NORTH RIDGE

Area Structure Plan

Bylaw 4/2015

As Amended on September 3, 2024 – Bylaw 14/2024

NORTH RIDGE AREA STRUCTURE PLAN AMENDMENTS

Bylaw 39/98 – North Ridge

Amendment Number	Bylaw Number	1st Reading	2nd Reading	3rd Reading
Original	38/98	July 20, 1998	August 17, 1998	August 17, 1998
1	22/2001	June 18, 2001	July 3, 2001	July 3, 2001
2	2/2004	January 19, 2004	January 19, 2004	January 19, 2004
Repealed	38/98	February 2, 2015	February 2, 2015	February 2, 2015

Bylaw 4/2015 – North Ridge

Amendment Number	Bylaw Number	1st Reading	2nd Reading	3rd Reading
Original	4/2015	February 2, 2015	February 2, 2015	February 2, 2015
1	5/2020	March 16, 2020	June 15, 2020	June 15, 2020
2	14/2024	June 4, 2024	September 3, 2024	September 3, 2024

CITY OF ST. ALBERT

BYLAW 14/2024

A bylaw to adopt the St. Albert West Area Structure Plan

(with consequential repeal of the Cherot Area Structure Plan Bylaw and consequential amendments to the North Ridge Area Structure Plan Bylaw)

WHEREAS section 633 of the *Municipal Government Act* allows a municipal council to pass a bylaw to adopt an area structure plan to provide a framework for subsequent subdivision and development of an area of land;

NOW THEREFORE the Council of the City of St. Albert ENACTS AS FOLLOWS:

1. This bylaw may be cited as the "St. Albert West ASP Bylaw".

2. The St. Albert West Area Structure Plan, attached hereto as Schedule A, is adopted.

CONSEQUENTIAL

3. Bylaw 23/2014, the Cherot Area Structure Plan Bylaw, is repealed.

4. Bylaw 4/2015, the North Ridge Area Structure Plan Bylaw, is amended by deleting Schedule A to that bylaw and substituting in its place the Schedule B attached to this Bylaw which shall be labelled Schedule A in the consolidation of Bylaw 4/2015 authorized under section 6.

EFFECTIVE DATE

5. This bylaw comes into effect when it is passed.

CONSOLIDATIONS

6. The Chief Administrative Officer is authorized to issue consolidations of Bylaw 4/2015 and this bylaw that incorporate the amendments made by this bylaw and otherwise conform to section 69 of the *Municipal Government Act.*

READ a First time this 4th day of June 2024.

READ a Second time this 3rd day of September 2024.

READ a Third time this 3rd day of September 2024.

SIGNED AND PASSED this 6th day of September 2024.

C. Heron

MAYOR

Marta Caufield (Sep 6, 2024 12:55 MDT)

CHIEF LEGISLATIVE OFFICER

Schedule A
St. Albert West Area Structure Plan

Please Note: Schedule A of Bylaw 14/2024 pertains to the St. Albert West Area Structure Plan, and can be viewed there.

This page is provided for reader convenience and does not form part of this Bylaw.

The North Ridge Area Structure Plan (ASP) was first adopted by Council on August 17, 1998, as Bylaw 39/98. Two amendments were made to this Bylaw, on July 3, 2001, and on January 19, 2004.

On February 2, 2015, Bylaw 39/98 was repealed, and Bylaw 4/2015 was adopted. Bylaw 4/2015 was required, as the old ASP did not comply with the new Municipal Development Plan (MPD), Bylaw 15/2007.

In 2019, an application was made to amend the North Ridge ASP. The amendment proposed adding an approximately 43-hectare parcel of land, located north of the original North Ridge neighbourhood and across Villeneuve Road, to the North Ridge neighbourhood. The new addition is called North Ridge Phase 2.

North Ridge Phase 2 was adopted by Council on May 15, 2020, as Bylaw 5/2020.

The North Ridge Area Structure Plan was divided into two sections. The original neighbourhood will continue to be referred to as **North Ridge**. The new addition will be referred to as **North Ridge Phase 2.**

On September 3, 2024, North Ridge Phase 2 was amended by Bylaw 14/2024, to remove the Future Development Area from the Plan Area. These lands were added to the St. Albert West Area Structure Plan. It is important to note that the North Ridge ASP, Bylaw 4/2015, was approved under the Municipal Development Plan, *CityPlan*, Bylaw 15/2007. At the time amendments through Bylaw 14/2024 were made to North Ridge ASP Bylaw 4/2015, the City of St. Albert had a new Municipal Development Plan, *Flourish*, Bylaw 20/2020. As such, references to the MDP in the North Ridge ASP, as amended by Bylaw 14/2024, remain consistent with MDP, Bylaw 15/2007.

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SCHEDULE "A"
TO BYLAW 4/2015
NORTH RIDGE AREA STRUCTURE PLAN

CHAPTER 1 - INTRODUCTION

1.1 Purpose

This plan establishes the basic residential land use and circulation patterns for the North Ridge Neighbourhood. It addresses planning and servicing patterns as well as the staging of future development according to St. Albert's current guidelines and standards.

The Northwest Area Structure Plan ("ASP") Technical Report, dated June 1998, and the North Ridge Area Structure Plan Amendment Technical Report, dated June 2003, may assist the reader in the implementation of this Bylaw.

CHAPTER 2 - THE DEVELOPMENT AREA

2.1 Location and Area (Figure 1)

The North Ridge Neighbourhood is located in the northwest quadrant of St. Albert. It lies to the west of Deer Ridge and to the northwest of Lacombe Park neighbourhoods. The Area Structure Plan (ASP) area is bounded on the east by Hogan Road, on the south by Giroux Road, on the west by Ray Gibbon Drive, and on the north by Villeneuve Road.

2.2 Policy Context

The North Ridge ASP complied with the Municipal Development Plan ("MDP") Bylaw 4/2000, under which it was approved. However, this ASP does not comply with the MDP Bylaw 15/2007, Policy 4.11, because the neighbourhood was developed before new statistical requirements on multiple family units were established. The MDP identifies this area as a location for residential development in St. Albert. The ASP also recognizes and incorporates the requirements of Land Use Bylaw 9/2005, as amended.

2.3 Existing Features

The North Ridge neighbourhood consists of a total of 144.12 hectares (356.11 acres) with the majority being residential. Existing vegetation, topographic, and drainage characteristics include:

2.3.1 Site Considerations

(a) The ASP area is level, draining to the west and the south. There are no permanent water bodies or defined drainage courses in the ASP area.

(b) The development area is situated on a bedrock upland bordered by pre-glacial bedrock valleys. The general soil stratigraphy consists of a thin cover of topsoil over silty clay soil over clay till. Overall, the soils and geological conditions are suitable for urban development.

(c) The groundwater table has been monitored in northwest St. Albert and is generally shallow. The groundwater conditions may affect some houses, depending on site grading and localized water table elevation. Measures may need to be taken through the development process to address water table considerations.

(d) Vegetated areas include a series of shelterbelts running east-west through the southern part of the site and along the northern perimeter of the site. There are also several bluffs of aspen poplar and an area under grass and shrub cover in the northeast portion of the site. There is a narrow triangular area in the northwest corner of the site which has a dispersed tree cover of willow, aspen poplar, Manitoba maple, and an understory of shrubs and grasses. The ASP addresses the feasibility of integrating existing vegetation features into the overall development pattern of the neighbourhood.

2.3.2 Surrounding Land Uses

(a) The North Ridge ASP is bounded by three residential neighbourhoods. Deer Ridge to the east and Lacombe Park to the southeast are developed residential neighbourhoods. Ville Giroux to the south is undeveloped and will be a neighbourhood with a mix of commercial and residential.

(b) Ray Gibbon Drive is located west of the ASP boundary and is proposed as an eight (8) lane roadway. To the northwest are lands used by the City for snow storage and compost depot. To the northeast are undeveloped lands.

(c) A dry waste site occupying a former gravel pit is located about 350 metres west of the west limit of the ASP area. A second dry waste site occupies a former gravel pit located north of Villeneuve Road about 100 metres northwest of the ASP area.

(d) An electrical transformer station is located in the adjoining quarter section to the north of the ASP area and immediately north of Villeneuve Road. A remnant of the former Edmonton and Slave Lake Railway embankment continues through the site.

2.3.3 Existing Site Land Uses

(a) The Sturgeon Heights School and associated playing fields occupy a 6.02 hectares site in the northeast portion of the ASP area. The school is operated by the Sturgeon School Division No. 24 and serves a rural population within Sturgeon County. When the school site is subdivided, Municipal Reserves will be owed. A deferred reserve caveat has been registered on the school's title of certificate.

(b) Three utility easements apply to the subject property, protecting the following utility lines:

(i) A TransAlta Utilities powerline and Gibson Petroleum pipeline run coterminously along the most westerly 6 metres of the proposed ASP.

(ii) A Northwestern Utilities Ltd. gas line easement extends along the northern and eastern side of the ASP.

(c) As of December 2014, all of North Ridge is developed.

2.4 Land Ownership in 1998

1. Imasco Enterprises Inc. and its operating company Genstar Development Company owned 91.0% of the land.

2. The Sturgeon School Division No. 24 owned 7.9% of the land. The parcel size was 10.5 hectares in NE7-54-25-W4, which is the site of the Sturgeon Heights School. In 1980, 0.112 hectares was subdivided from the school site to accommodate the road widening of Villeneuve Road. In 1999, the school site was subdivided with 4.37 hectares being developed as roadway and residential. The school site remaining is 6.02 hectares±.

3. The remainder of the ASP area is made up of registered plans, including road plans and registered subdivisions.

CHAPTER 3 - THE DEVELOPMENT PLAN

3.1 Residential Development (Figure 2)

Residential land use will be the largest land use designation within the ASP area, comprising 80 hectares± (56%) of the total area, at an overall potential gross residential density of 37.5 persons per hectare. Of the total residential lands, 73 hectares± of residential land are intended for low density development. Six multiple family sites occupy 7 hectares±.

Assuming residential densities of 19.7 dwelling units per hectare for low density residential and 73 dwelling units per hectare for medium density, the land areas translate into 1,445 low density units and 525 medium density units (total of 1,970 dwelling units). Therefore, 73% of the dwelling units are low density and 27% are medium density dwelling units.

Single family residential lots will comply with the lot width distribution established by the Land Use Bylaw.

A statistical development breakdown is provided in Table 3-1.

Table 3-1: Development Statistics

	Area (ha)	% of GDA	Units	Pop.
Gross Area	144.12			
Gross Developable Area (GDA)	144.12	100%		
Parks and trails (not over utilities)	13.50	9.4%		
Sturgeon Heights School	6.02	4.2%		
Walkways (PUL)	2.36	1.6%		
Stormwater Management (PUL)	9.90	6.9%		
Arterial Roads (Giroux, Villeneuve)	4.31	3.0%		
Internal Circulation (non-arterial)	27.67	19.2%		
Subtotal Other Uses	**63.76**	**44.3%**		
Residential				
Low Density Residential	73.20	50.7%	1,445	4,277
Medium Density Residential (R3) (R3A)	7.16	5.0%	525	1,124
Subtotal Residential	**80.36**	**55.7%**	**1,970**	**5,400**

- May not add up to 100% due to rounding.
- Overall, there will be 24.5 dwelling units per net residential hectare, with a residential breakdown of 19.7 du/ha for low density residential; and 73.3 du/ha for medium density residential.
- Expected population per residential unit is based on the City of St. Albert Census 2014:
  - 2.96 persons per low density dwelling unit, and
  - 2.14 persons per medium density.

3.2 Population Density and School Generation

The population for the North Ridge ASP is estimated at 5,400. This assumes a density of 2.96 persons per low-density dwelling unit, and 2.14 persons per medium-density dwelling unit. It further assumes typical St. Albert housing densities of 19.7 dwelling units per net hectare for single family housing and 35 to 94 dwelling units per net hectare for multiple family housing.

The projected school generation for the North Ridge ASP is 1,085 students based on 2014 St. Albert Census.

Table 3-2: Student Population Projection - North Ridge

Age	Grades	% of 2014 City of St. Albert Census age composition population 60,037	Student Generation North Ridge Population 5,400
5-9	K-4	6.4%	346
10-14	5-9	6.6%	356
15-19	10-12	7.1%	383
Total			**1,085**

3.3 Commercial Development

No neighbourhood commercial development is proposed in the North Ridge Area Structure Plan. The ASP anticipates that commercial needs will be met through existing commercial development in the City, and by future commercial development in adjacent neighbourhoods.

3.4 Schools, Parks, Open Space, and Other Institutional (Figure 7)

School Sites

No new school sites are designated in the North Ridge ASP. The report *St. Albert School Needs Assessment, 1997,* contains population projections which show that the school age population will decline as a proportion of total population.

Sturgeon Heights School serves the residents of Sturgeon County.

Parks and Open Space System

The parks and open space system has three parks: Natalia, Napoleon, and North Ridge; plus a continuous open space and walkway linkage system. The system provides for a variety of active and passive recreational opportunities and areas for the staging of community events. At the entrance of the North Ridge Neighbourhood is a gazebo with benches.

The major open space areas include stormwater management facilities with trails partially around the ponds and benches at the look-out. The stormwater management facilities are connected to the parks via the trail system.

The linkage system will have different characteristics east and west of North Ridge Drive:

(a) East of North Ridge Drive, the linkage system comprises a linear park or open space corridor 1.8 km in length and free of any street crossings.

(b) West of North Ridge Drive, the linkage system is made up of a series of sidewalk links and walkways joining the three major park areas. Public Utility Lot walkways also provide linkages between streets.

The dispersed nature of the open space system will ensure that all residences are within approximately 300 metres of a park or park corridor.

Municipal Reserve includes parks and linear parks. Park areas above the high water level of ponds will be considered for Municipal Reserve suitability upon City review of detailed engineering drawings for the stormwater management facilities. Lands below the high water level will be designated as Public Utility Lot.

Institutional Uses
No provision for institutional uses, such as churches or recreation complexes, is proposed in the ASP area.

3.5 Environmental Assessment

A *Phase 1 Environmental Site Assessment* indicated the presence of a sewage lagoon on the Sturgeon Heights School site. Two dry waste sites to the west and northwest of the ASP area were also identified.

The sewage lagoon is no longer in operation. Proposed residential development in proximity to the sewage lagoon will be subject to review prior to redistricting. The presence of the two dry waste sites poses a regulatory issue which will require resolution before subdivision can be completed in the northwest corner of the ASP area[1].The waste site at NW-7-54-25-W45, Pit 1 continues to have a 300-metre radius setback, which comes to the edge of North Ridge, but does not overlap into North Ridge. The former dry waste site located at SW-18-54-25-W4 received a variance setback from 300 metres to 30 metres from Alberta Environment on August 13, 2008. The variance setback enabled the full build-out of North Ridge.

[1] The *Subdivision and Development Regulation* (AR212/95) establishes a limiting distance of 450 m between the working area of an operating dry waste site and the nearest residence. In addition, a limiting distance of 300 m is established between the disposal area of an operating or non-operating dry waste site and the nearest residence. This limiting distance applies to the approval of a subdivision or the issuance of a development permit.

No other environmental concerns were indicated at the subject property, and no indication of past or present activities which may have had an adverse effect on the lands.

A *Heritage Resources Overview* was conducted for the ASP Area. It has been determined that there are no concerns with development proceeding on the project was observed.

3.6 Sequence of Development (Figure 8)

The sequencing of development in the North Ridge ASP area shall occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. Staging will generally allow for the initial development of lands immediately west of Hogan Road, where servicing capacity exists. Developments will then shift to the south end of the neighbourhood and proceed north. The west side of the ASP area is shown as the last to develop to allow for resolution of the alignment of the proposed West Regional Road. The roadway is now called Ray Gibbon Drive, and two lanes are built.

CHAPTER 4 - TRANSPORTATION

4.1 Existing Circulation Pattern

Access to North Ridge is from three roadways off Hogan Road, and two roadways off Giroux Road. A roadway access was proposed to Villeneuve Road; however, this roadway access was removed because of future roadways in the north portion of the City.

4.2 Proposed Circulation Pattern (Figure 3)

The North Ridge ASP will have an internal circulation system composed of North Ridge Drive, a major collector road, and a series of local roads. North Ridge Drive will be a single loop running approximately through the centre of the neighbourhood from Hogan Road in the northeast to Giroux Road in the southeast. At the south end of North Ridge Drive, a front service road has been created, which runs parallel to the main collector that provides access to a cluster of 11 houses.

Local roads will be designed to minimize traffic flows in residential areas. The east-west orientation of local streets will provide residents with easy access to transit stops along the collector. As noted on Figure 3 of the ASP, circulation patterns are conceptual and may be subject to minor changes.

Five access points are provided to and from the neighbourhood via the perimeter arterial streets. Three access points are from Hogan Road, and two from Giroux Road.

Noise attenuation from perimeter arterial routes will be provided as per City policy, which generally requires a noise attenuation berm at the rear property line of properties backing onto the arterial. Horizontal separation through the use of open space buffers may be used to complement or substitute for berming. The ASP area is about 1.6 km north of the nearest railway line. Hence, noise attenuation from the rail line may not be an issue.

The alignment of the proposed West Regional Road runs north-south to the west of the neighbourhood. The 2003 functional plan for the West Regional Road limits access to the extension of Giroux Road and Villeneuve Road. Direct access from the neighbourhood to the proposed West Regional Road is precluded. Noise attenuation from the proposed West Regional Road will be provided by the developer, as per City policy,

in accordance with arterial standards. The West Regional Road is now called Ray Gibbon Drive

4.3 Public Transportation

Transit services are provided on North Ridge Drive and Hogan Road. Residences are located within approximately 400 metres of transit service.

4.4 Pedestrian Circulation

A system of pedestrian walkways is incorporated into the ASP design, linking all parts of the neighbourhood through park, public utility lots, and local streets.

