.1 Extend and connect all future development to Strathcona County's piped water, sanitary sewer, and stormwater system. Details shall be addressed either at the subdivision or land use bylaw amendment stage of development.

4.12.2 Require an applicant to provide details concerning the provision of franchise utilities (gas, power, telephone, cable) as part of an application for subdivision approval.

4.12.3 Require subdivision and development permit applications within the hamlet of Ardrossan to include the submission of a storm water management plan, to the satisfaction of the County. The stormwater management plan, shall provide details of on-site stormwater detention and treatment infrastructure designed to address the following matters:

a. Detain stormwater from hardstand and roofs on-site for storm/rain events up to a 1:100 year event, with a critical duration of a 24 hours event minimum;
b. The peak runoff for the critical duration of the event shall be released at a rate no greater than the pre-development rate;
c. An emergency overflow route shall be provided, except where, in the opinion of the County, it is not practical to do so;
d. The design shall ensure a minimum of 85% removal of sediments of particle size 75 microns or greater, and on-site contaminant treatment and filtration, to the satisfaction of the County.

4.12.4 Require storm water management facilities to be legally registered as municipally-owned Public Utility Lots (PUL's).

4.12.5 Continue to encourage the reduction of solid waste.

SECTION 5: IMPLEMENTATION

5.1 LAND USE BYLAW

The Land Use Bylaw lists a number of implementing Zoning Districts within the developed portion of the hamlet. Areas that are to be developed through this Area Structure Plan are designated either Agriculture: Future Development (AD) or Parks and Recreation (PR). Specific proposals for development will also have accompanying Land Use Bylaw Amendment applications to establish the proper land use district to implement the proposal.

In assessing applications for a Land Use Bylaw amendment and/or development permit, Council, or the Development Authority shall consider a range of matters including the following:

- Whether the proposed land use, overall character and site design meets the policies listed within Sections 3 and 4 of this Plan.
- Whether proposed transportation infrastructure upgrades are consistent with the recommendations of the supporting Traffic Impact Assessment, or amendments thereto.
- Whether public realm improvements are consistent with the Land Use Concept, the recommendations of the Ardrossan Community Recreation Master Plan, and relevant County Policy.

5.2 SUBDIVISION

Design and layout for new subdivisions shall conform to the following principles:

- Allow for public amenities in close proximity to residential areas.
- Internal roads shall complement the proposed pedestrian trail network.
- Improve pedestrian linkages and trail connectivity.
- Encourage vehicular and pedestrian connectivity between adjacent subdivisions.
- Ensure entrances to different subdivisions have distinct landscape character.
- Minimize cul-de-sacs and improve neighbourhood connectivity.

5.3 AMENDMENTS TO THIS PLAN

Any changes to this Area Structure Plan must be consistent with the Municipal Government Act, the Regional Growth Plan and the Strathcona County Municipal Development Plan.

Applicants seeking to amend this Area Structure Plan shall provide the supporting information, analysis and technical data requested by the County in order for the merits and impacts of the proposed changes to be properly evaluated.

5.4 STAGING

Staging of development is expected to proceed north and south easterly into the undeveloped portions of the hamlet in a contiguous manner that enables a logical extension of infrastructure servicing. Stages may be influenced by overall market demand, staging of infrastructure and participation of landowners. Variations in the staging shall be coordinated with Strathcona County and subject to development agreements entered into between the developer and the County.