CHAPTER 5 - SERVICING AND UTILITIES

5.1 Water Distribution (Figure 4)

Water will be provided to the development area by the extension of existing mains off Hogan Road along the eastern edge of the Area Structure Plan.

In the south, with the initial stages of development, the existing 300 mm water main located at the intersection of Giroux Road and Hogan Road will be extended into the development area. Looping will be accomplished by connecting to a 200 mm water main.

In the central area, the existing 300 mm water main located at the west end of Deer Ridge Drive will be extended into the development area. Looping will be accomplished by connecting to the initial southern stages of development.

In the north, a 250 mm water main will be installed, which will complete the eastern water main loop when connected to the 300 mm water main extension at Deer Ridge Drive.

A 250 mm water main loop will be installed along the western edge to provide the necessary fire protection requirements. Internal looping will occur as staged development occurs.

Water connections off Norelle Terrace and Norwood Close will provide water service to lands west of Ray Gibbon Drive.

5.2 Wastewater Collection System (Figure 5)

The initial stages of development will utilize the remaining surplus capacity within the existing Lacombe Park Estates system. Connection will be made at the existing sanitary sewer manhole located at the intersection of Giroux Road and Hogan Road. The developer will ensure adequate capacity is available for the initial stages to the satisfaction of the City.

The remaining lands will develop from south to north. The sewage will be conveyed through Lacombe Park. A permanent alignment will be required.

The discharge will occur at the existing 450 mm trunk sewer located at Lafleur Drive and Giroux Road.

A sanitary sewer assessment was conducted by Stanley Associates Ltd. on behalf of the City of St. Albert to consider discharge points based on available capacity and costs.

5.3 Stormwater Management (Figure 6)

The development area will consist of four drainage basins and three Storm Water Management Facilities (SWMFs). Each SWMF will be interconnected by a piped system to convey the stormwater runoff and discharge at pre-development flow rates.

An alternative scenario for Basin 3 is to function independent of Basins 1 and 2. Basin 3 drains overland to the northwest corner of the basin. The downstream outlet will be investigated and utilized, if it is confirmed that the current Basin 3 overland drainage contributes to the downstream system.

The development area controlled flow will discharge downstream of Basin 1 SWMF through an interim open channel/ditch drainage system. Minor flow from the Deer Ridge Park Development may be incorporated into the Basin 1 SWMF. This would reduce the pipe size downstream of Basin 1 SWMF. Major flows from Deer Ridge Park may also be incorporated into the three basins. Open channel improvements downstream may be required to receive concentrated flows.

A controlled flow piped trunk sewer will run southeast along McKenney Avenue. The trunk outfall will cross the CNR railroad tracks near Lacombe Park Lake. Open channel improvements downstream may be required to receive concentrated flows.

5.4 Shallow Utilities

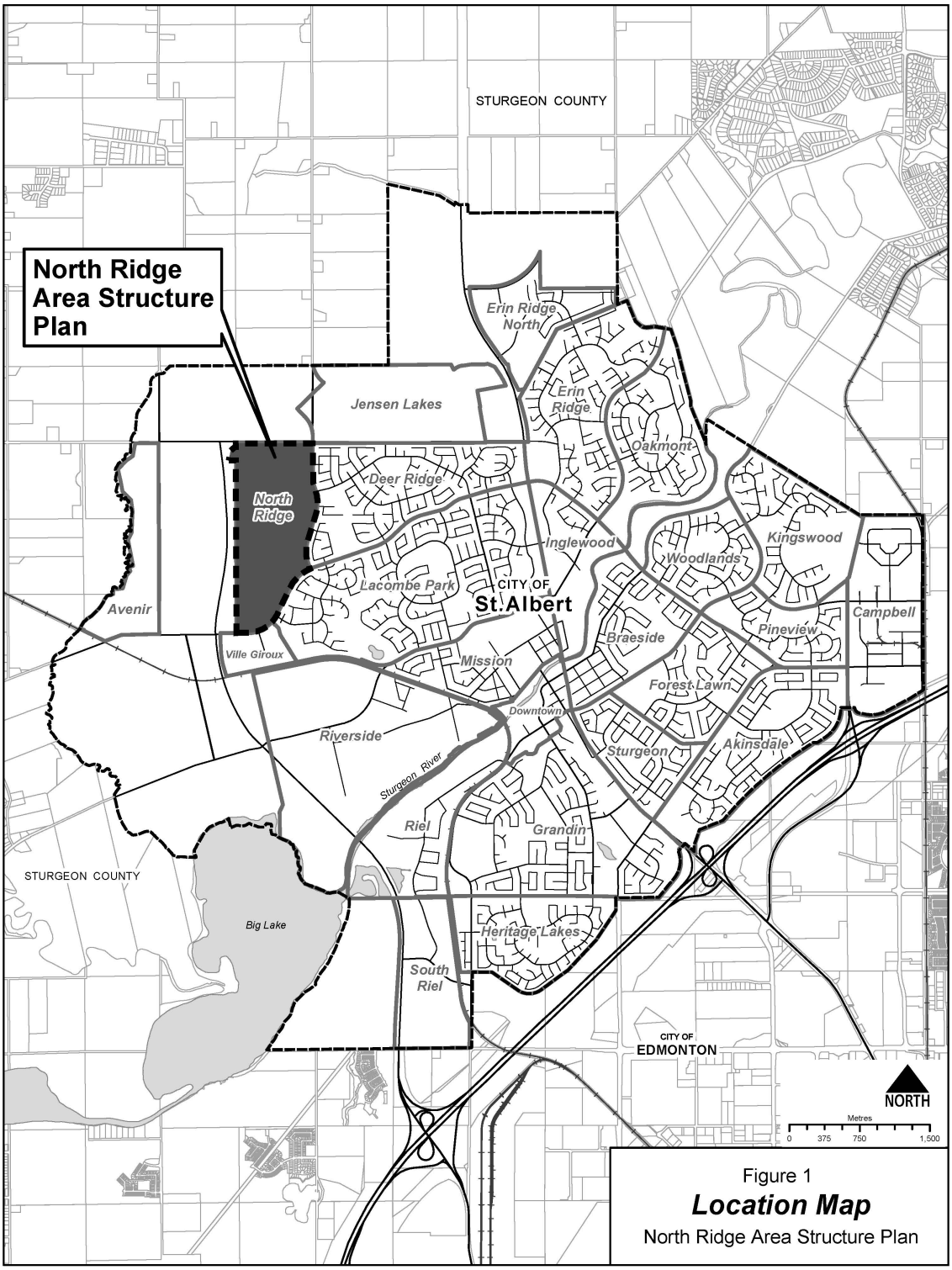
Telephone, cable, gas and power will be able to service the area through their existing facilities along Hogan Road. Additional television cable and telephone fibre ducts will be looped through the neighbourhood from McKenney Avenue. All utilities shall be provided in accordance with City Policies.

5.5 Soil Conditions

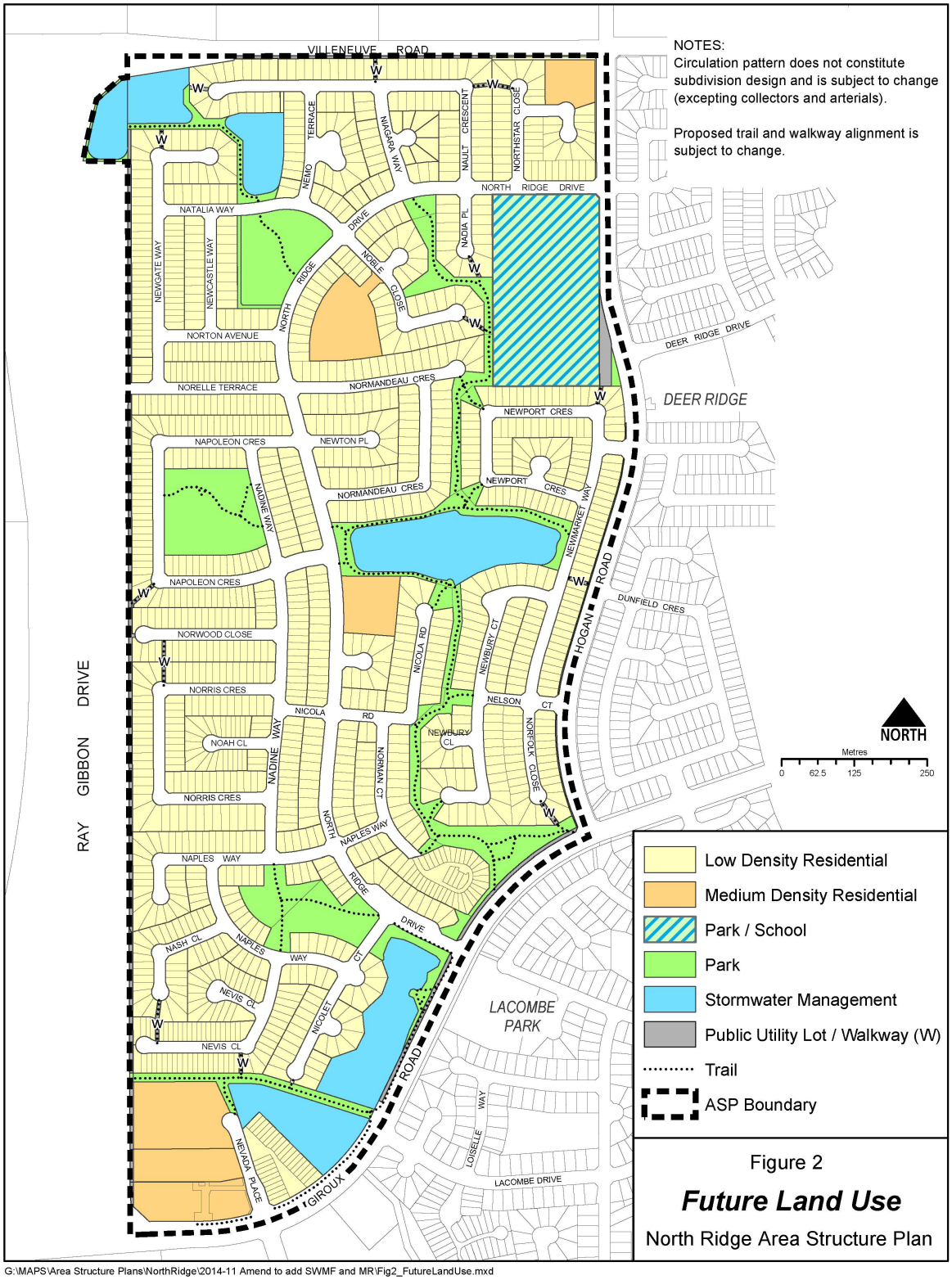
Through development agreements, all public utilities and roads will be designed to overcome any site constraints like a high water table or difficult soil conditions.

Through the ongoing preparation of geotechnical reports, soil conditions will be evaluated to ensure that the area subject to this Area Structure Plan is suitable for subdivision and development. At the time of subdivision, geo-technical reports may be required.

Through the City of St. Albert's Municipal Engineering Standards, all public utilities and roads will be designed and constructed to those standards. As required by the City, builders must provide an engineer's foundation design based on soil testing at the time of excavation before being issued a building permit.



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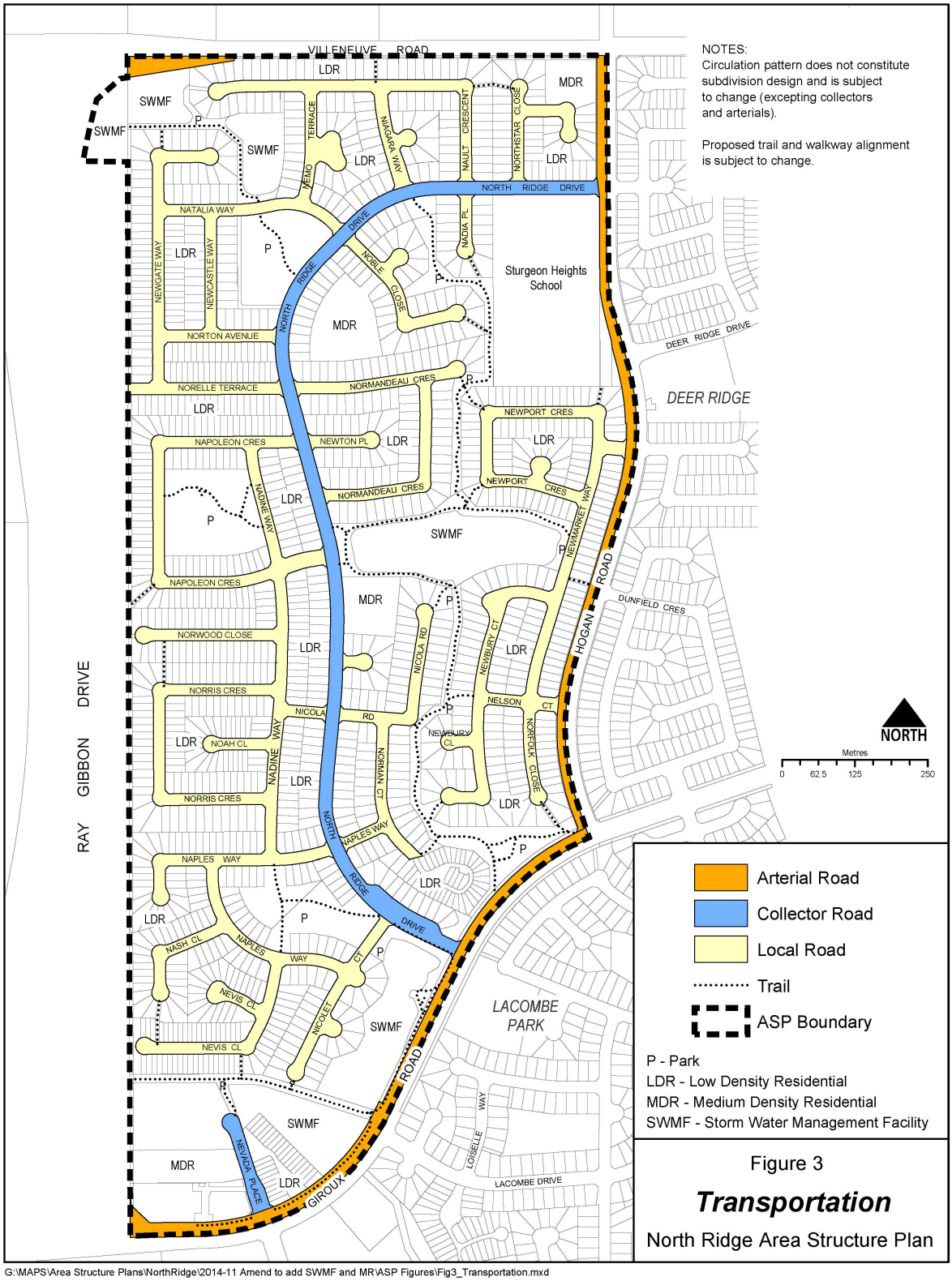


Figure 3

Transportation

North Ridge Area Structure Plan

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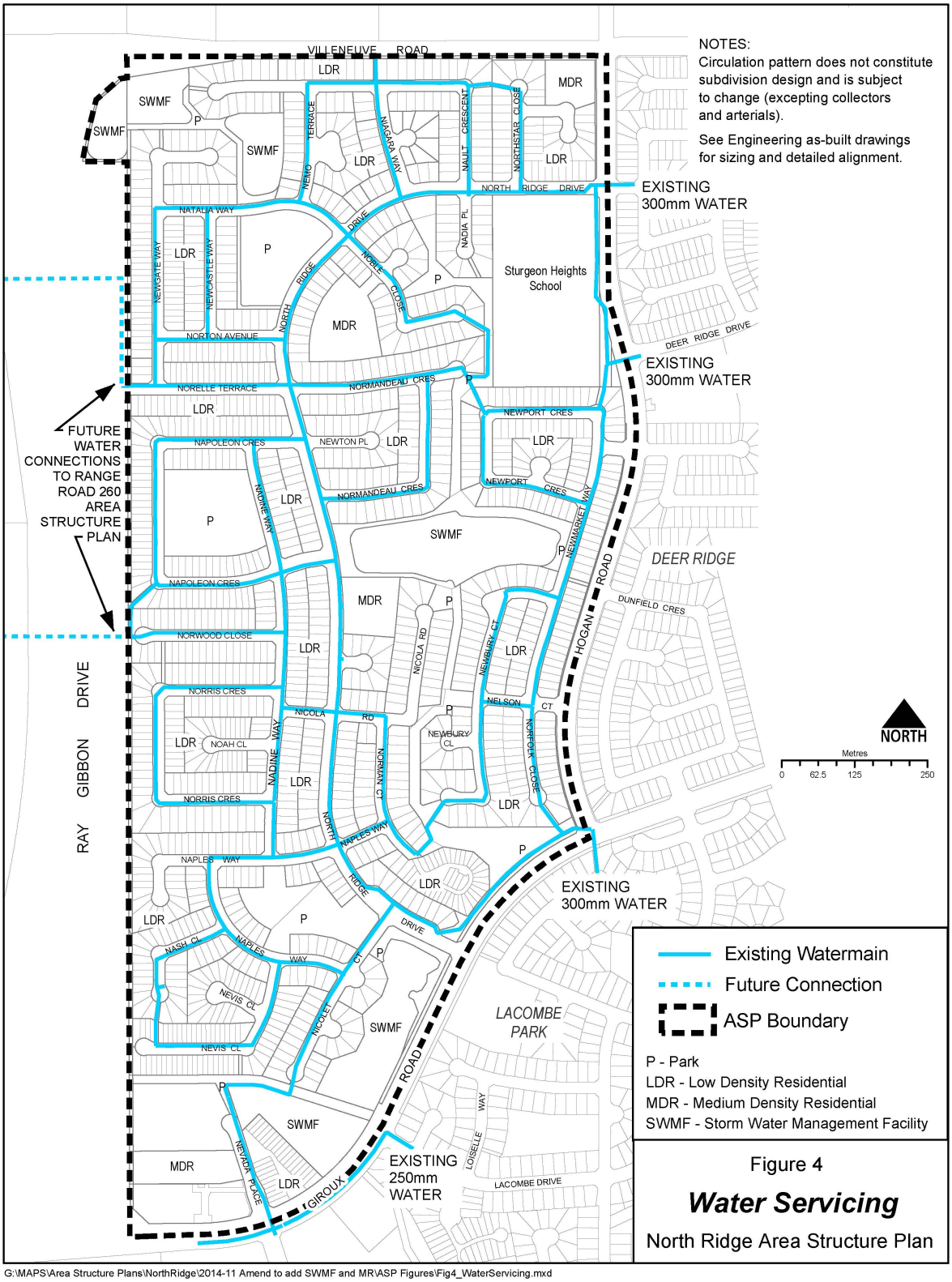


Figure 4

Water Servicing

North Ridge Area Structure Plan

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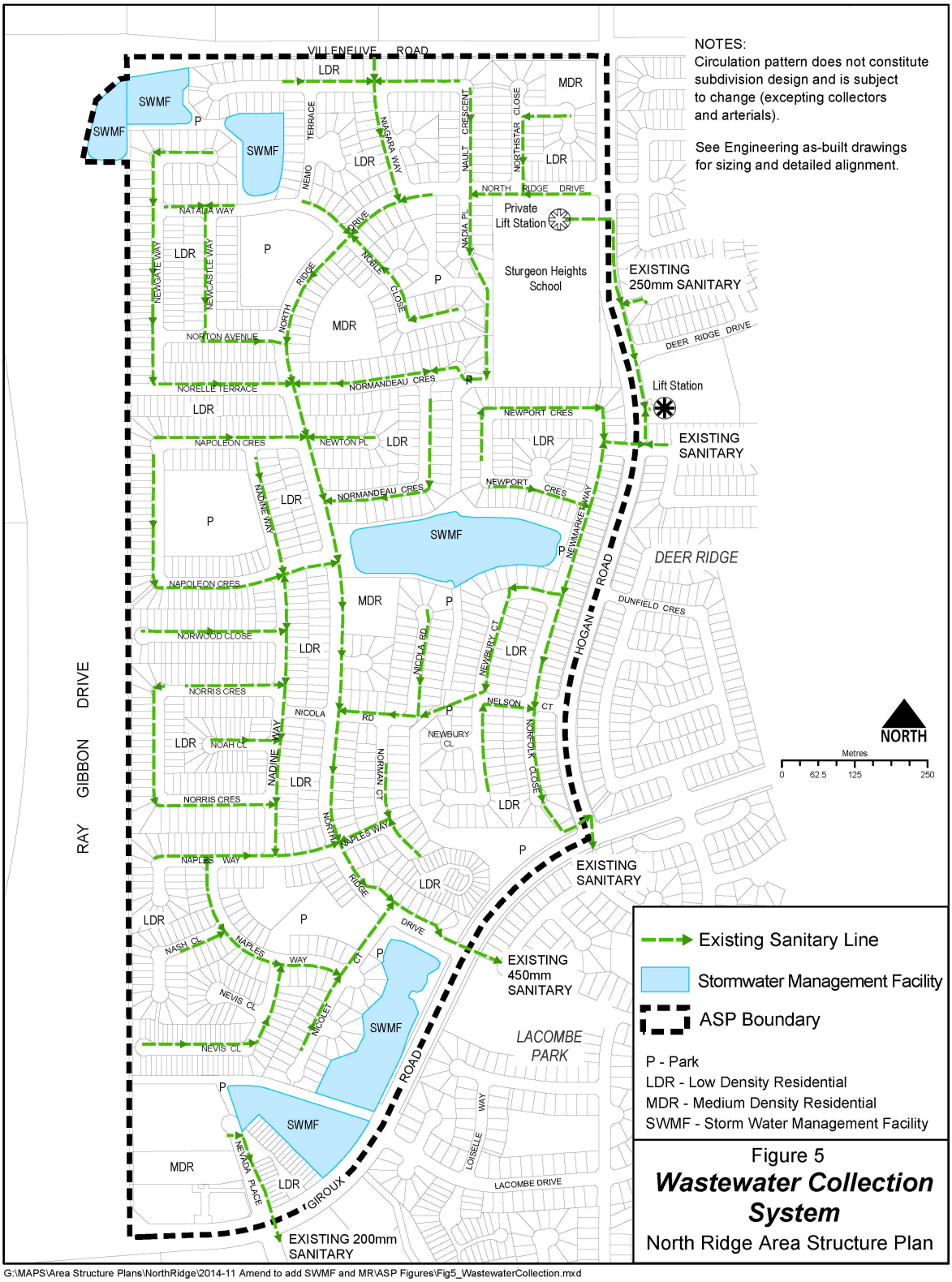


Figure 5

Wastewater Collection System

North Ridge Area Structure Plan

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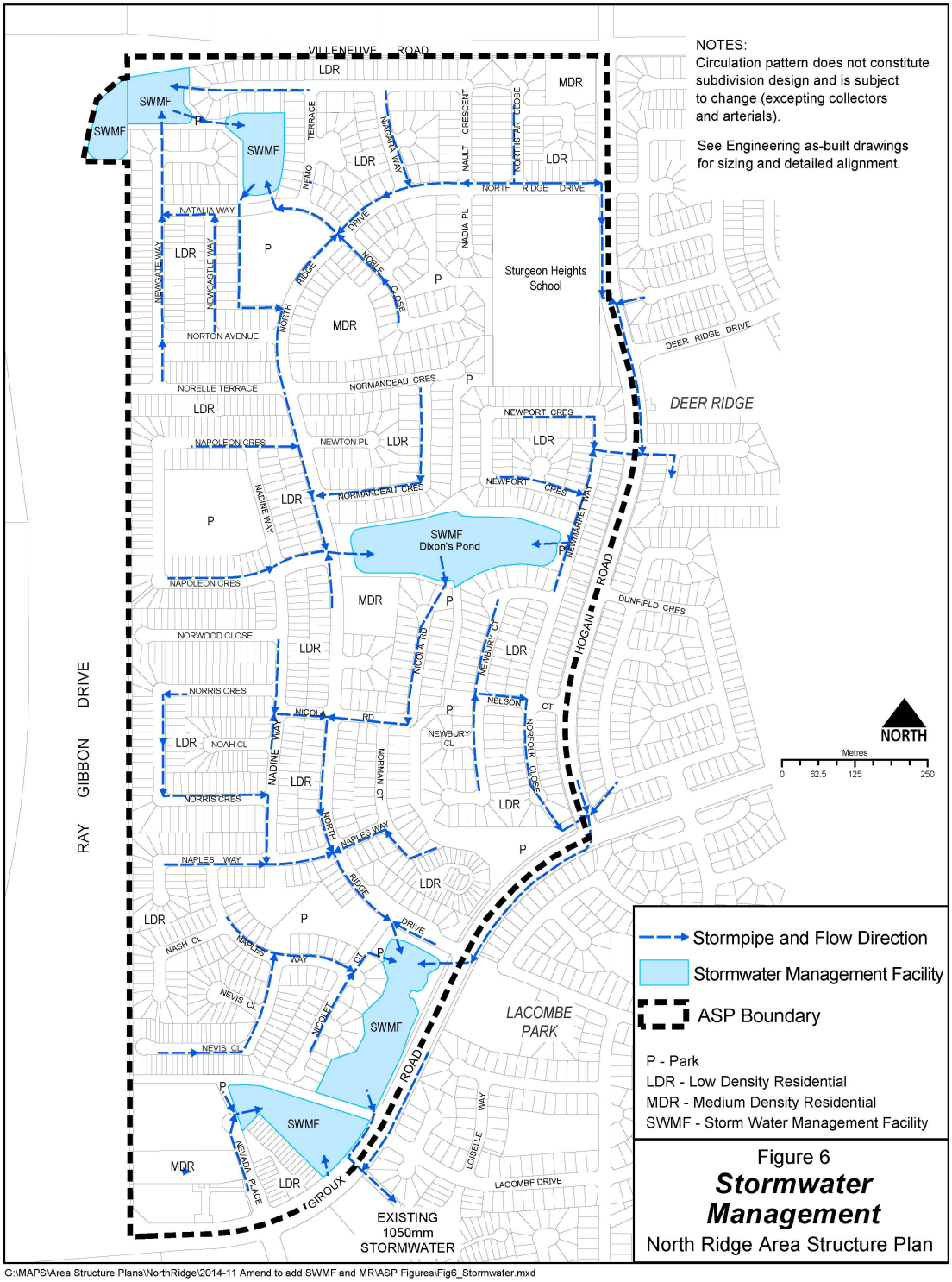
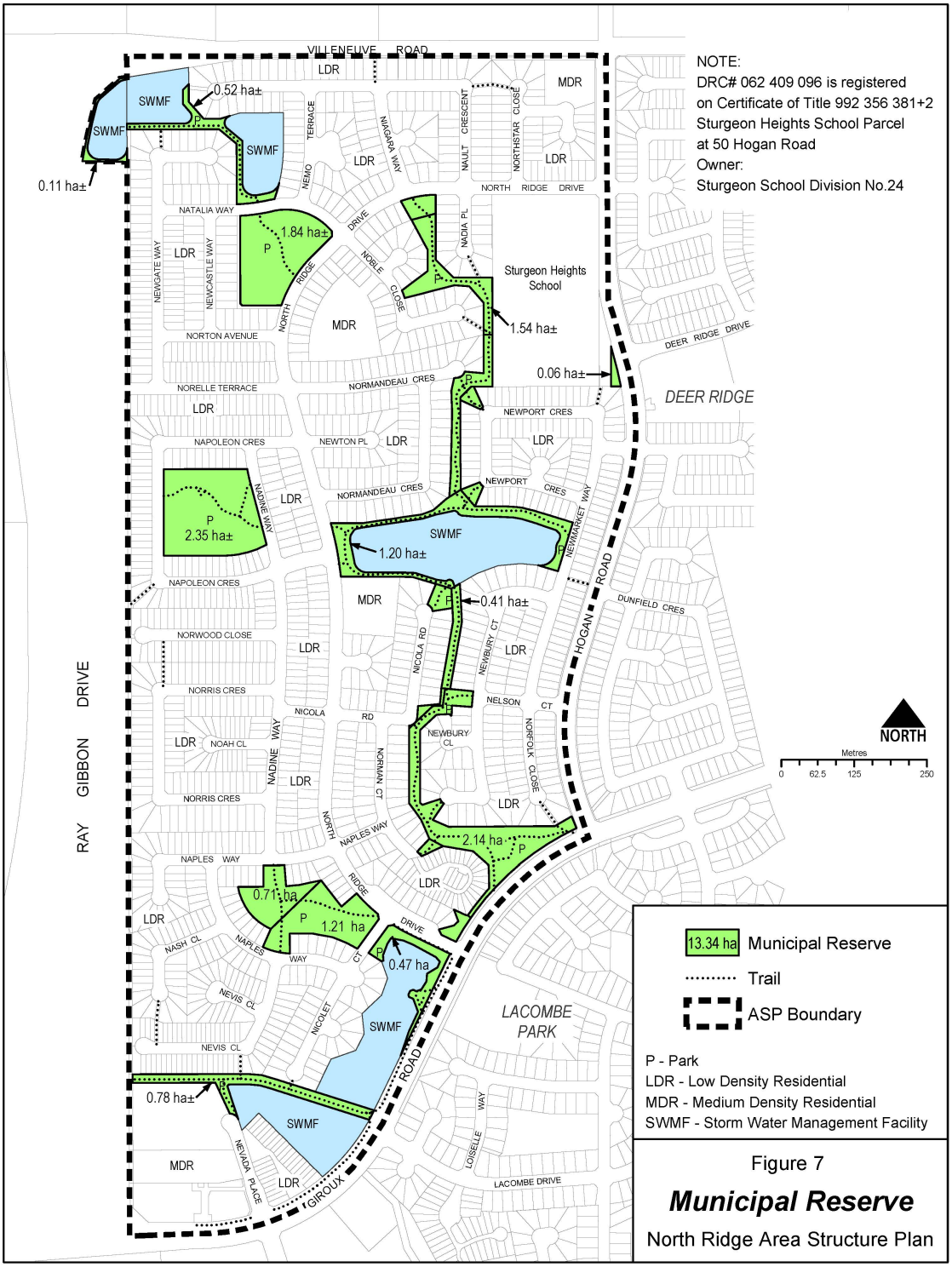
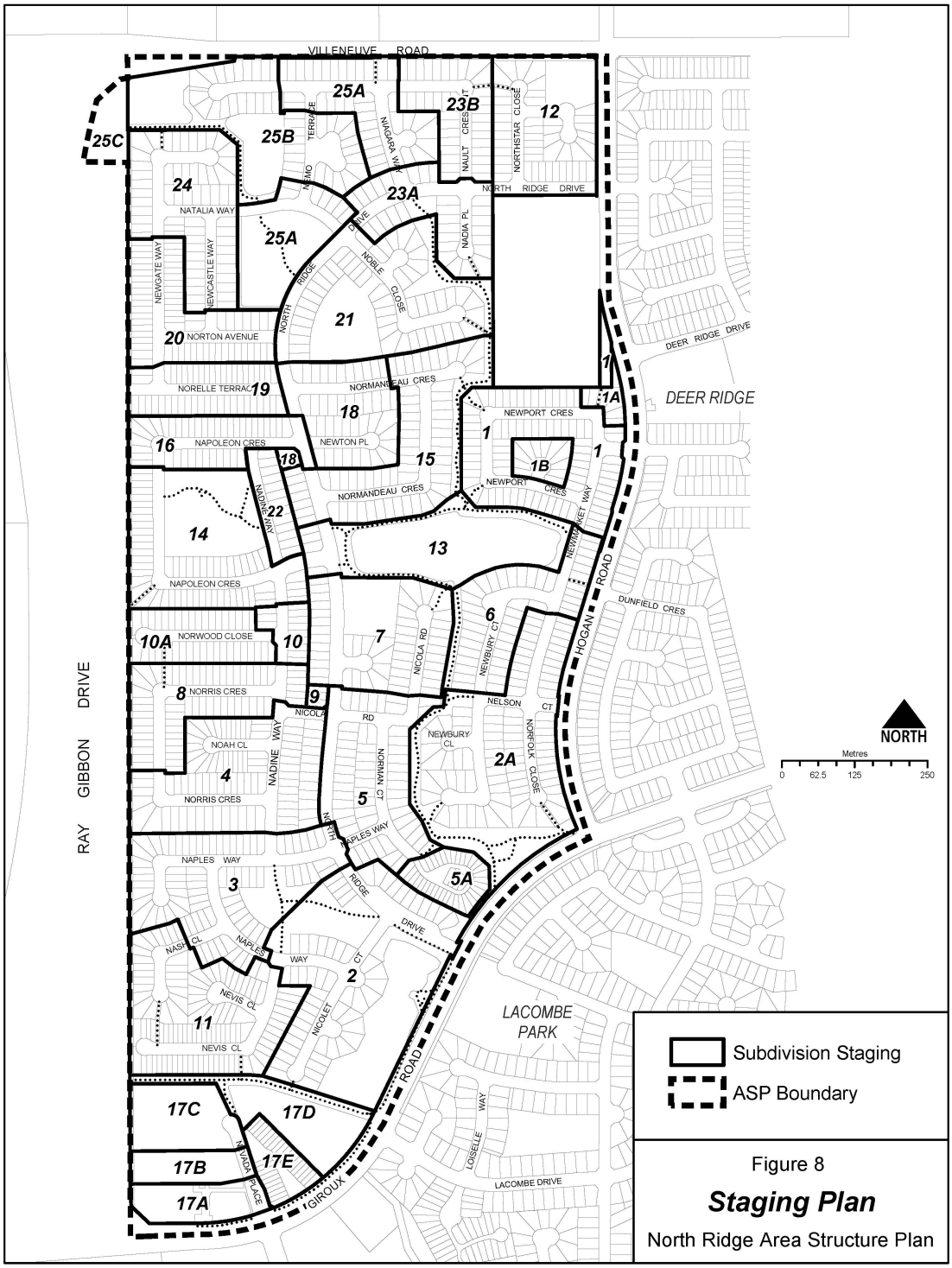


Figure 6
Stormwater Management
North Ridge Area Structure Plan

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Schedule B
North Ridge Area Structure Plan

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1.0 INTRODUCTION

1.1 Purpose

North Ridge has two phases. This document pertains to Phase 2.

(1) This plan establishes the conceptual land use, transportation, and servicing patterns for North Ridge Phase 2 to implement the *Municipal Development Plan (MDP) CityPlan* for subdivision Stage 1, which designated this sector of the city for residential uses. The remainder of North Ridge Phase 2 will implement the policies with the *Municipal Development Plan (MDP) Flourish*, which designates this Plan Area as Neighbourhood.

(2) Servicing standards, population analysis, and other details supporting this Area Structure Plan (ASP) for Phase 2 are referenced in the North Ridge Technical Report Amendment as prepared by Select Engineering Consultants Ltd., dated March 2019. The document was used to prepare this Bylaw.

1.2 Authority of the Plan

The *North Ridge Area Structure Plan (ASP)* has been adopted through a bylaw passed by Council in accordance with the *Municipal Government Act (MGA)*.