SECTION 6: MAPS

Map 1 Location

Map 2 Land Use Concept

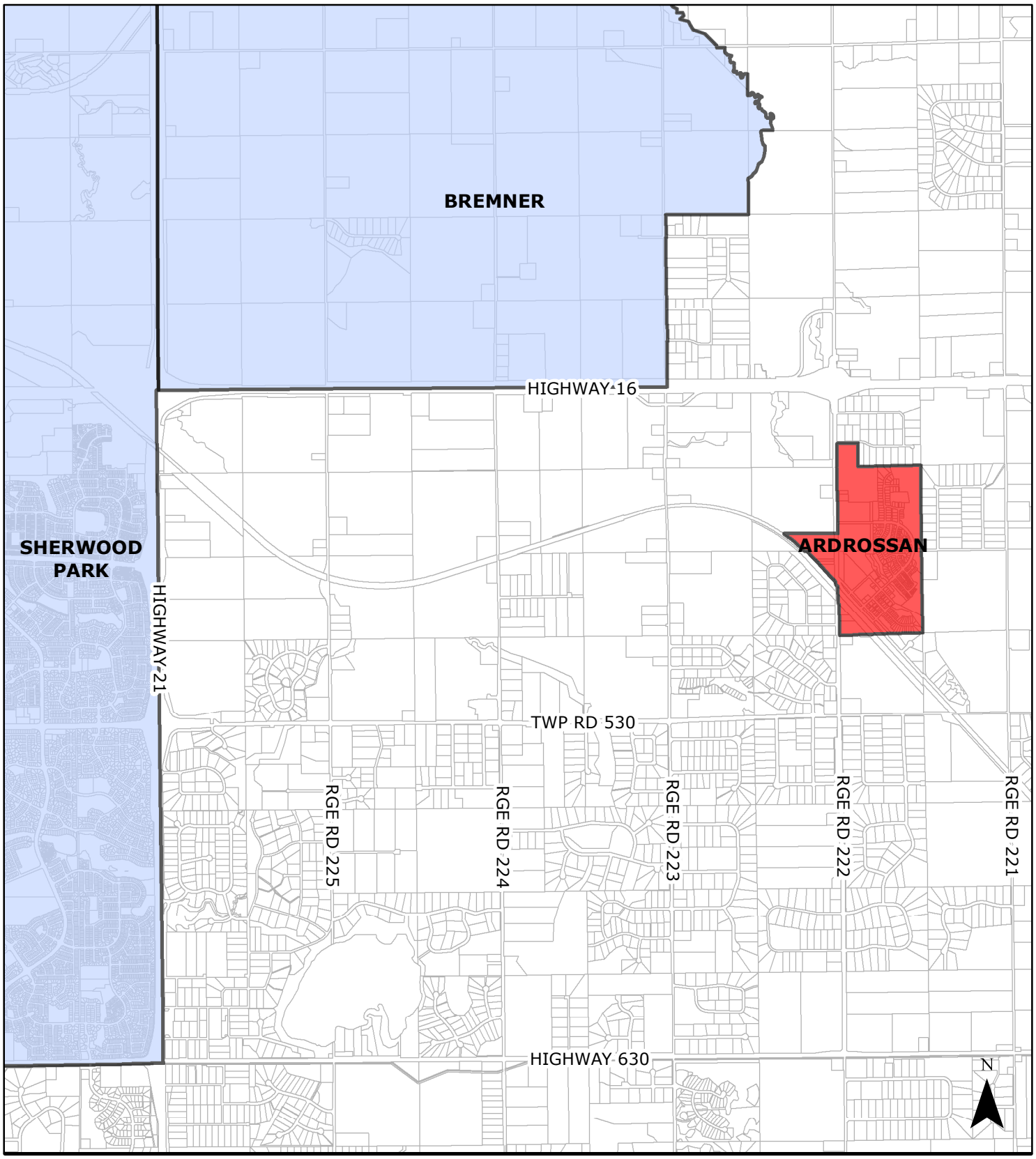
Map 3 Open Space

Map 4 Transportation

Map 5 Water Servicing

Map 6 Wastewater Servicing

Map 7 Stormwater Servicing



LEGEND

URBAN SERVICE AREA

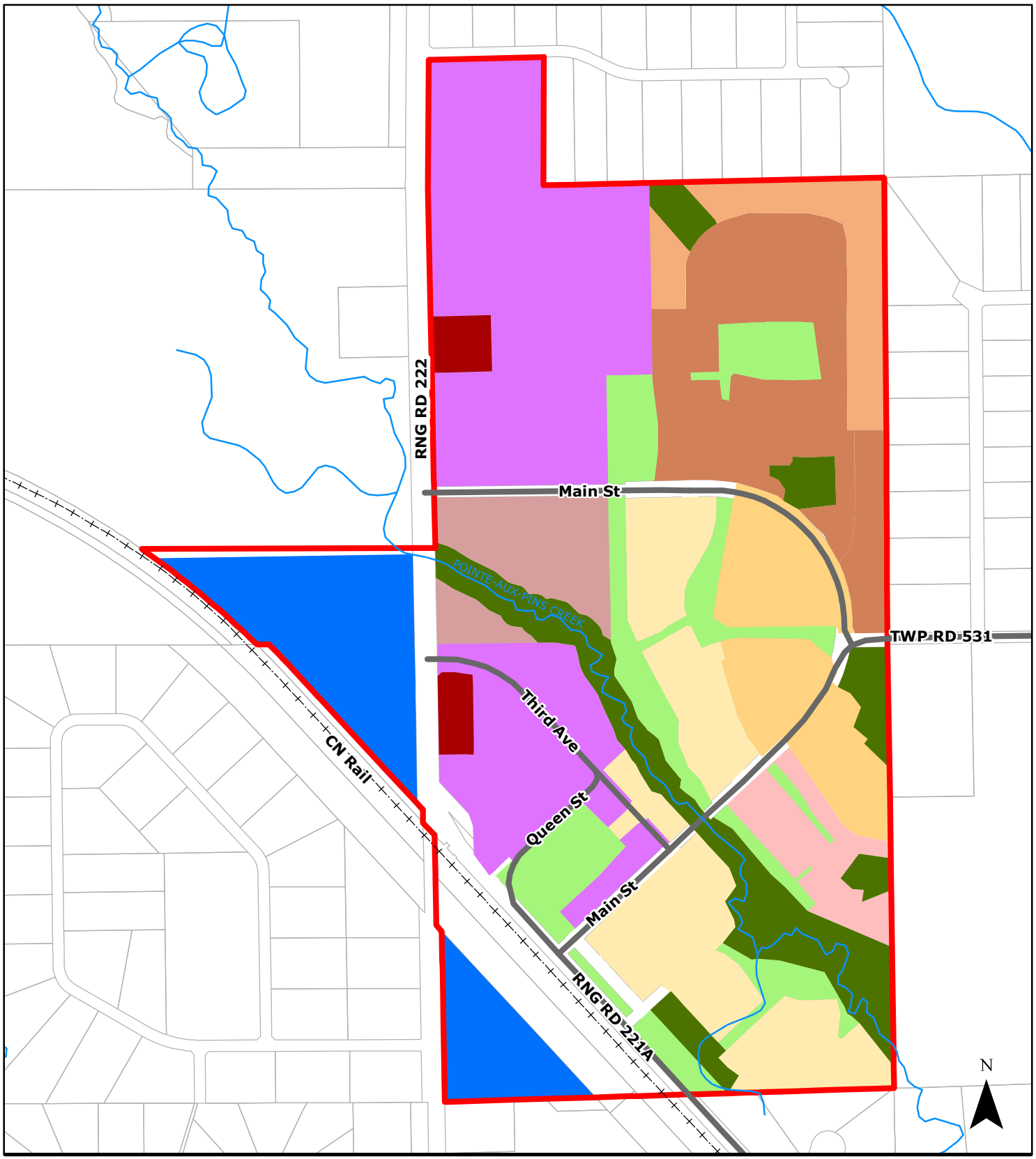
ARDROSSAN AREA STRUCTURE PLAN

STRATHCONA COUNTY

ARDROSSAN AREA STRUCTURE PLAN STRATHCONA COUNTY

Map 1.0