The MGA identifies an ASP for the purpose of providing a framework for subsequent subdivision and development of the area. The ASP is to describe the sequence of development, land use purposes, population density, and general location of transportation, public utilities, and other matters Council considers necessary. The approval of the North Ridge Area Structure Plan does not guarantee development rights. At the time of subdivision, detailed engineering drawings and plans of subdivision will be reviewed, and the City will then determine if development can proceed. In order to encourage development within the City of St. Albert, Council, by approving this Area Structure Plan, acknowledges the following limitations:

- That final approval of any servicing agreements remains subject to a review of plans of subdivision and detailed engineering drawings, as per the City Engineering Standards, Utility Master Plan (UMP), Transportation Master Plan (TMP), Transportation System Bylaw, Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any other documents, Municipal or

otherwise, the City determines relevant to the development. The approval of this ASP does not warrant approval of any servicing agreement, future districting, development agreement, development permit, or building permit.

- That the City reserves the right to apply any additional infrastructure servicing specification to the lands covered by this ASP in order to provide quality services to the citizens.
- That all development expenses and other costs, of every nature and kind, are expended at the developer's sole risk, and that any additional expenses incurred by the development as a result of any modification resulting from the aforesaid Engineering Standards are for the sole account of the developer.
- The City is not responsible, financially or otherwise, to provide infrastructure to support development of this ASP.

1.3 Timeframe of the Plan

The Area Structure Plan is future-oriented, and depicts how North Ridge Phase 2 is expected to be developed over a 10-year period of time, and through a series of public and private sector initiatives. Most of the development will be dependent on servicing capabilities, and on market demand. While the plan envisions a desired future, changes to the plan may be required to respond to new circumstances. Thus, to ensure that it remains current and relevant, the plan may be reviewed, updated, and amended, either generally or in regard to a specific issue, as determined necessary by Council, or when the *Municipal Development Plan* (MDP) is updated.

1.4 Interpretation of the Plan

1.4.1 Map Interpretation

Due to the small scale of the ASP maps, the boundaries or locations of any symbols or areas shown on a map within the ASP are approximate and not absolute, and are to be verified at the time of subdivision. With the exception of surveyed delineations, boundaries and symbols on the maps are not intended to define exact locations, except where they coincide with clearly recognizable physical features or fixed boundaries such as existing roads or utility rights-of-way.

Minor deviations on the boundaries between land uses may be allowed, at the discretion of Planning and Development Department Administration, as long as the general location of land uses does not change or create potential impacts to surrounding land uses (existing or proposed), and the overall statistics for the neighbourhood are still achieved. While proposed roads and walkways are shown in order to illustrate possible alignments, the local road alignments and walkway locations are subject to verification and possible realignment at the time of subdivision.

1.4.2 Application of the Plan

The *North Ridge Area Structure Plan Phase 2* shall apply to the area shown on Figure 1, which encompasses a gross area of 26 hectares±, and is bounded by:

- Villeneuve Road to the south,
- The eastern boundary of 43 City Annex North to the west,
- Fowler Way to the north, and
- Hogan Road / Range Road 255 and the Jensen Lakes neighbourhood to the east.

There are approximately 26 hectares of developable land located in the Plan Area, being the east half of SE-18-54-25-4, south of Fowler Way, which has a municipal address of 42 City Annex North. The west half of SE-18-54-25-4 is part of the neighbouring St. Albert West Area Structure Plan.

1.5 Objectives

This amendment incorporates Phase 2 into the boundary of the neighbourhood, and designates land uses within the area. The Plan will incorporate the following objectives:

- create a land use plan that promotes access to neighbourhood amenities such as public open space and commercial uses,
- create an efficient multi-modal circulation pattern that integrates with the surrounding roadways and neighbourhoods,
- provide a range of housing choices, and
- create pedestrian friendly linkages of walkways and trails.

1.6 Property Ownership Patterns

The Plan Area is owned by Badger Land Development Corporation. Figure 7 provides the legal descriptions of the parcels within the amendment area.

1.7 Planning Context

The ASP has been prepared within the context of the statutory planning system in St. Albert, as well as other non-statutory master planning and servicing initiatives, which provide guidance for the future land use and development options of North Ridge.

1.7.1 Edmonton Metropolitan Region Board Growth Plan

St. Albert is one of 13 member municipalities that must conform to the Growth Plan of the Edmonton Metropolitan Region Board (EMRB). St. Albert is part of the Metropolitan area, encompassing the highest concentration of existing and future urban development. St. Albert statutory plans must align with policies within the Growth Plan, including but not limited to, greenfield densities of a minimum of 40 dwelling units per net residential hectare (du/nrha).

1.7.2 *Municipal Development Plan (MDP)*

The City of St. Albert *MDP*, entitled *Flourish – Growing to 100K*, Bylaw 20/2020, as amended, Urban Structure and General Land Use, Map 3 designates the Plan Area as Neighbourhood and shows Fowler Way as

a potential future road. On March 15, 2013, Council announced the naming of this roadway to be Fowler Way on the west side of St. Albert Trail, and Neil Ross Road on the east side of St. Albert Trail.

1.7.3 Existing Area Structure Plan

The original North Ridge Area Structure Plan Bylaw 38/98 was repealed and replaced with Bylaw 4/2015, adopted February 2, 2015. In June 2020, through Bylaw 5/2020, North Ridge Phase 2 was added. Bylaw 14/2024 amended the North Ridge Phase 2 ASP to reduce the area of land that is within North Ridge Phase 2.

1.7.4 *Land Use Bylaw (LUB)*

The City's *Land Use Bylaw,* Bylaw 9/2005, as amended, controls development of the lands within the neighbourhood. The Urban Reserve District is a holding district for orderly transformation to future urban expansion or intensification development. Changes to the land use district will be required through an amendment to the LUB (redistricting), ahead of subdivision and development.

The ASP Future Land Use map demonstrates the base land uses. Descriptions within this document describe the expected uses and densities. Anticipated land uses are low density residential, medium density residential, neighbourhood commercial, public parks, and stormwater management facilities (as public utility lots).

1.7.5 *Transportation Master Plan (TMP)*

The Transportation Master Plan (2015), prepared by Associated Engineering for the City of St. Albert, guides how the City addresses current and future transportation needs. This document sets the vision and actions for the transportation network until 2042. The term transportation includes the roads, trails, sidewalks, and other infrastructure needed to move people and goods from one place to another.

Hogan Road will be upgraded to a connector residential road, running north-south along the east border of North Ridge. To the north, the future Fowler Way is planned as a crosstown residential road that will

connect Ray Gibbon Drive to St. Albert Trail. The design of North Ridge Phase 2 incorporates the proposed alignment of Fowler Way as shown in the 2018 Functional Plan. Villeneuve Road is a neighbourhood residential road that runs along the south border of North Ridge Phase 2. Villeneuve Road currently connects to Ray Gibbon Drive, but in the future this access will be closed, and Villeneuve will be realigned as a north-south extension to connect to Fowler Way.

One of the strategies identified in the TMP is "Complete Streets". The City of St. Albert approved the Complete Streets Guidelines and Implementation Strategy in August 2018. The Complete Streets Guidelines provides vision, principles, and objectives to support St. Albert's priority of creating a community designed to promote safety and connectivity through a transportation network that accommodates all types of development. Any proposed subdivision applications within this ASP, should be in conformance with the TMP, and the Complete Streets Guidelines and Implementation Strategy.

1.7.6 *Utility Master Plan (UMP)*

The Utility Master Plan (2014) for the City of St. Albert is a general framework for providing utility services to future developments (water, wastewater, and stormwater management). The timeframe for extending services is based on the pace of development and the ability of front-ending parties to design and construct necessary infrastructure components.

The current stormwater management release rate is 2.5 litres per second, per hectare (L/s/ha) for the Sturgeon River. Should release rates be altered, additional studies showing the impact on downstream stormwater facilities must be completed.

2.0 SITE ANALYSIS

2.1 Natural and Cultural Features

2.1.1 Topography and Drainage

The developable area in North Ridge Phase 2 is generally flat, with ground elevation ranging between 685.5 metres to 687 metres. The direction of drainage for the neighbourhood is to the west and the south.

2.1.2 Sturgeon River Designated Flood Line

The lands are above the designated flood line for the Sturgeon River.

2.1.3 Geotechnical Conditions

A Geotechnical Investigation was completed by J.R. Paine and Associates Ltd. in 2012. The report provides a summary of the general soil and groundwater conditions and an assessment of conditions for site development, site grading, residential construction, the construction of roadways, the installation of a sewer and water system, and the construction of stormwater management facilities. J.R. Paine has stated that no update to the 2012 Geotechnical Investigation report will be required as part of the North Ridge ASP amendment application. The land in North Ridge Phase 2 were undeveloped, and mostly cultivated farmland. This Geotechnical Investigation generally concluded that soils in Phase 2 are suitable for the proposed residential development.

The geotechnical investigation for the east half of SE-18-54-25-4 was completed September 26, 2012, with fieldwork conducted on July 26, 2012, and water table readings taken on July 26, August 8, and September 13, 2012. The site had three (3) boreholes drilled that assessed the soils and groundwater conditions as it relates to future development of the lands.

The water table in the southern portion of the site is approximately 3.0 metres, and there is a low risk of frost heave in this area. The central portion has a water table of 6.3 metres, and the northern portion has a water table of 5.3 metres; the rest of the site will not require any measures for control of frost heave.

Generally, the soil profile consists of topsoil, lacustrine clay, glacial clay till, clay, and sand. The report presented guidelines and standards for the construction of all components of residential development. Subsurface soil conditions in the test holes revealed high moisture content that will require extensive drying or mixing of the trench backfill material during the installation of underground utilities.

In the case of pile foundations, some installation problems may be encountered. Very moist to wet conditions were encountered in each test hole. It is possible that casing of the piles would be required due to sloughing soils, and slowly increasing groundwater may be encountered. Therefore, at the very least, pile concrete should be on-site during the pile drilling to allow for quick concrete placement.

Areas of high ground water levels in the North Ridge Phase 2 amendment area may require further investigation at the time of subdivision or Development Permit and building construction stage, to identify mitigation measures addressing hydro-geological concerns. At time of site development, additional geotechnical study will be required for commercial and multiple family developments. If an acceptable strategy cannot be obtained, then the land may be deemed unsuitable for development.

2.1.4 Vegetation Resources

There is a class II wetland and a class III wetland within the east half of SE-18-54-25-4, totalling 0.9 hectares±. These wetlands are not considered to have significant ecological value, and have received clearance for removal under the Public Lands Act and the Water Act. Compensation will be paid to Ducks Unlimited prior to disturbance.

2.1.5 Natural Site Assessment

In the summer of 2012, Spencer Environmental Management Services Ltd. completed an Ecological Assessment of the east half of SE-18-54-25-4. Overall, the assessment concluded that there was relatively little in the way of natural wildlife habitat, and that instead the

area provided suitable habitat primarily for species well-adapted to agricultural habitats.

This assessment found no natural areas recognized by the City of St. Albert. The parcel contains a small complex group of natural plant communities in its southeast corner, consisting of aspen woodland, meadow, and wetland habitat in an approximately 2.3-hectare patch of natural habitat. However, due to the lack of ecological connectivity to other natural areas, this habitat patch is only of local ecological value and its loss would not negatively impact biodiversity conservation at a City-wide scale.

2.1.6 Environmental Site Assessment

In September 2013, a Phase 1 Environmental Site Assessment (ESA) was prepared by Hoggan Engineering & Testing (1980) Ltd. for Badger Land Development Corporation, for the east half of SE-18-54-25-4.

The report revealed that there is a former oil well installation located on the subject site adjacent to the north border and five oil well installations in the vicinity of the subject site. These locations were considered to have a high to moderate risk of potential environmental impact to the subject site, although based on the available information, the potential contamination concerns would be limited to the vicinity of the well site and would not apply to the balance of the subject site.

Each of these oil wells requires a reclamation certificate, which provides a determination if a 5-metre radius setback is sufficient. Setback requirements are determined and regulated by Alberta Energy Regulator (AER).

Other concerns include a former landfill located approximately 435 metres to the west of the North Ridge Phase 2 lands within the St. Albert West ASP, and an automobile storage yard located approximately 200 metres northeast of the Phase 2 lands (see Figure 9, Constraints).

At the time of this assessment, the subject site was agricultural land with no development or equipment storage noted. In consideration of the site observations, and the nature of the subgrade soils, the risk of potential environmental impact to the subject site from the site preparation was considered to be low.

A Natural Areas Review and Inventory report was prepared by Stantec in June 2008, to update the 1999 report prepared by Spencer Environmental Management Services Ltd. This report found no areas of interest in the Plan Area.

2.1.7 Agricultural Impact Assessment

Select Engineering Consultants Ltd. conducted an Agricultural Impact Assessment (AIA) on the east half of parcel SE-18-54-25-4 in December 2019 for Badger Land Development Corporation.

The purpose was to determine whether urban development on prime agricultural soils within the Greater Edmonton Region is logical and what impact this development will have on the future of agricultural lands within the area and the province.

The AIA noted that the subject lands in the east half have been cultivated consistently since at least 1949. The crops being cultivated appear to be hay, and no evidence of intensive agricultural uses, such as livestock, have been found or recorded on this site. The subject parcel consists of approximately 69 acres (28 hectares) of agricultural land, which represents 0.018% of agricultural lands in Sturgeon County.

The findings of this AIA supports the City of St. Albert MDP, which designates the subject lands for residential development. As identified within the Edmonton Metropolitan Region Growth Plan, lands contained within the Metropolitan Area are anticipated to allow for development growth in a contiguous manner as to support municipal population projections and growth.

2.1.8 Heritage Resources

Western Heritage Management conducted a Heritage Resources Assessment Statement of Justification for the east half of parcel SE-18-54-25-4 in the summer of 2013. This Statement of Justification was submitted to Alberta Culture to confirm if any additional recording or mapping is required as a result of their investigation, which generally determined that there are no concerns with development proceeding on the project.

Select Engineering Consultants Ltd., on behalf of Badger Land Development Corporation, was given *Historical Resources Act* clearance to proceed with development within the Phase 2 lands on January 22, 2014. No further archaeological assessment is required as the land is cultivated fields.

2.2 Current Development Patterns

The Plan area is bordered to the east by the Jensen Lakes neighbourhood, and separated by Hogan Road / Range Road 255; to the west are City-owned and Crown lands; the south boundary is Villeneuve Road and North Ridge Phase 1 neighbourhood; and to the north will be the future Fowler Way.

The Badger Land Development Corporation lands are currently being used for agriculture and residential development is starting to occur from the southeast.

3.0 LAND USE CONCEPT

3.1 Future Land Use Map

The Future Land Use Map for North Ridge Phase 2 is shown on Figure 2. This map consists of a series of coloured areas and symbols that define expected future land use and roadway patterns for the subject lands.

3.2 Land Use Concept: Major Development Patterns

Residential land use will dominate North Ridge Phase 2. There will also be a park, one commercial lot in the northeast corner, and a stormwater management facility.

The residential components are predominantly low density residential, intermixed with medium density residential. Two medium density sites are located along Hogan Road, south of the commercial site. Other multiple family structures will be located along connector and neighbourhood roadways.

The stormwater management facility (SWMF) is a wet pond. A trail will be located around a portion of the SWMF and connect to sidewalks, forming part of the neighbourhood trail system.

The low density residential areas will have a density of 28 dwelling units per net residential hectare (du/nrha). The average overall net density of the residential area is 40 du/nrha. The total number of dwelling units proposed is 556 units. The proposed developable residential area is 14 hectares±, which is approximately 32% of the developable area.

3.3 Residential Land Use

3.3.1 Low Density Residential

Low density residential land use will comprise 10 hectares± (25 acres±) of land within the North Ridge Phase 2 amendment area. The number of low density residential units anticipated is 283 dwelling units. Low density may include single-detached house, single-detached house with a suite, semi-detached, duplex housing, and townhousing forms, or any combination thereof, provided the low density area conforms to the Land Use Bylaw requirements. Of the total number of dwelling units proposed, approximately 50% of the dwelling units will be low density residential.

3.3.2 Medium Density Residential

Medium density residential development will consist of townhouses and apartment buildings as regulated by the Land Use Bylaw. There are 47 medium density residential dwelling units proposed with a density of 35-42 du/nrha and 226 medium density residential dwelling units proposed with a density of 40-94 du/nrha.

The total number of medium density residential dwelling units proposed is 273 on 4 hectares± (10 acres±), which is approximately 50% of the total number of residential dwelling units in the North Ridge Phase 2 amendment area.

3.4 Commercial

One commercial site is planned for the neighbourhood, located in the northeast of the North Ridge Phase 2 amendment area at the corner of Hogan Road and Fowler Way. This commercial site will serve the immediate neighbourhoods and passersby. Gross floor area anticipated is 4,530 m^2 (48,750 ft^2).

Access to the site will be from Hogan Road via a roundabout. Across the road to the east side is a neighbourhood commercial site in Jensen Lakes.

The commercial area borders residential, with no separation such as a road. Mitigation measures may be required to address noise, light, and odour issues created by commercial uses, to ensure that the adjacent residential area is not impacted.

The overall developable area for commercial use is approximately 1.5 hectares± (4 acres±), which is approximately 6% of the developable lands.

3.5 Parks and Open Space

The parks and open space system in North Ridge Phase 2 consist of a combination of active and passive park areas, a naturalized stormwater management facility, and a continuous walkway linkage system.

One large park of approximately 2.5 hectares (6 acres±) is located within Phase 2. It is located north of the stormwater management facility and the east-west neighbourhood residential road. The park provides opportunity for passive and active recreation.

The Plan will provide walkway connections that will ensure all residences are within 400 metres of a park or open space. The *Municipal Government Act* specifies that 10% of the developable lands may be dedicated as Municipal Reserve, and *MDP Flourish*, Policy 11.1.1 requires that the maximum entitlement of Municipal Reserve be dedicated at time of subdivision. Dedicated land may include development of schools, parks, and trails that are not associated with public utility lots.

The proposed Municipal Reserve dedication configuration is shown in Figure 8, while the park and open space system is depicted on the Future Land Use map (Figure 2). Dedication of Municipal Reserve occurs at time of subdivision.

3.5.1 Trails

Trails proposed will provide connections between the park, neighbouring streets, and access to the stormwater management facility. Some trails, walkways, or parks may have Public Utility Lot (PUL) designations where there are utility rights-of-way; therefore, no municipal reserve dedication would be granted in these circumstances. The trails must be installed by the developer at the time of subdivision so that future residents are aware of trail alignments.

Villeneuve Road will be upgraded to urban standards with a sidewalk or trail on the north side. Further design considerations are needed for the south side of Villeneuve Road to determine appropriate pedestrian connectivity.

3.5.2 School Site

There is no school proposed for North Ridge Phase 2 at this time. The anticipated number of students in the Phase 2 neighbourhood at full build-out is approximately 264 students between the ages of 5 to 19 years. Student population analysis is based on the City of St. Albert 2018 Census. Age Composition within the 2018 Census was used to project the potential number of school-aged children.

Table 3-1: Student Population Projection

Age	Grades	% of 2018 City of St. Albert Census age composition population 62,842	Student Generation North Ridge Population 1,324
5-9	K-4	6.5%	86
10-14	5-9	6.9%	91
15-19	10-12	6.6%	87
Total			**264**

3.5.3 Stormwater Management Facilities (SWMFs)

One stormwater management facility is proposed for North Ridge Phase 2, located in the southwest corner of the Phase 2 amendment area. The SWMF will be designed to accommodate stormwater flows from 25 hectares± (62 acres±) of the amendment area, as well as Hogan Road east of the amendment area and Villeneuve Road south of the amendment area.

The storm basin and pipe network are shown on Figure 6. This facility will outlet directly to an existing 525 mm storm sewer that was constructed as part of North Ridge Phase 1. The storm sewer system throughout the amendment area has been designed to accommodate minor storm flows as outlined in the City of St. Albert Servicing Standards. Grading within the amendment area has been designed to direct major flows to the SWMF.

The SWMF will operate as a standard detention storage facility. It will receive minor system piped flow, and major system road runoff from the neighbourhood, and discharge to the existing North Ridge stub by gravity.

The topography in the amendment area is generally flat. Due to the relatively flat nature of the site and the existing elevation of the outlet stub, fill material will need to be brought in to allow the SWMF to drain via gravity alone to the 525 mm storm sewer pipe in North Ridge

Phase 1. The SWMF has been designed with an elongated layout that reduces the amount of fill required.

The area north of Fowler Way is not included in the North Ridge Phase 2 stormwater basin, as grades are steadily dropping to the west. A solution for stormwater in the area north Fowler Way will need to be researched when development is planned for that area, as it cannot flow to the SWMF in the south.

SWMFs may be connected through a combination of overland flows and buried pipes to transfer stormwater. The stormwater management facilities will be dedicated as Public Utility Lots (PULs); therefore, no Municipal Reserve credit will be given to these PUL uses. Municipal Reserve credit may be provided to trail areas adjacent to SWMFs, to be determined and based upon City policies at the time of subdivision.

3.6 Development Statistics

The development statistics for North Ridge Phase 2 are shown, quantitatively, in Table 3-2.

The developable area is 26 hectares±, which is the same as the gross area because there is no Environmental Reserve to be dedicated in Phase 2. The residential area is 14 hectares±, which is approximately 53% of the developable area. The commercial area is 1.5 hectares±, which is approximately 6% of the developable land.

The population per household fluctuates depending on the type of dwelling unit, as indicated in the *City of St. Albert Census 2018*. In the low density residential units, 821 persons are projected, based on 2.90 persons per household. In the medium density residential units, 105 persons are projected, based on a combination of 2.23 persons per household for townhouse sites, and 398 persons based on 1.76 persons per household for apartment sites. The population for North Ridge Phase 2 is estimated at 1,324 residents.

The Edmonton Metropolitan Region Growth Plan adopted by the Government of Alberta on October 26, 2017, has density target of a minimum of 40 dwelling units per net residential hectare. *MDP Flourish*, Policy 13.1.3 requires a minimum overall density of 40 dwelling units per net residential hectare for new neighbourhoods.

The total number of residential units is 556, of which 273 are medium density units, which equates to approximately 50% of the proposed units.

Table 3-2: Development Statistics

	Area (ha)	% of GDA	Units	Pop.
Gross Area	**26.0**			
Environmental Reserve	0.0			
Gross Developable Area (GDA)	**26.0**	**100%**		
Non-Residential Development				
Parks / Municipal Reserve	2.6	10.0%		
Walkways / Public Utility Lots (PUL)	0.1	0.4%		
Stormwater Management Facility (PUL)	2.2	8.5%		
Commercial	1.5	5.7%		
Future Fowler Way (Crosstown Road)	0.8	3.1%		
Internal Circulation (Local and Neighbourhood Roads, Road Widening)	5.1	19.6%		
Subtotal Non-Residential Development	**12.3**	**47.3%**		
Residential Development				
Low Density Residential	10.0	38.5%	283	821
Medium Density Residential (~40 du/ha)	1.2	4.6%	47	105
Medium Density Residential (~90 du/ha)	2.5	9.6%	226	398
Subtotal Residential Development	**13.7**	**52.7%**	**556**	**1,324**

- May not add up to 100% due to rounding.
- Overall, there will be 40 dwelling units per net residential hectare. This meets the requirements of MDP Policies 13.1.3 and 14.6.8(c).
- Residential breakdown consists of:
  - 23-33 du/ha for low density residential
  - 37-39 du/ha for low density residential mix
  - 35-42 du/ha for medium density residential, could go to 54 du/ha if meet design criteria in the Land Use Bylaw
  - 40-94 du/ha for medium density residential, could go to 125 du/ha if meet design criteria in Land Use Bylaw
- Of the net residential hectare, 3.7 ha± are for medium density residential; 49.1% of the units are medium density residential.
- Expected population per residential unit is
  - 2.90 persons per low density dwelling unit;
  - 2.23 persons per medium density dwelling unit; and
  - 1.76 persons per high density dwelling unit.

4.0 TRANSPORTATION

4.1 Crosstown and Connector Road Network

The transportation network for North Ridge is shown on Figure 3. This map consists of a series of coloured roadways and trails that define expected future transportation patterns for the subject lands.

North Ridge Phase 2 is bounded on the north by Fowler Way, a future NW crosstown road. In 2018, Associated Engineering conducted a functional study for the alignment of Fowler Way, which will connect at the junction of Ray Gibbon Drive and Villeneuve Road to the west, and to Neil Ross Road at St. Albert Trail in the east.

The proposed Fowler Way alignment in the North Ridge ASP is updated to comply with the functional alignment study that was completed showing the road crossing through Sturgeon County land. The alignment of Fowler Way will provide residents direct access to Ray Gibbon Drive to the west and St. Albert Trail to the east. An alternative access to Ray Gibbon Drive will continue to be provided at Giroux Road via Hogan Road.

4.2 Neighbourhood and Local Road Network

Local roads will be designed to minimize the amount of traffic in residential areas. The orientation of local streets and trails will provide residents with convenient access to transit stops located along the neighbourhood roads.

Villeneuve Road is anticipated to be a two-lane residential neighbourhood road west of Hogan Road. The Villeneuve Road/Hogan Road intersection will be developed as either a single-lane roundabout, or a signalized intersection.

One access to North Ridge Phase 2 will be from a north-south neighbourhood residential roadway off Villeneuve Road. This road will then turn east towards Hogan Road, with a roundabout at the future extension of Jensen Lakes Boulevard providing a second access to residential lands. A second access off Hogan Road will be included for the commercial site. These accesses ensure that all new traffic generated from Phase 2 will access Hogan Road or Villeneuve Road directly, and not have to exit through North Ridge Phase 1.

Jensen Lakes Boulevard will extend west from Jensen Lakes and continue west of Hogan Road to provide access to Phase 2. Jensen Lakes Boulevard is not

anticipated to connect through Phase 2 to the City-owned lands to the west or to the future Villeneuve Road realignment to Fowler Way.

No direct access to Fowler Way from the North Ridge Phase 2 residential neighbourhood is proposed.

Roundabouts are proposed for:

- Hogan Road and Fowler Way
- Hogan Road commercial access
- Hogan Road and Jensen Lakes Boulevard

All-weather turnarounds on roadways may be required, should roadways not be completed in a development season.

4.3 Transit

Transit routes must be established as part of the first stage of development, as per *MDP Flourish,* section 8.3 Public Transit. In addition, transit stops should be within 400 metres walking distance of all residents. This distance is reduced for multiple family dwelling, institutional uses, major seniors residences, and activity centres. Transit stops are typically proposed along neighbourhood residential roadways, and done in consultation with the City's Transit Department.

4.4 Pedestrian/Bicycle Links

The neighbourhood sidewalks and trails create a connected pedestrian system within the ASP that links all parts of the neighbourhood through parks, public utility lots, and streets. There is a walkway connection planned to connect across Villeneuve Road to an existing walkway from North Ridge Phase 1.

4.5 Noise Attenuation

Noise attenuation amenities from crosstown routes will be required, at the cost of the developer, at the time of subdivision, Development Agreement, or Development Permit, as per City standards. Additional requirements may be needed for residential developments adjacent to commercial developments so that noise, light, and odours from the commercial area to the residential area are addressed prior to or at the time of Development Permit.

The ASP area is about 1.6 km north of the nearest railway line; therefore, noise attenuation from the rail line is not required.

4.6 Off-Site Levies

The North Ridge neighbourhood is subject to Off-site Levies. Off-Site Levies will be calculated, assessed, and collected at the time of subdivision or upon execution of a Development Agreement, in accordance with the rate that is applicable at that time. Should a subdivision or Development Agreement not be part of the development process, levies will then be collected at the time of Development Permit.

In addition to the Off-Site Levies, additional costs may need to be borne by the developers to facilitate the near-term plan of infrastructure capacity improvements.

4.6.1 Notes

As upgrades are required to the water supply and distribution, to the wastewater collection system (sanitary), to the stormwater management facilities, and transportation roadway network, infrastructure identified within the Off-Site Levy Bylaw, required to support a development stage, may be required to be front-ended by the developer to enable that development stage. Front-ending and recovery processes shall be consistent with approved Council Policies.

Should a developer choose to oversize the water supply and distribution, the wastewater collection system (sanitary), the stormwater management facilitates, or the transportation network without a request from the City, the oversizing will be at the cost of the developer, and not recoverable. In addition, the City will take ownership of such oversized infrastructure, and will determine how the capacity will be used.

Interim solutions are not eligible for reimbursement through the Off-Site Levy program.

4.7 Crime Prevention through Environmental Design (CPTED)

Decisions relating to transportation design, street patterns, access, noise barriers, public open spaces, parks, multi-use trails, walkways, stormwater management facilities, and the built environment shall use CPTED principles to create a safe and secure neighbourhood. The following basic strategies, respecting existing City standards, will be used during the development of North Ridge:

- Use of natural surveillance strategies to increase visibility and awareness of public and private space;
- Use of natural access control techniques to guide/direct person within the natural and built environments; and
- Promotion of territorial reinforcement by increasing definition of space and local stewardship.

4.8 Complete Streets

North Ridge Phase 2 will implement the Complete Streets Guidelines.

Complete Streets Guiding Principles:

1. Streets should safely accommodate users of all ages and abilities.
2. The street network should be well-connected, provide direct paths of travel, and should not act as barriers.
3. Streets should provide mobility, access to homes, businesses, and schools, and civic space for leisure, recreation, and other activities.
4. Streets should provide choices for all users, and be fair in their allocation of space for all users.
5. Streets should be aesthetically attractive, reflecting St. Albert's application of nature, unique architecture, and the botanical theme.
6. Streets should support the land use, economic development, environmental sustainability, personal security, public health, cost-effectiveness, and other objectives.

4.9 Timing of Development – Fowler Way

A functional plan for Fowler Way was completed in 2018. The next steps will include resident / owner public engagement, geotechnical and environmental assessments, and geometric review to finalize the actual roadway's alignment. Completion of preliminary design is anticipated in 2023, and construction is anticipated to begin in 2028.

5.0 UTILITY SERVICES

5.1 Water Supply and Distribution

The extension of a 300 mm water main along Hogan Road would be the primary water main feed, with a secondary 200 mm loop provided through the existing North Ridge neighbourhood (see Figure 4). The intent would be to extend the 300 mm water main to points where it would also service lands to the east and west of the amendment area. Both the 300 mm and 200 mm water main extensions will be required to provide a loop and fire protection requirements.

Modelling results indicate that the proposed water system does not maintain residual pressures at Maximum Day Demand + 300 L/s for the proposed commercial area, but does meet the residual pressure requirements at Maximum Day Demand + 275 L/s. City Administration finds the proposed water system to be adequate, and considers the deficiency for fire flow to be an interim condition until the final looping from Jensen Lake is established.

5.2 Wastewater Collection System (Sanitary)

An existing 450 mm sanitary trunk main, constructed as part of North Ridge Phase 1, exists at Villeneuve Road within a PUL extending north from Niagara Way. This line has been sized to accommodate approximately 40.5 hectares (100 acres) of land north of Villeneuve Road. The North Ridge Phase 2 amendment area includes a net developable area of 26 hectares±, which is within the design capacity of the 450 mm sanitary trunk and its downstream constraints, allowing for full servicing of the Phase 2 amendment area (see Figure 5).

The direction of surface drainage for the neighbourhood is generally flat with an elevation of 686.0 m. There is some minor relief from south to north to elevation 685.0. The depth of the trunk sewer at Villeneuve Road is 7.5 m with an invert of 677.5 m. The pipes will generally run from the northwest corner to the connection point. An offsite pipe will be required along Villeneuve Road either within road right-of-way or within the SWMF PUL. If the pipe is located within the PUL, the pipe should be located above freeboard.

5.3 Stormwater Management

The existing North Ridge stormwater management facilities (SWMF) have been designed to discharge at an accumulative discharge rate of 2.62 m^3/s for the entire neighbourhood. This was the basis of the "Master Drainage Plan" which was completed in October 2006. The proposed amendment area was never contemplated to drain through the existing North Ridge neighbourhood. However, during detailed design, a storm sewer was installed to capture existing surface drainage along Villeneuve Road with a planned roadway connection from North Ridge to Villeneuve Road. The existing storm sewer stub remains, and it has an allowable design flow rate of 0.116 m^3/s. This flow rate has been built into the minor storm sewer system of North Ridge, and it is recommended that it be used as a storm outlet for the southern portion of North Ridge Phase 2.

Figure 6 shows the existing 525 mm storm outlet and Villeneuve Road. The Phase 2 sub-basin will use the existing 525 mm storm sewer outlet, and provide the necessary stormwater detention in the southern portion of the SWMF adjacent to Villeneuve Road. All applicable approvals will be required for the stormwater management plan, and it will need to comply with the Utilities Master Plan as approved by the City of St. Albert.

SWMF sizes are approximations and may change in size at time of subdivision or Development Permit. A change in the SWMF size may not require an amendment to this Area Structure Plan, providing development statistics and land use areas are not impacted. Consultation with Administration will be required should a change in size be proposed for any SWMF.

5.4 Shallow Utilities

Power, gas, and communication franchise systems will service the area through agreements established with the developers. Shallow utilities may be located within a public utility lot (PUL), or through a utility right-of-way agreement.

Telephone, cable, gas and power service has been installed along Hogan Road, and will need to be extended to provide service to North Ridge Phase 2. All utilities shall be provided in accordance with City Policies.

Any existing overhead services must be relocated and placed underground at the time of development.

5.5 Public Utility Lots (PULs)

A Public Utility Lot is where services such as water, wastewater, stormwater pipe, and shallow utilities are located. The size of a PUL will vary based on the number of utility services and pipe sizes accommodated. PULs can typically range between 6 metres and 9 metres in width. PULs do not receive Municipal Reserve credit. Emergency access to a site will be classed as a public utility lot, and width of access will be determined in consultations with the City Engineer and Public Works. Where services are shared or required, provisions of utility rights-of-way will be required to allow passageway for utilities from the landowner/developer to enable development by other landowners/developers to proceed.

6.0 IMPLEMENTATION

6.1 Development Staging

Figure 10, Staging Plan, illustrates eight (8) stages of development for North Ridge Phase 2, which is anticipated to take approximately 10 years to build-out. Development will begin in the south and proceed to the north.

Staging will be reviewed as subdivision applications are made to see that growth management objectives of the City as specified in the MDP, including avoiding “leap-frogging” of development in new areas and encouraging orderly, economical, and contiguous development, are addressed. Therefore, in addition to the infrastructure requirements, all development of North Ridge Phase 2 must be contiguous and sequential in a manner as per *MDP Flourish*, Policies 10.3.3, 13.1.10, and 14.6.8(a). Contiguous and sequential development is important for efficient city services such as police, fire, transit, recreation, and road maintenance.

6.2 Redistricting and Subdivision

Timing of redistricting and subdivision applications will proceed in response to servicing capacity, agreements, and market needs. Redistricting and subdivisions are to align with the Area Structure Plan.

6.3 Residential Density

The proposed ASP amendment area must meet the current EMRB density of 40 dwelling units per net residential hectare (du/nrha), as required by Policy 4.3.1 and identified by Schedule 6 in the Edmonton Metropolitan Region Board Growth Plan. The low density residential proposed for North Ridge Phase 2 has a density of approximately 28 du/nrha. In order to reach the required 40 du/nrha, the medium density sites within North Ridge Phase 2 will need to reach the targets identified in **Table 3-2: Development Statistics** of 40 du/nrha for Medium Density I and 90 du/nrha for Medium Density II. The built form will consist mostly of townhousing for Medium Density I and apartments for Medium Density II.

As the ASP is implemented, Administration will track as-built density to monitor progress against City and Edmonton Metropolitan Region Board (EMRB) density targets. It is important that during subsequent stages of subdivision and

development, each new application be evaluated to the overall density target. Applications that do not achieve this density will be sent back for redesign or the applicant must provide acceptable technical rationale to support the shortfall.