LOCATION



LEGEND

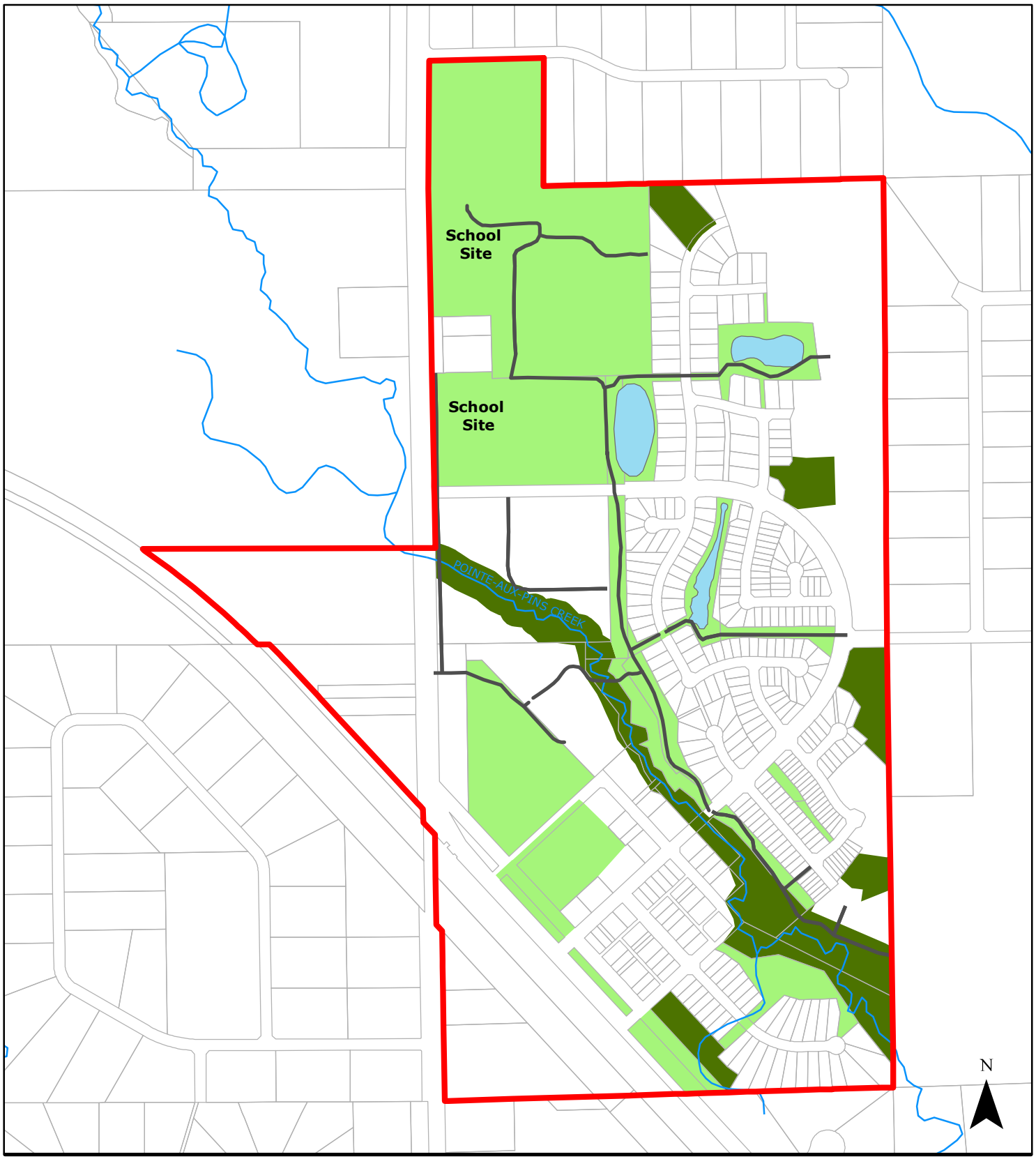
- Ardrossan ASP Boundary
- Collector Roads
- Commercial
- Environmental Reserve
- Municipal Reserve
- Institutional Lands
- Existing Residential
- Mixed Use Development
- Multiple Residential
- New Residential (0.5 ac)
- New Residential (< 0.3 ac)
- New Residential (0.3 ac lots)
- Transitional Lands(Existing Country Residential)

STRATHCONA COUNTY

ARDROSSAN AREA STRUCTURE PLAN STRATHCONA COUNTY

Map 2.0

LAND USE CONCEPT



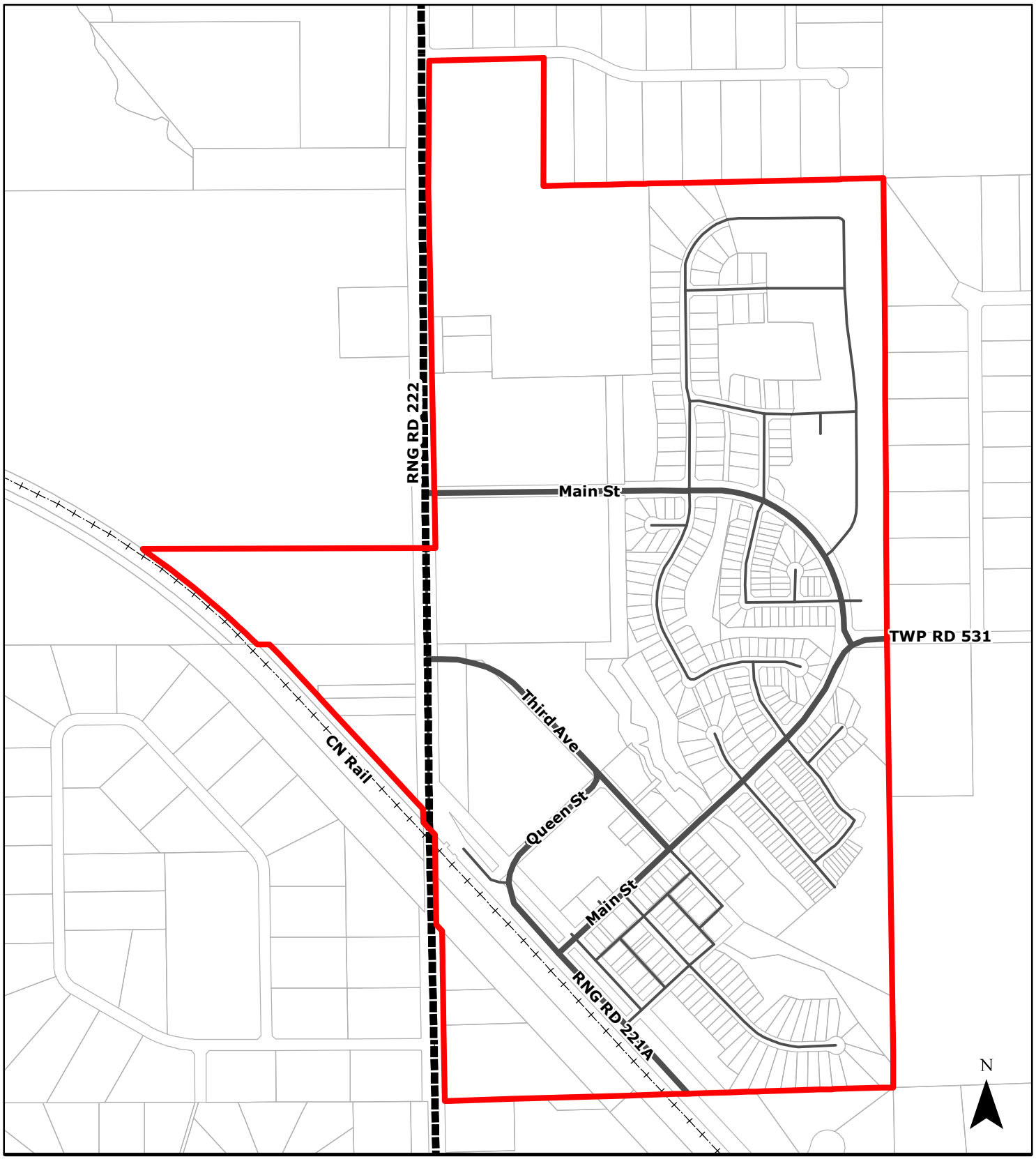
LEGEND

- Ardrossan ASP
- Multi-Use Trails
- Environmental Feature
- Open Space & Recreation
- Stormwater Management Facility

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 3.0
PARKS AND
OPEN SPACE

STRATHCONA COUNTY



LEGEND

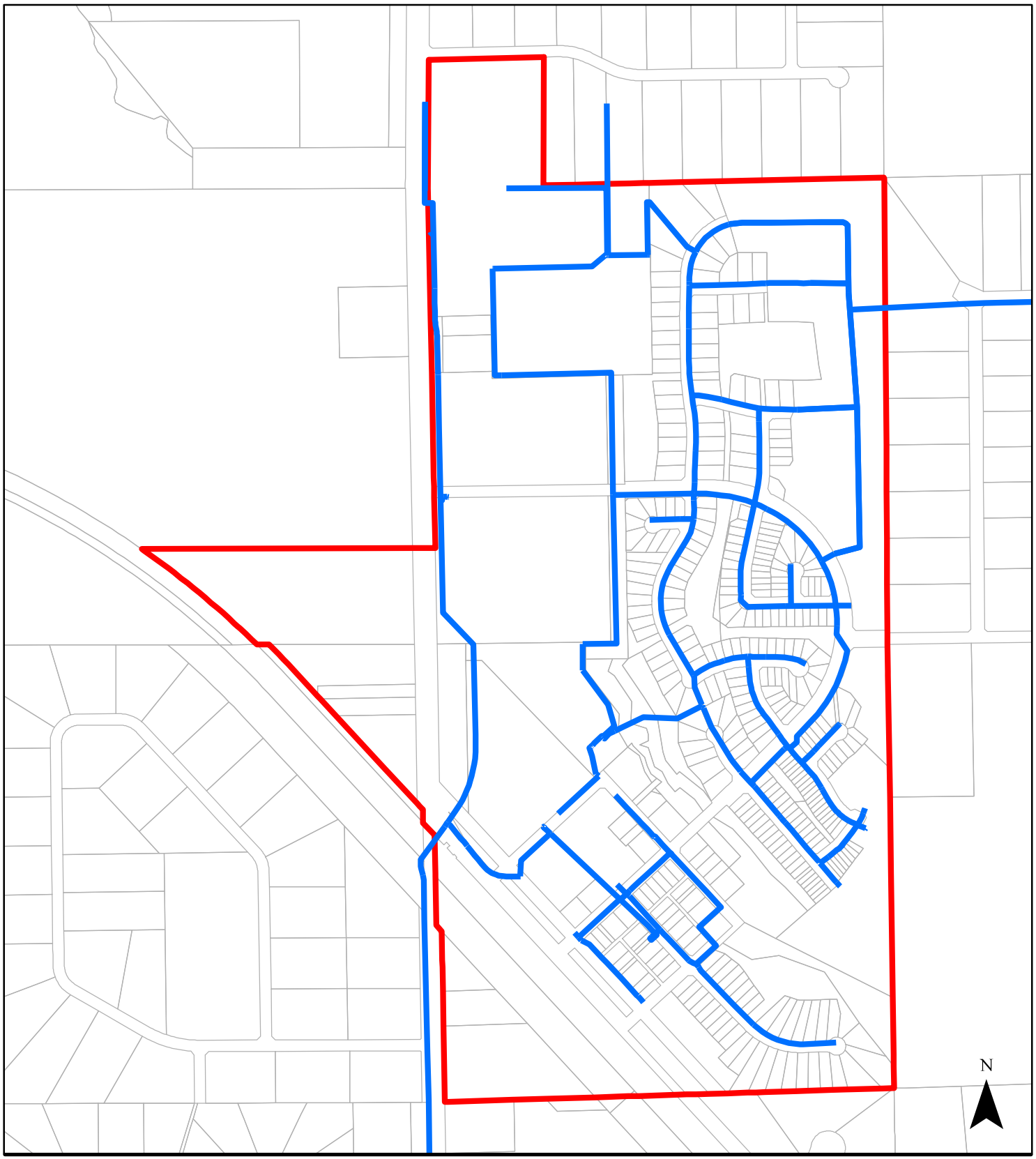
- Ardrossan ASP
- Railway
- Arterial Road
- Collector Roads
- Local Roads