6.4 Building Inspections

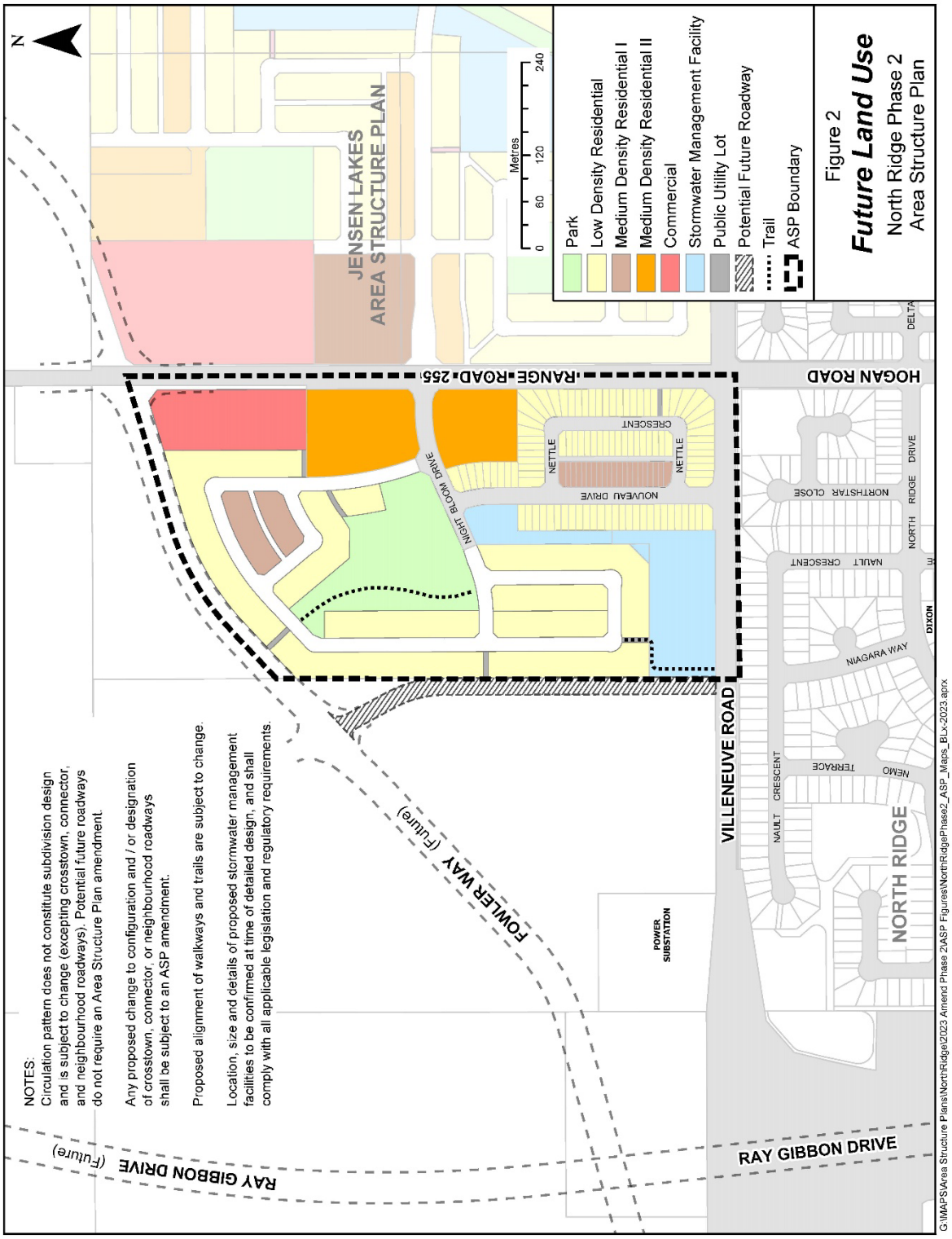
The Geotechnical Investigation generally concluded that the soils within Phase 2 are suitable for the proposed residential development. However, the subsurface soil conditions are identified as very moist to wet soil, and the site has a groundwater table depth at 3.0 meters in the southern portion of the site.

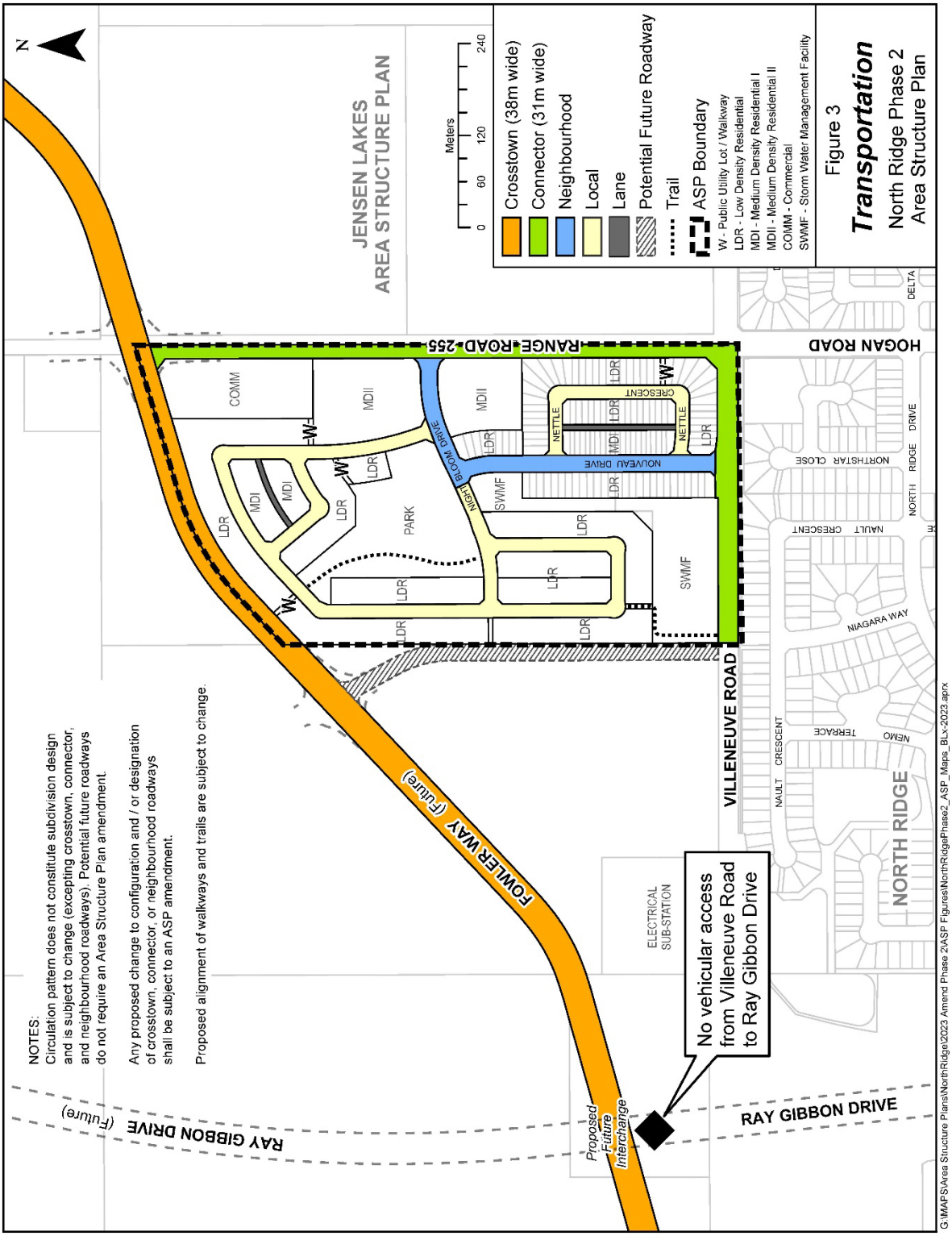
The subsurface soil conditions encountered throughout this site are generally considered satisfactory for supporting single-detached dwellings utilizing standard concrete footing foundations. Commercial development and developments over four storeys in height may require additional geotechnical studies or mitigation measures, to the satisfaction of the City of St. Albert, to confirm the land can support these developments.

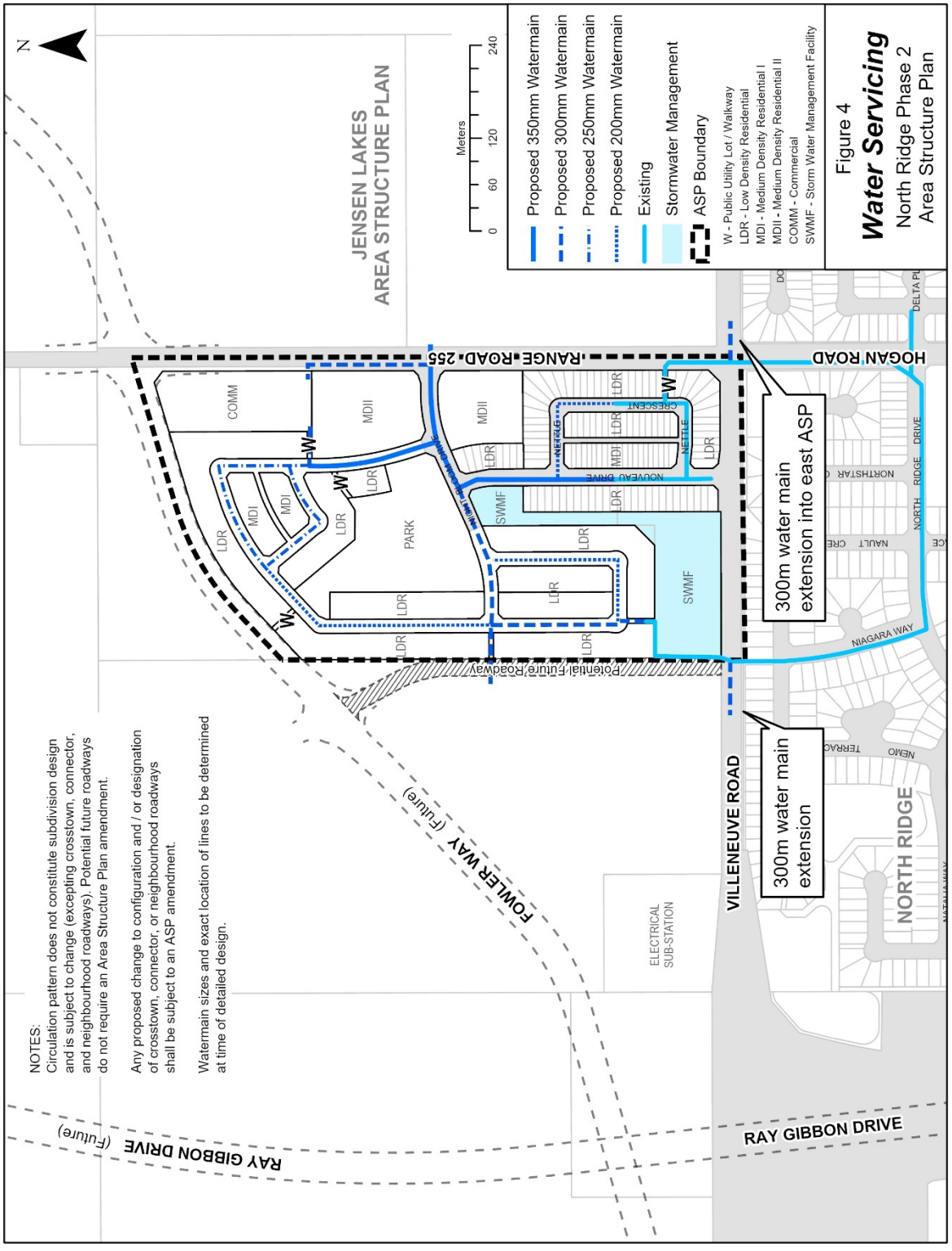
The developer, as part of the purchase package to builders, must identify soil issues and indicate that further geotechnical study may be required at building permit stage.

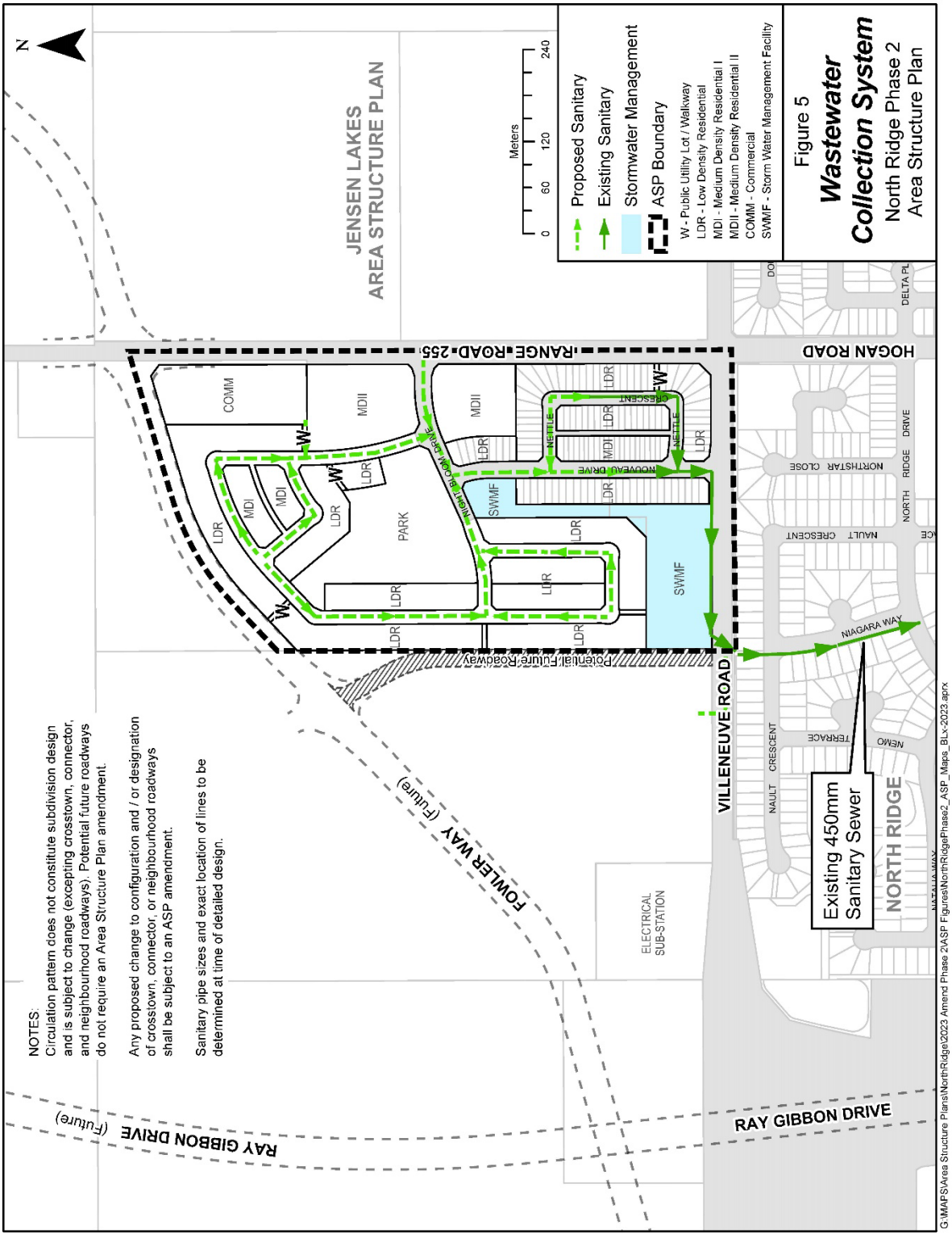
At the time of subdivision, the developer and the City will consider restrictive covenants related to wet and soft soils that may impact development.