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 4.0

TRANSPORTATION

STRATHCONA COUNTY



LEGEND

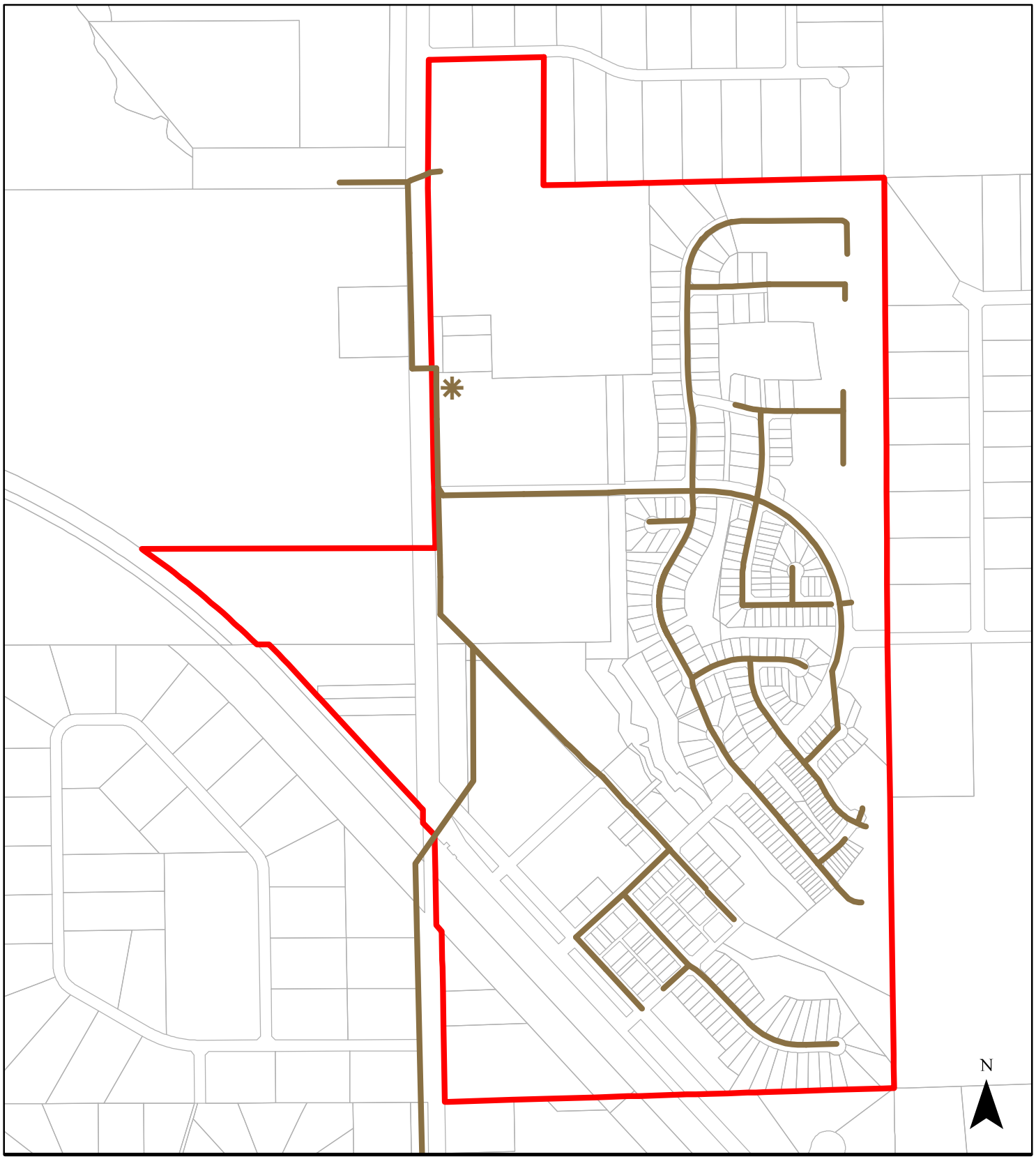
Ardrossan ASP

Water Pressurized Main

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 5.0
WATER
SERVICING

STRATHCONA COUNTY



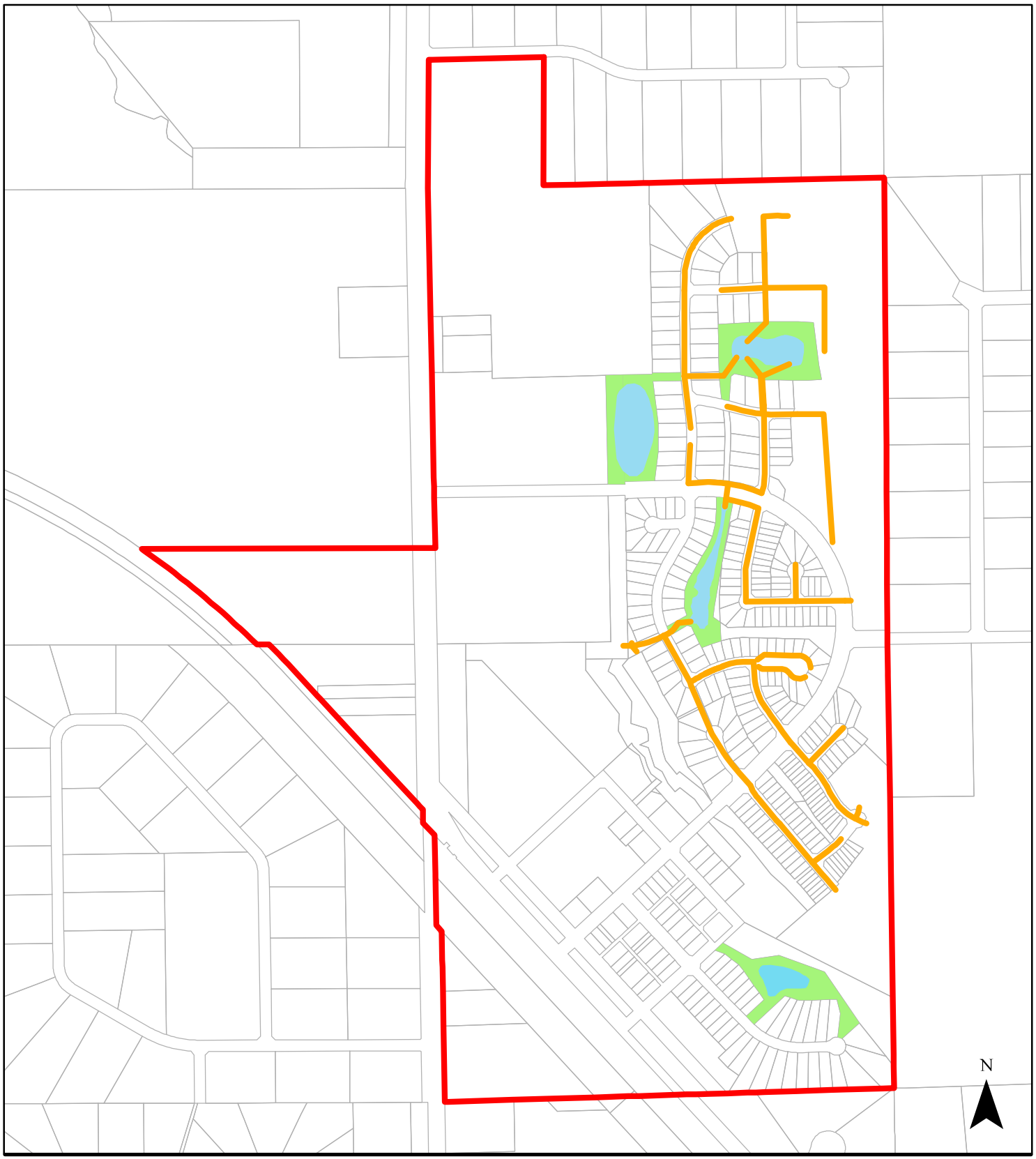
LEGEND

- Ardrossan ASP
- Sanitary Gravity Main
- Lift Station

STRATHCONA COUNTY

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 6.0
SANITARY
SERVICING



LEGEND

- Ardrossan ASP
- Storm Gravity Main
- Stormwater Management Facility

STRATHCONA COUNTY

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 7.0
STORMWATER
MANAGEMENT

APPENDIX A: EXISTING CONDITIONS

A.1. EXISTING LAND USE

Existing land use patterns within Ardrossan show a community that has grown to its maximum south of Pointe-aux-Pins Creek, with development now occurring to the north of the creek.

Existing Residential

The hamlet of Ardrossan consists of an original core area that contains older dwellings configured in a grid street pattern; and a newer, more recent housing development area.

Existing Commercial

A small commercial area on the east side of Range Road 222 and a veterinary clinic located on the west side of Range Road 222 are the only commercial development currently within the hamlet of Ardrossan. The existing commercial area consists of a convenience store, a liquor store, a bottle depot, and an automotive and tire center. A veterinary clinic is located within the existing Country Residential area on the west side of Range Road 222, north of the CN railway tracks.

Existing Institutional

Institutional land uses in Ardrossan include schools, a church, a recreation complex, a post office, a drop-in senior's center, a recycling center, a pump house, a community hall and a fire hall.

There are four schools within the hamlet of Ardrossan: Holy Redeemer Catholic School; Ardrossan Elementary School; Ardrossan Junior/Senior High School; and New Horizons Charter School. The school sites are clustered to facilitate the sharing of common play fields. At present, the Ardrossan public schools serves a 118 square mile catchment area generally comprising of lands east of Range Road 222, and to the north and south of the community.

The Ardrossan Recreation Complex is located south east of Range Road 222, on First Avenue. The complex was expanded and upgraded in 2012 and offers comprehensive recreation opportunities to residents and the surrounding communities.

The Ardrossan fire hall is located within the existing core area, on Main Street. The fire hall is currently staffed by volunteer firefighters.

A.2. EXISTING TRAILS AND OPEN SPACE