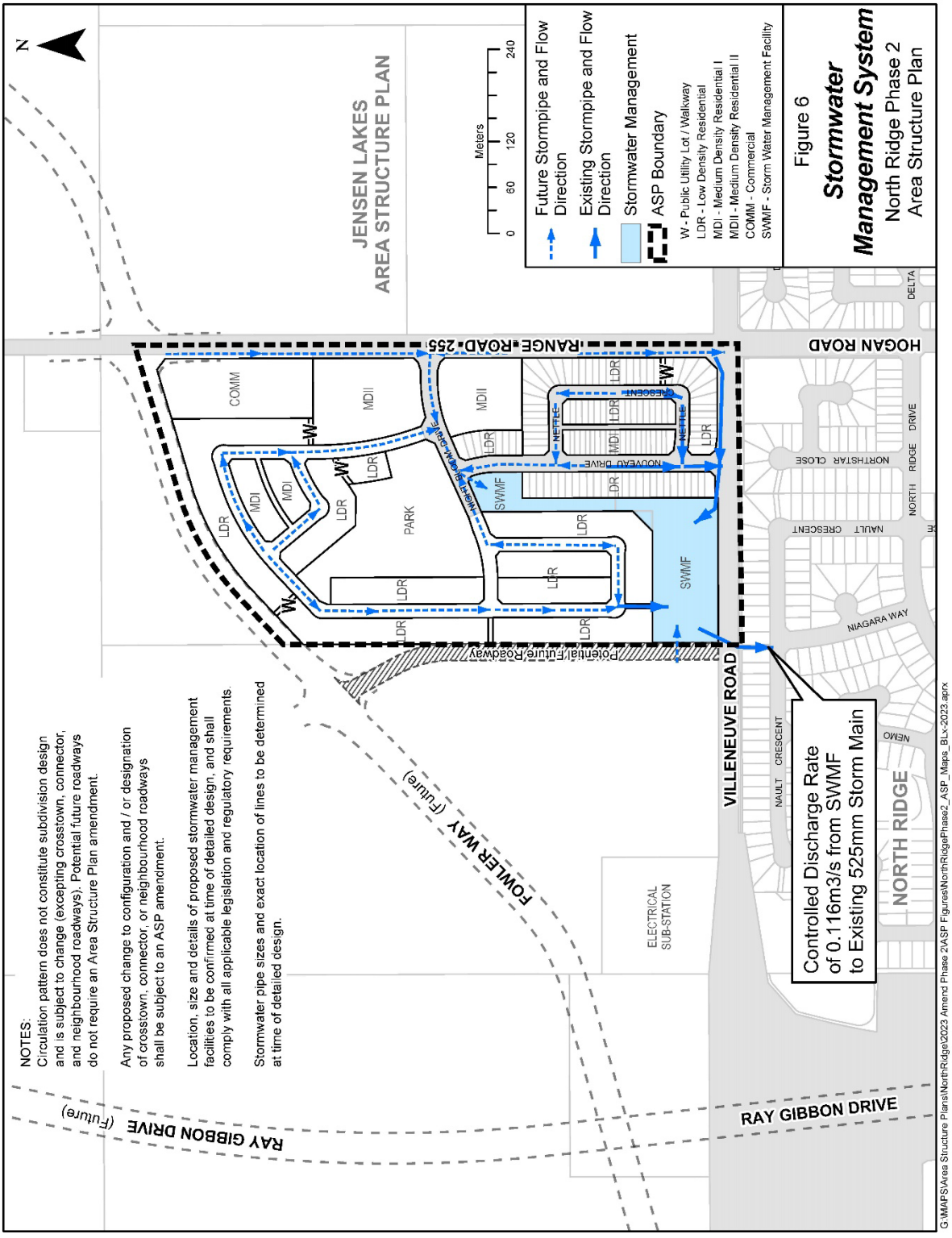

N
STURGEON COUNTY
TOWNSHIP ROAD 544
STURGEON COUNTY
North Ridge Phase 2
RANGE ROAD 255
ST. ALBERT TRAIL
RANGE ROAD 253
NEIL ROSS ROAD
RANGE ROAD 254
BELLEROSE DRIVE
RANGE ROAD 260
RANGE ROAD 261
VILLENEUVE ROAD
HOGAN ROAD
POUNDMAKER ROAD
CHEROT BOULEVARD
GIROUX ROAD
DAWSON ROAD
STURGEON ROAD
CAMPBELL ROAD
VENESS ROAD
POIRIER AVENUE
BOUDREAU ROAD
CITY OF ST. ALBERT
TOWNSHIP ROAD 540A
MCKENNEY AVENUE
SIR WINSTON CHURCHILL AVENUE
CUNNINGHAM ROAD
HEBERT ROAD
RANGE ROAD 260
MEADOWVIEW DRIVE
RAY GIBBON DRIVE
Sturgeon River
GRANDIN ROAD
GERVAIS ROAD
LEVASSEUR ROAD
Big Lake
L'ECLAIR WAY
CITY OF EDMONTON
0 0.5 1 2
Kilometers
Figure 1
Location Map
North Ridge Phase 2
Area Structure Plan
G:\MAPS\Area Structure Plans\NorthRidge\2023 Amend Phase 2\ASP Figures\NorthRidgePhase2_ASP_Maps_BLx-2023.aprx

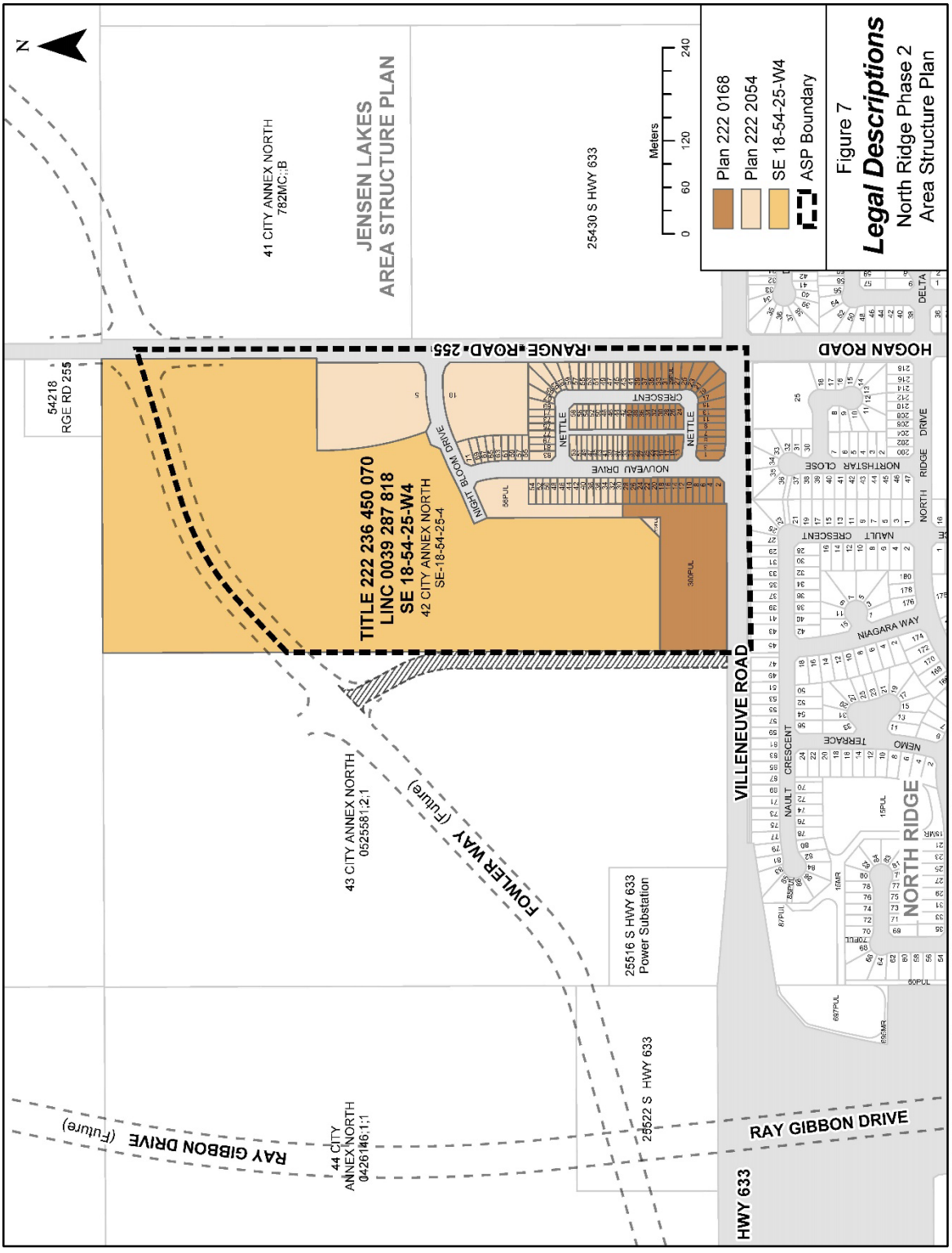

N
JENSEN LAKES AREA STRUCTURE PLAN
Metres
0 60 120 240
Park
Low Density Residential
Medium Density Residential I
Medium Density Residential II
Commercial
Stormwater Management Facility
Public Utility Lot
Potential Future Roadway
Trail
ASP Boundary
Figure 2
Future Land Use
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE (Future)
RAY GIBBON DRIVE
POWER SUBSTATION
NORTH RIDGE
NIAGARA WAY
NAULT CRESCENT
NEMO TERRACE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
DIXON
DELTA
NOUVEAU DRIVE
NETTLE
CRESCENT
NIGHT BLOOM DRIVE
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Proposed alignment of walkways and trails are subject to change.
Location, size and details of proposed stormwater management facilities to be confirmed at time of detailed design, and shall comply with all applicable legislation and regulatory requirements.
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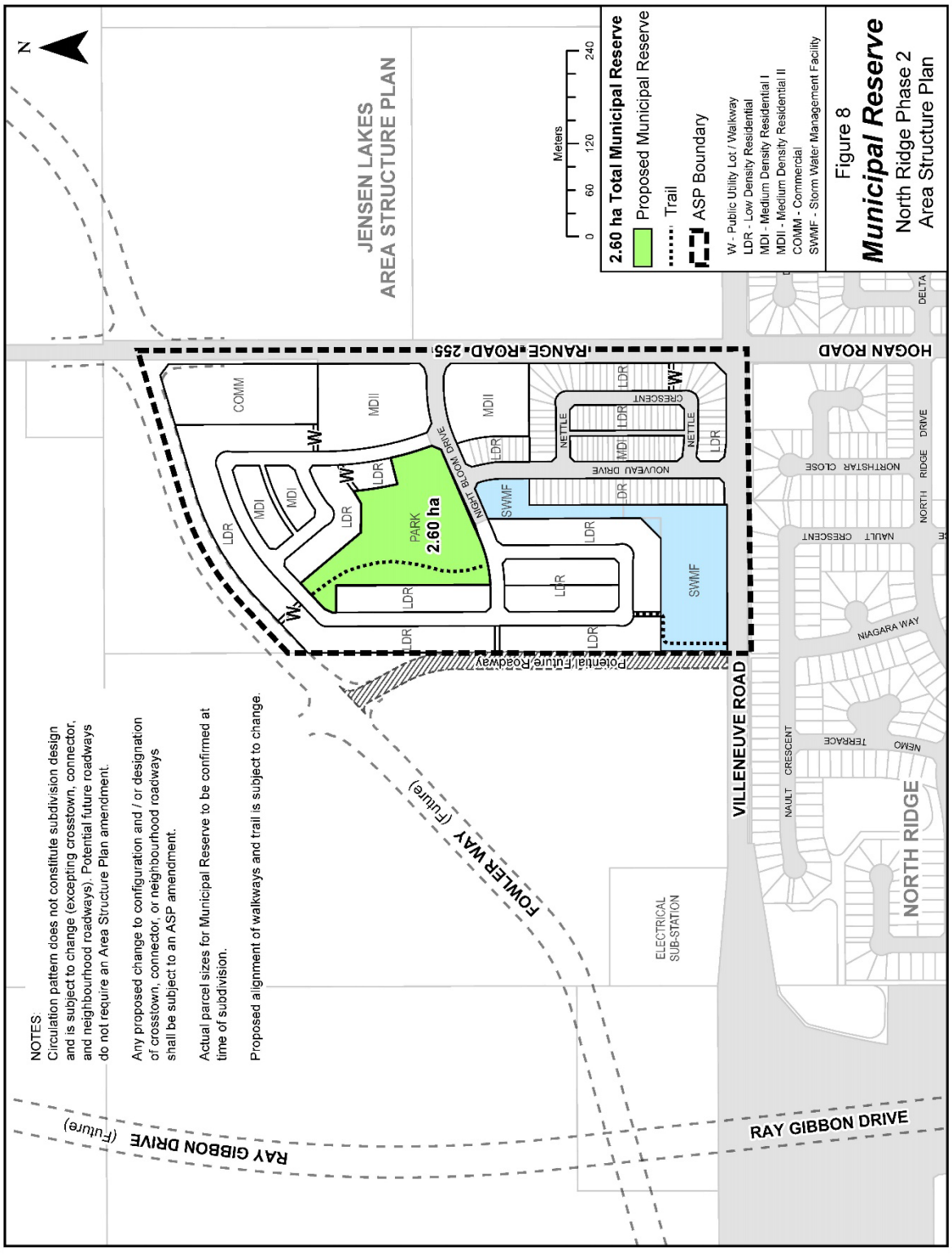

N
JENSEN LAKES AREA STRUCTURE PLAN
Meters
0
60
120
240
Crosstown (38m wide)
Connector (31m wide)
Neighbourhood
Local
Lane
Potential Future Roadway
Trail
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Figure 3
Transportation
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE (Future)
RAY GIBBON DRIVE
Proposed Future Interchange
No vehicular access from Villeneuve Road to Ray Gibbon Drive
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Proposed alignment of walkways and trails are subject to change.
COMM
MDII
MDI
LDR
PARK
SWMF
NETTLE
CRESCENT
NOUVEAU DRIVE
BLOOM DRIVE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
NAULT CRESCENT
NIAGARA WAY
NEMO TERRACE
NAULT CRESCENT
NORTH RIDGE
ELECTRICAL SUB-STATION
DELTA
G:\MAPS\Area Structure Plans\NorthRidge\2023 Amend Phase 2\ASP Figures\NorthRidgePhase2_ASP_Maps_BLx-2023.aprx

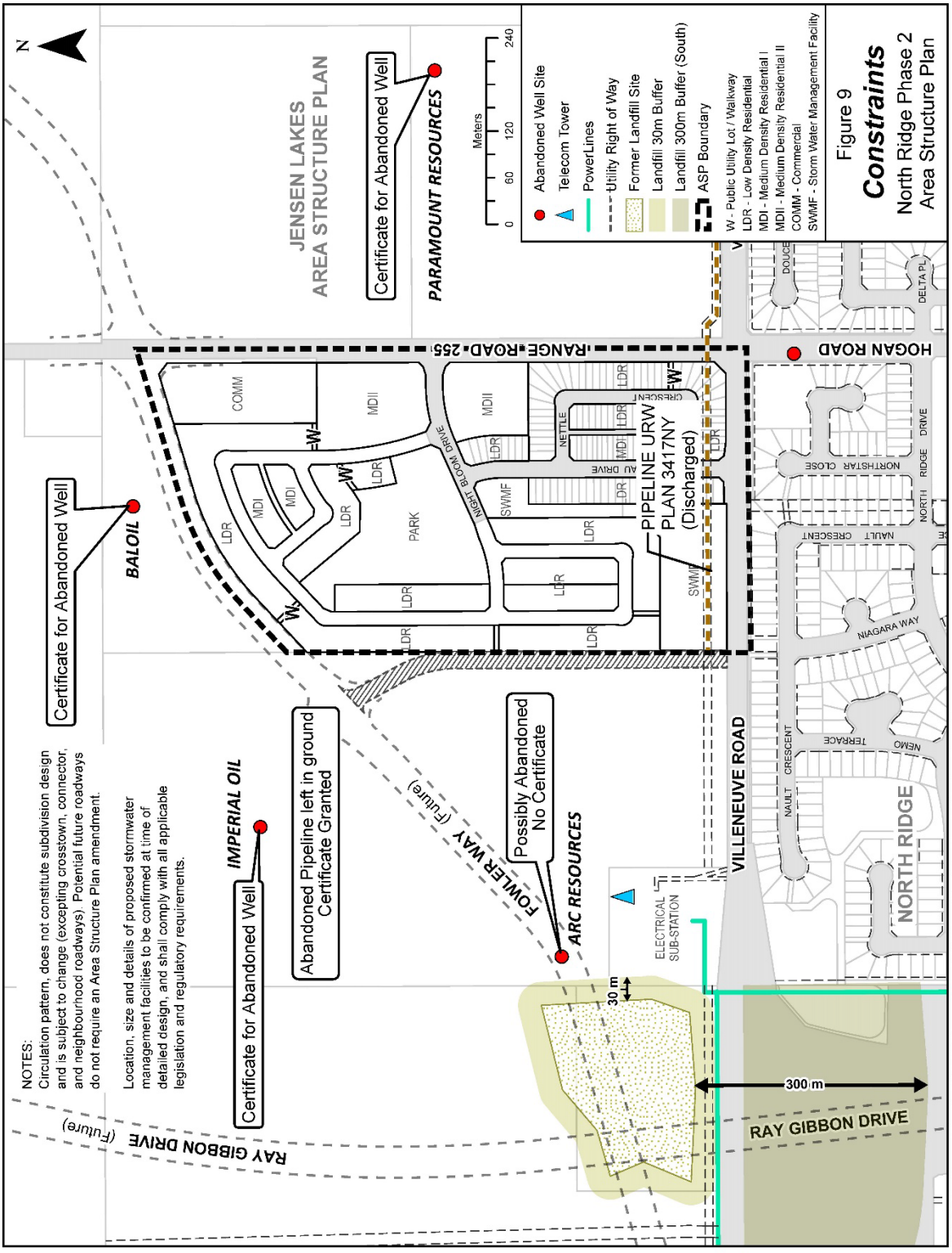

Figure 4
Water Servicing
North Ridge Phase 2
Area Structure Plan
Proposed 350mm Watermain
Proposed 300mm Watermain
Proposed 250mm Watermain
Proposed 200mm Watermain
Existing
Stormwater Management
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Meters
0
60
120
240
N
JENSEN LAKES
AREA STRUCTURE PLAN
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE
RAY GIBBON DRIVE (Future)
Potential Future Roadway
NORTH RIDGE
NIAGARA WAY
NORTHSTAR DRIVE
NOUVEAU DRIVE
NETTLE
CRESCENT
DELTA PL
ELECTRICAL SUB-STATION
COMM
MDII
MDI
LDR
PARK
SWMF
W
300m water main extension into east ASP
300m water main extension
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Watermain sizes and exact location of lines to be determined at time of detailed design.
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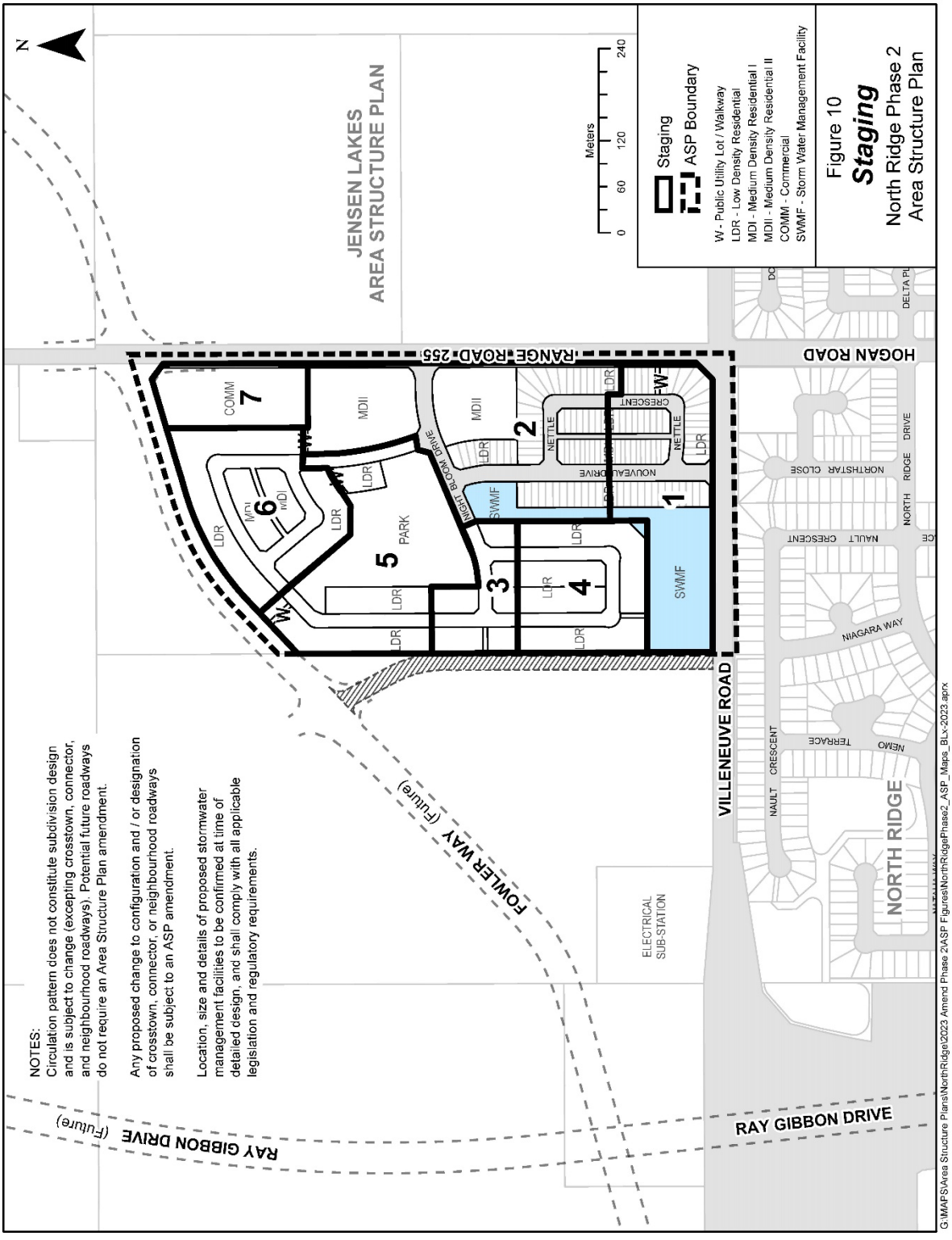

Figure 5
Wastewater Collection System
North Ridge Phase 2
Area Structure Plan
Proposed Sanitary
Existing Sanitary
Stormwater Management
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Meters
0
60
120
240
N
JENSEN LAKES
AREA STRUCTURE PLAN
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE (Future)
RAY GIBBON DRIVE
Potential Future Roadway
NIAGARA WAY
NORTH RIDGE
NAULT CRESCENT
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
DELTA PL
TERRACE
NEMO
ELECTRICAL SUB-STATION
Existing 450mm Sanitary Sewer
COMM
MDII
MDI
LDR
PARK
SWMF
W
NOUVEAU DRIVE
NETTLE
CRESCENT
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Sanitary pipe sizes and exact location of lines to be determined at time of detailed design.
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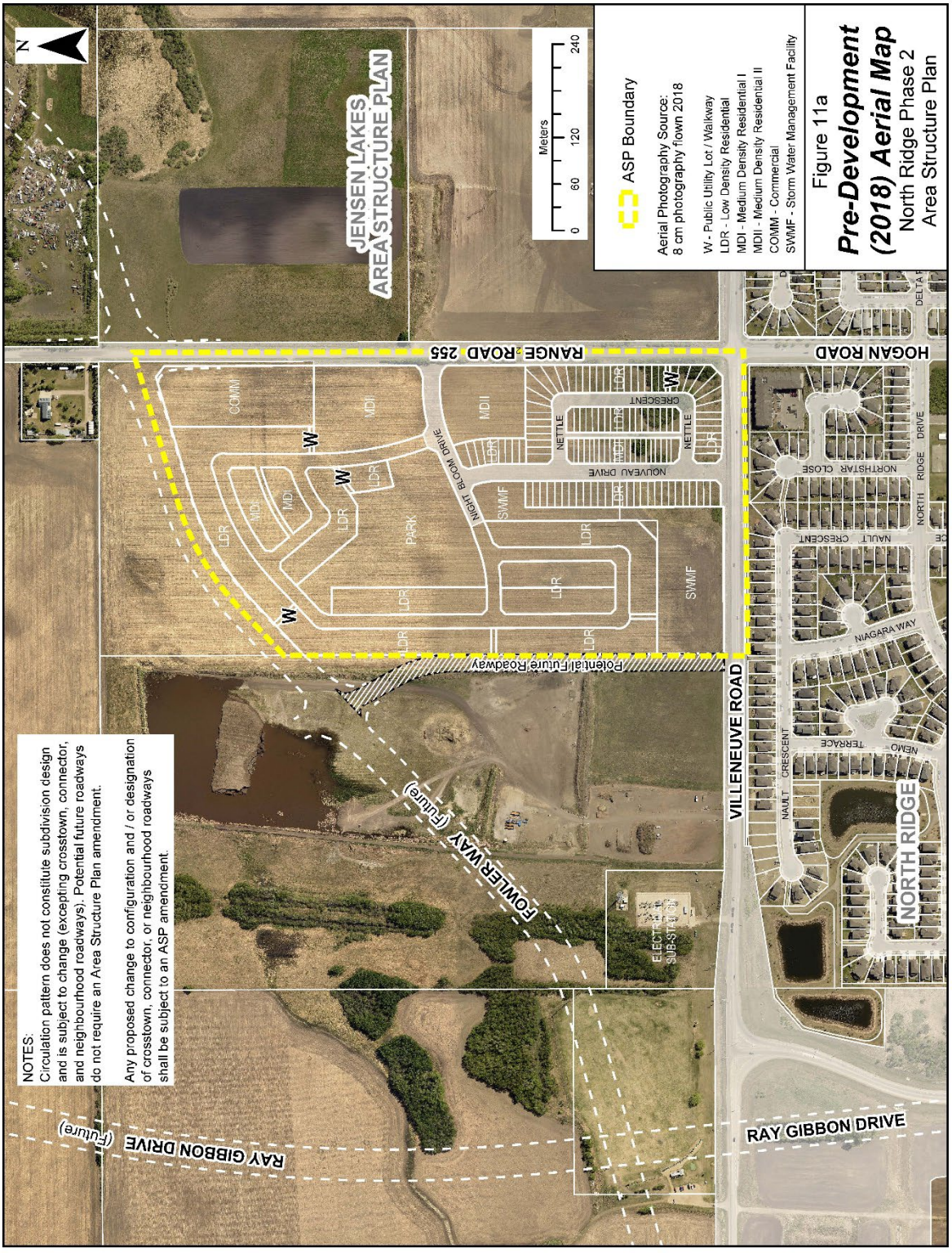

N
JENSEN LAKES AREA STRUCTURE PLAN
Meters
0
60
120
240
Future Stormpipe and Flow Direction
Existing Stormpipe and Flow Direction
Stormwater Management
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Figure 6
Stormwater Management System
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
DELTA
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
NAULT CRESCENT
NIAGARA WAY
NEMO
NAULT CRESCENT
NORTH RIDGE
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE
RAY GIBBON DRIVE (Future)
ELECTRICAL SUB-STATION
Potential Future Roadway
NOUVEAU DRIVE
CRESCENT
NETTIE
NETTIE
COMM
MDII
MDII
MDI
MDI
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
PARK
SWMF
SWMF
SWMF
Natural Flow Path
W
W
W

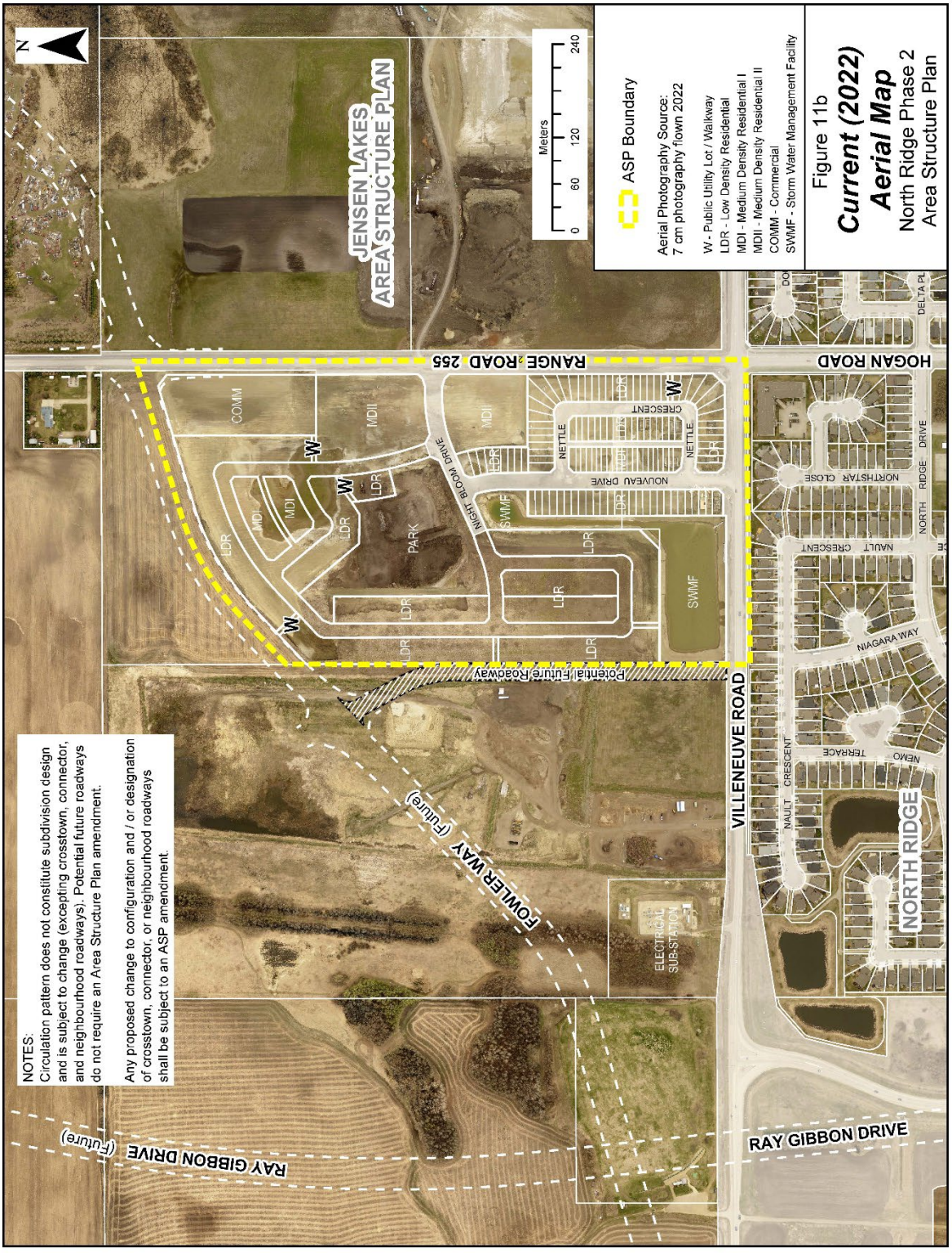

N
JENSEN LAKES
AREA STRUCTURE PLAN
41 CITY ANNEX NORTH
782MC;;B
25430 S HWY 633
Meters
0
60
120
240
Plan 222 0168
Plan 222 2054
SE 18-54-25-W4
ASP Boundary
Figure 7
Legal Descriptions
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
54218
RGE RD 255
TITLE 222 236 450 070
LINC 0039 287 818
SE 18-54-25-W4
42 CITY ANNEX NORTH
SE-18-54-25-4
NIGHTBLOOM AVENUE
NOUVEAU DRIVE
CRESCENT
NETTLE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
NAULT CRESCENT
NIAGARA WAY
NEMO TERRACE
NAULT CRESCENT
NORTH RIDGE
VILLENEUVE ROAD
FOWLER WAY (Future)
43 CITY ANNEX NORTH
0525561;2;1
25516 S HWY 633
Power Substation
25522 S HWY 633
RAY GIBBON DRIVE (Future)
44 CITY
ANNEX NORTH
0426146;1;1
RAY GIBBON DRIVE
HWY 633
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Figure 8
Municipal Reserve
North Ridge Phase 2
Area Structure Plan
2.60 ha Total Municipal Reserve
Proposed Municipal Reserve
Trail
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Meters
0 60 120 240
N
JENSEN LAKES
AREA STRUCTURE PLAN
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
RAY GIBBON DRIVE
RAY GIBBON DRIVE (Future)
FOWLER WAY (Future)
Potential Future Roadway
PARK
2.60 ha
SWMF
COMM
MDII
MDI
LDR
NIAGARA BOOM AVENUE
NOUVEAU DRIVE
CRESCENT
NETTLE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
NAULT CRESCENT
NIAGARA WAY
NEMO TERRACE
NAULT CRESCENT
NORTH RIDGE
ELECTRICAL SUB-STATION
DELTA
NOTES
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Actual parcel sizes for Municipal Reserve to be confirmed at time of subdivision.
Proposed alignment of walkways and trail is subject to change.
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N
JENSEN LAKES AREA STRUCTURE PLAN
Certificate for Abandoned Well
PARAMOUNT RESOURCES
Meters
0 60 120 240
Abandoned Well Site
Telecom Tower
PowerLines
Utility Right of Way
Former Landfill Site
Landfill 30m Buffer
Landfill 300m Buffer (South)
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Figure 9
Constraints
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
COMM
MDII
MDI
LDR
PARK
SWMF
PIPELINE URW
PLAN 3417NY
(Discharged)
NETTLE CRESCENT
ALDER DRIVE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
NAULT CRESCENT
NIAGARA WAY
NEMO TERRACE
DOUCE
DELTA PL
VILLENEUVE ROAD
NORTH RIDGE
ELECTRICAL SUB-STATION
FOWLER WAY (Future)
RAY GIBBON DRIVE (Future)
RAY GIBBON DRIVE
Certificate for Abandoned Well
BALOIL
IMPERIAL OIL
Certificate for Abandoned Well
Abandoned Pipeline left in ground
Certificate Granted
Possibly Abandoned
No Certificate
ARC RESOURCES
30 m
300 m
NOTES:
Circulation pattern, does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Location, size and details of proposed stormwater management facilities to be confirmed at time of detailed design, and shall comply with all applicable legislation and regulatory requirements.
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N
JENSEN LAKES
AREA STRUCTURE PLAN
Meters
0 60 120 240
Staging
ASP Boundary
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Figure 10
Staging
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
FOWLER WAY (Future)
RAY GIBBON DRIVE (Future)
RAY GIBBON DRIVE
NORTH RIDGE
ELECTRICAL SUB-STATION
NIAGARA WAY
NAULT CRESCENT
NEMO TERRACE
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
DELTA PL
NIGHTBLOOM DRIVE
NOUVEAU DRIVE
NETTLE CRESCENT
COMM
MDII
LDR
SWMF
PARK
1
2
3
4
5
6
7
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
Location, size and details of proposed stormwater management facilities to be confirmed at time of detailed design, and shall comply with all applicable legislation and regulatory requirements.
G:\MAPS\Area Structure Plans\NorthRidge\2023 Amend Phase 2\ASP Figures\NorthRidgePhase2_ASP_Maps_BLx-2023.aprx


N
JENSEN LAKES AREA STRUCTURE PLAN
Meters
0 60 120 240
ASP Boundary
Aerial Photography Source:
8 cm photography flown 2018
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Figure 11a
Pre-Development (2018) Aerial Map
North Ridge Phase 2
Area Structure Plan
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
RAY GIBBON DRIVE
RAY GIBBON DRIVE (Future)
FOWLER WAY (Future)
Potential Future Roadway
NORTH RIDGE
NORTH RIDGE DRIVE
NORTHSTAR CLOSE
NAULT CRESCENT
NIAGARA WAY
NEMO TERRACE
NAULT CRESCENT
NETTLE CRESCENT
NOUVEAU DRIVE
NORTH BOOM DRIVE
PARK
SWMF
COMM
MDI
MDII
LDR
W
ELECTRICAL SUB-STATION
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
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Figure 11b
Current (2022) Aerial Map
North Ridge Phase 2 Area Structure Plan
ASP Boundary
Aerial Photography Source: 7 cm photography flown 2022
W - Public Utility Lot / Walkway
LDR - Low Density Residential
MDI - Medium Density Residential I
MDII - Medium Density Residential II
COMM - Commercial
SWMF - Storm Water Management Facility
Meters
0 60 120 240
N
JENSEN LAKES AREA STRUCTURE PLAN
RANGE ROAD 255
HOGAN ROAD
VILLENEUVE ROAD
RAY GIBBON DRIVE
RAY GIBBON DRIVE (Future)
FOWLER WAY (Future)
Potential Future Roadway
NORTH RIDGE
NIAGARA WAY
NAULT CRESCENT
NAULT CRESCENT
TERRACE
NEMO
NORTHSTAR CLOSE
NORTH RIDGE DRIVE
DELTA PL
NOUVEAU DRIVE
NETTLE
CRESCENT
NIGHT BLOOM DRIVE
PARK
SWMF
ELECTRICAL SUB-STATION
COMM
MDII
MDI
LDR
W
NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstown, connector, and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
Any proposed change to configuration and / or designation of crosstown, connector, or neighbourhood roadways shall be subject to an ASP amendment.
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