Two trails have been constructed in the municipal reserve lands along Pointe-aux-Pins Creek. Presently, they are not linked and do not connect residents with the schools, sports fields, or the recreation complex. As a result, the majority of pedestrian traffic through the community takes place on the shoulders of the Range Road and along streets that do not have sidewalks.

The recreational open space system within the Plan Area is comprised of both structured play fields and natural open space consisting of Pointe-aux-Pins Creek and storm water management facilities including the pond located east of the separate school.

A.3. EXISTING TRANSPORTATION

Regional Transportation Network

The regional transportation network surrounding the Plan Area is comprised of a number of major connector roadways including Highway 16, Township Road 530 and Range Road 222. The characteristics of the roadways include:

- Highway 16, located north of the Plan Area boundary, is a divided highway that provides direct access to Sherwood Park, Edmonton and points east;
- Township Road 530, located south of the Plan Area acts as an east-west rural arterial road for those driving to the Country Residential area and to Sherwood Park;
- Range Road 222 runs north and south along the west boundary of the hamlet of Ardrossan and connects Ardrossan to Highway 16 and Township Road 530; and
- Range Road 221A runs south-eastward from the south end of Ardrossan, connecting to Township Road 530.

Internal Transportation Network

The hamlet of Ardrossan's internal transportation network has been developed based on a grid roadway system in the original core area, and curvilinear local roads within the new development area, north of Pointe-aux-Pins Creek.

The main accesses into Ardrossan from Range Road 222 are at Third Avenue and Main Street. The Third Avenue access was constructed in 2013, coinciding with the closure of the access at Range Road 221A.

Public Transit

At present, Ardrossan is not served by regularly scheduled public transit; however eligible residents can access the County's Mobility Bus service.

A.4. EXISTING SERVICING

Water Supply System

The water distribution system is connected to a Canadian Utilities line that runs northward of Ardrossan and also serves the Hamlet of Josephburg, the Josephburg Water Co-op, and existing country residential developments north of Ardrossan. The water reservoir, located on the north side of Third Avenue at Queen Street, also acts as an equalizing storage for the water supply line in the event of low water supply or pressure. There are a total of seven hydrants within the Plan Area – two for the school structures and five dispersed throughout the hamlet.

Wastewater System

All existing areas of the hamlet of Ardrossan are serviced by the municipal sewer system. The system includes three lift stations. A sewage treatment lagoon is located to the northwest of the Plan Area and is a seasonal discharge lagoon which serves the hamlet of Ardrossan and school area.

As of 2012, the Ardrossan wastewater lagoon was considered to be at capacity and could not accommodate any more storage. In order to facilitate future residential development within the Plan Area, a wastewater forcemain extending from the Capital Region Wastewater Treatment Plant to the location of the Ardrossan wastewater lagoon was constructed in 2013-14.

Stormwater System

The existing stormwater drainage system consists mainly of rural ditches and culverts discharging towards Pointe-aux-Pins Creek. There are two point discharges to the creek from culverts and some overland/ditch discharge. The recreation fields drain into a series of ditches which discharge in a west and south-westerly direction to the creek.

A.5. EXISTING ENVIRONMENTAL CONDITIONS

Wildlife Corridors

The ecological significance of Pointe-aux-Pins Creek within the hamlet of Ardrossan is a key component for local drainage and wildlife movement.

The Pointe-aux-Pins Creek and the Canadian National Railway corridors contain significant tracts of habitat and are critical for the maintenance of some wildlife species in the area including a vital linkage function as migration and travel corridors for Whitetail Deer and other wildlife within Ardrossan.

The riparian habitat is considered to have high sensitivity to disturbance.

Geology and Soil

The lands within Ardrossan are generally considered to be gently rolling topography, with Soils within Ardrossan are predominantly Class 1 and 2, with the Falun soil unit, a fine loamy soil being the predominant soil type.

Hydrology

Pointe-aux-Pins Creek is the major water feature and drainage channel within Ardrossan. The creek runs northwestward from its headwaters south of Wye Road, through the community to the North Saskatchewan River. The creek acts as the main drainage channel.

APPENDIX B: BACKGROUND STUDIES

Several background studies were commissioned by Strathcona County concerning the future development of Ardrossan. These studies support the policy framework outlined within the ASP. A summary of these studies and their major recommendations are contained within this section.

B.1. ARDROSSAN COMMUNITY RECREATION MASTER PLAN

In 2009, County Council approved the Ardrossan Community Recreation Master Plan (ACRMP) to guide future provision of community facilities, parks and, open spaces in Ardrossan.

The intent of the ACRMP is to build upon the goals, policies and standards presented in existing Strathcona County planning documentation and be a more detailed plan that would further support the Open Space and Recreation Facility Strategy (OSRFS). The ACRMP identifies and discusses a number of planned capital projects that would implement the ACRMP between 2009 and 2023. They include:

- Ardrossan Recreation Complex Infrastructure Reinvestment
- Expansion of Trails Network within Ardrossan
- Relocation of outdoor rink
- Sportsfield upgrades
- Ardrossan Youth Park
- Ardrossan Memorial Hall Expansion

In considering the future development of recreation and well-being within Ardrossan, the plan identified four strategic themes for discussion:

- A Walkable Community with expansion of the existing trail network in Ardrossan;
- Places for Community Gatherings, with the future development of the existing grounds adjacent to the Memorial Hall and Senior's Centre;
- Places for Specialized Activities and Youth with the future development of a permanent skateboard/BMX park and a spray park proposed for the open space adjacent to the Memorial Hall and Senior's Centre; and
- Playing Team Sports with the future upgrading of existing sports fields and the future relocation of the outdoor rink to the Recreation Complex property.

B.2. BIOPHYSICAL ASSESSMENT

A biophysical assessment was completed as part of the Ardrossan Area Structure Plan review by Strathcona County in 2011. The analysis focused on:

- Determining the applicability of the biophysical information gathered in 1997;
- Determining the general extent of the floodplain for Pointe-aux-Pins Creek;
- Assessing how the floodplain may affect future development; and
- Determining natural areas that would qualify as Environmental Reserve (ER).

The wetlands scattered across the remaining undeveloped private lands within the Plan Area boundaries were identified as potential Environmental Reserve lands. At the time of subdivision, more detailed biophysical and geotechnical assessments will be required to accurately delineate Environmental Reserve boundaries.

The biophysical assessment contains the following recommendations:

- The entire Pointe-aux-Pins Creek system should be classified as ER. Future subdivision should provide a wider buffer along the top of bank of the creek. Upland vegetation restoration may be required to achieve this.
- At the time of subdivision or development, geotechnical assessments are recommended to determine suitability of substrate.
- At the time of subdivision, more detailed biophysical assessments will be required to accurately delineate ER boundaries.

B.3. TRAFFIC IMPACT ASSESSMENT

Strathcona County commissioned a Traffic Impact Assessment (TIA) in 2013 to consider the impacts of the proposed development on the road networks in and around Ardrossan.

The TIA examined the existing and future road networks within and surrounding the community. The TIA proposes a hierarchy of roads serving the community that include:

- Arterial Road – Range Road 222
- Collector Roads - Main Street; Queen Street; Third Avenue (between Range Road 222 and Main Street); Range Road 221A; and Township Road 531;

- Local Roads – all other streets within the community

Several recommendations are made within the TIA that will guide the development of the community's road network as it continues to build out. The recommendations include:

- Range Road 222
  - Continued development within Ardrossan will require the intersection of Range Road 222/Main Street to a Type IV configuration. Interim improvements to the intersection are to be undertaken with the approval of the initial phases of residential development.
  - Introduction of a four lane cross-section from the south access to the Lindale Park subdivision to Third Avenue. This would occur either when the Main Street intersection is being upgraded or when pavement rehabilitation is undertaken along Range Road 222.
  - Introduction of a service road on the east side of Range Road 222, with reduced access points to the schools, when traffic growth on Range Road 222 approaches 10,000 vehicles per day.
  - Parking and drop-off areas be developed on the school properties fronting Range Road 222 to reduce the current conditions of parent pickup and drop off on the shoulders of Range Road 222, as well as students having to cross the range road to access the existing parking lot to the west of Range Road 222.
  - Consolidation of accesses along the west side of Range Road 222, south of Third Avenue would be required with redevelopment or changes to current land uses.

- Main Street
  - Main Street will require upgrading with the widening of the roadway width, and the construction of sidewalks.
  - The access points to the future 'Mixed Use Area' on Main Street and Third Avenue be offset a minimum of 75 m from the centreline of Range Road 222, in accordance with the County's Design and Construction Standards.
  - The Main Street crossing of Pointe-aux-Pins Creek will require replacement likely during the life of the Area Structure Plan.

- Range Road 221A will require upgrading to a roadway width of 9.0 m. To better facilitate traffic flows, the introduction of a horizontal roadway curve at the intersection of Queen Street and Range Road 221A is necessary. Type II intersection upgrades are proposed for both the intersections of Main Street and King Street.

- Queen Street will require upgrading to the roadway width of 9.0 m with sidewalk construction on the northwest side only. Acquisition of an additional 10.0 m of road right-of-way will also need to occur.

- Third Avenue (between Queen Street and Main Street) will require upgrading to a roadway width of 7.5 m to 8.0 m, with a sidewalk on the southwest side of the roadway.

TIA recommendations were provided at the time Alberta Transportation was the road authority over Range Road 222 and therefore based on their requirements. Strathcona County may be undertaking further studies to determine ultimate corridor improvements.

B.4. ENGINEERING DESIGN BRIEF

Strathcona County commissioned an Engineering Design Brief in 2013 to review and consider the infrastructure design requirements necessary for the continued water, wastewater, and stormwater servicing of Ardrossan. The scope of this project included:

- Confirm long-term water, wastewater, and storm drainage system requirements for Ardrossan for the existing, interim, and ultimate growth scenarios.
- Use the models for each system to conduct hydraulic analyses, complete level of service reviews, identify deficiencies, and recommend capital improvements for the existing systems.
- Develop optimum water distribution identifying required water main sizes and pump station/reservoir facility requirements.
- Develop optimum wastewater collection system identifying pipe sizes and pump station requirements.
- Develop optimum storm drainage servicing concept identifying required pipe sizes, stormwater storage facilities and outlets.
- Review available geotechnical information, and previously completed floodplain assessments.

The Engineering Design Brief offered a number of conclusions and recommendations regarding servicing infrastructure for Ardrossan:

- Water Distribution System
  - Upgrades to the existing system is required to provide required fire flows throughout the hamlet.
  - To service the full development in the existing hamlet, the water reservoir will need to be expanded. The service pumps will also need to be upgraded to accommodate additional demands. The fire pump also needs to be upgraded.

- Preliminary assessments indicate the supply line to Ardrossan needs to be upgraded. A more detailed assessment will be required to confirm pipe sizes during detail design.

- Wastewater Collection System
  - The current wastewater pumps do not have capacity to accommodate the full development of the hamlet of Ardrossan and will need to be upgraded.
  - To accommodate the additional flow, a number of improvements of the existing system will be required.

- Stormwater Drainage System
  - Outlet control structures are required at all proposed Storm Water Management Facilities to limit the release rate to the recommended maximum.
  - Low Impact Development features could be implemented throughout the proposed development; areas that will benefit the most from such features are the proposed commercial and multi-family residential developments located on both sides of the Pointe-aux-Pins Creek.
  - Due to the potential development encroaching on the Point-Aux-Pins Creek flood plain, it is recommended that a detailed flood hazard assessment be completed.

B.5. STRATHCONA COUNTY TRANSIT MASTER PLAN

On February 26, 2019, Strathcona County Council approved a Transit Master Plan that provides direction on the planning and delivery of County transit service.

The Master Plan acknowledged With a much higher population focused in the hamlet area, Ardrossan is anticipated to have the population and density to support a fixed-route transit service connecting residents to Sherwood Park as it grows. This is a growth-dependant strategic direction to be implemented once Ardrossan's population grows to 2,400-2,800 people and can support fixed-route service. The following recommendations support this strategic direction:

- Monitor pace of population growth in Ardrossan.
- Design and implement an hourly peak/off-peak service when ridership forecasts suggests that minimum productivity targets will be met.
- Monitor service once implemented and adjust based on customer comments and performance.

APPENDIX C: PUBLIC ENGAGEMENT

The Area Structure Plan review process included a comprehensive public consultation process that allowed residents and stakeholders the opportunity to meet and discuss their values, as well as any potential issues with existing and future development in Ardrossan.

The public engagement review process began in 2011 and ran through 2012. Four public consultation sessions were held with the Ardrossan community. A summary of each public consultation event is discussed within this Appendix.

Visioning Workshop (April 6, 2011)

On April 6, 2011, a community workshop was held to gather public input on the future of Ardrossan. The workshop started by brainstorming community values and followed by, creating a vision statement, identifying opportunities, and lastly, creating the ideal Ardrossan community. Approximately 52 people attended this evening workshop. Participants were divided into 7 groups and generated a draft visioning statement and made comments regarding the growth of the community on an air-photo of the hamlet.

Based on the feedback received, the following vision statement was created:

> *Ardrossan is and will continue to be a safe, vibrant, friendly and family-oriented community that supports growth while maintaining the rural lifestyle of the hamlet of Ardrossan.*

Rural Living Days (May 11, 2011)

Two land use concepts with ideas taken from the visioning workshop were displayed at the annual Rural Living Days event. The scenarios were displayed along with statements that represented Ardrossan and a questionnaire for the public to complete.

Open House No. 1 (June 25, 2012)

In late June 2012, three draft land use concepts were created from public feedback and were presented to the community. This open house provided residents and stakeholders the opportunity to comment on the three draft land use concepts along with a questionnaire. Residents were encouraged to identify elements of each plan that they agreed with, rather than choosing one of the three concepts as a whole. In addition, the three concepts were displayed at the Ardrossan Recreation Centre for an extended period of time in June 2012, and also posted on the Strathcona County website.

Open House No. 2 (September 13, 2012)

Resident feedback was reviewed and compiled during the summer of 2012 to help produce the preferred land use concept. The preferred land use concept was based on previous public input, County policies and municipal services. An open house was held to display and provide a brief overview of the preferred concept to the residents. The preferred concept was also posted to County webspace for public viewing.