ROSEBURN AREA STRUCTURE PLAN

APRIL 2025

Al-Terra

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CITY OF FORT SASKATCHEWAN

AMENDMENTS

Bylaw	Date	Description	Pages Affected
C12-25	July 8, 2025	Update to statistics tables and maps in order to ensure consistency with the Northeast Roseburn Neighbourhood Structure Plan.	20, 36, 37, 64, 65, 66, 67, 68, 69, 70, 71

All ASP amendments are also available on the City Website at www.fortsask.ca

CITY OF FORT SASKATCHEWAN

A BYLAW OF THE CITY OF FORT SASKATCHEWAN, IN THE PROVINCE OF ALBERTA, TO ADOPT ROSEBURN AREA STRUCTURE PLAN, BYLAW C9-25

BYLAW NO. C9-25

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality may adopt an Area Structure Plan;

NOW THEREFORE, the Council of the City of Fort Saskatchewan in the Province of Alberta, duly assembled, hereby enacts:

1. This Bylaw is cited as Roseburn Area Structure Plan Bylaw C9-25.
2. That the text and images attached as Schedule "A" from part of this Bylaw.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed, and the remainder of the Bylaw is deemed valid.
4. That Bylaw C9-25 becomes effective upon third and final reading.

READ a first time this	22	day of	April	2025
READ a second time this	20	day of	May	2025
READ a third time this	20	day of	May	2025

Gale Katchur
MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: May 20, 2025

Table of Contents

Figures

Tables

Appendix A - Maps

1.0 Administration

1.1 Purpose

The purpose of this Area Structure Plan (ASP) is to provide a framework for the subdivision and development of land within the City of Fort Saskatchewan. This ASP applies to lands legally described as Section 18, Township 54, Range 22 West of the 4th Meridian (18-54-22-W4M) identified on **Map 1 – Location & Context Plan**. The Municipal Government Act (MGA) governs the creation of ASPs and outlines what is required in this Plan. Additionally, the City of Fort Saskatchewan has an approved *Terms of Reference* which outlines all municipal requirements for ASP and Neighbourhood Structure Plan (NSP) preparation in the City. The Roseburn ASP has been prepared to satisfy the requirements of the MGA, the City of Fort Saskatchewan Council, and all relevant regional and local planning policies.

1.2 Authority

The MGA endows municipal Councils with the authority to adopt an ASP by bylaw for lands within their jurisdiction. This ASP was approved to be initiated by City of Fort Saskatchewan Council on September 26, 2023.

The initiation approval included direction that detailed servicing and development information would only be provided for the NE-18-54-22-W4M. All other properties within the ASP boundary have been identified as 'Future Plan Areas' and includes conceptual servicing as per Maps 11-13. The Roseburn ASP was prepared for approval by City Council in accordance with the MGA.

1.3 Timeframe

As one of four developing areas within the City, Roseburn may absorb approximately 25% of the projected annual urban growth within the City. The population growth projections of the *Fort Saskatchewan Growth Study* indicate Roseburn can expect to be fully developed in 30 to 60 years. This timeframe is highly dependent on economic factors, however,

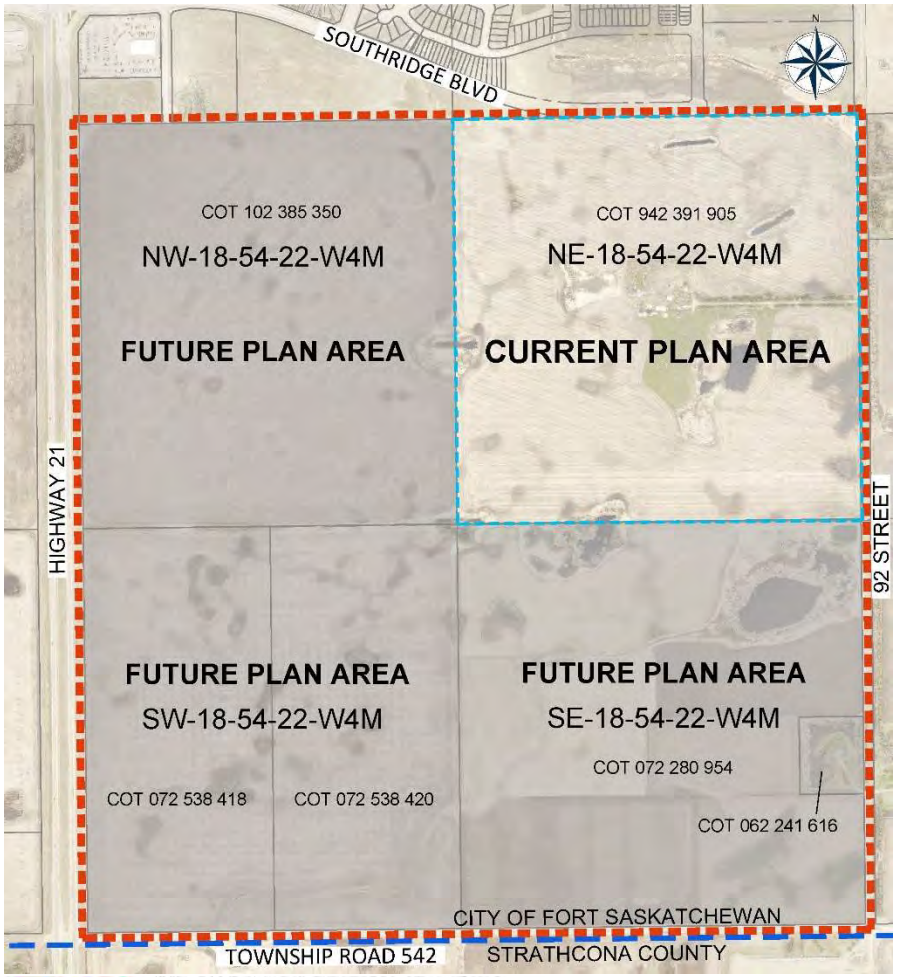


Figure 1: Approved ASP Initiation Concept Map (September 2023)

consistent planning for Future Plan Areas within this ASP will be required under all growth scenarios to maintain the recommended >20-year supply of developable land in the City. Each quarter section can be anticipated to provide +/- 4 years of the City's total residential land needs and will take approximately +/- 15-years to build-out assuming a 25% share of the City's urban development occurs within the area. This ASP is intended to comprehensively plan development anticipated to occur within a 20-year planning horizon based on the development of the NE-18-54-22-W4M.

Throughout the 30+ year development timeframe of the ASP, it is anticipated that significant changes to land use planning and development policies will be enacted. This ASP accommodates but does not plan in exhaustive detail or restrict development within Future Plan Areas. As planning for Future Plan Areas within the ASP is undertaken by individual landowners, additional development policies specific to their lands and updates to anticipated development timelines are required to be amended into this ASP.

1.4 Interpretation

All map symbols, locations, areas, and boundaries shown within the Roseburn ASP shall be interpreted as approximate unless otherwise specified or unless they are coincident with clearly recognizable and geographically defined physical features or fixed legal boundaries. The information in this ASP shall be considered preliminary and used as the basis for subsequent Neighbourhood Structure Plans (NSP) which will include additional detail for each development area. Minor deviations to locations of infrastructure and land use areas shall generally be accepted as part of the normal course of development without triggering amendment to this ASP.

Policy statements in this ASP use either "shall" or "should" to distinguish required actions from desired policies.

Policy statements containing "shall" or "will" are mandatory and must be implemented wherever possible. Determination of whether an implementation strategy satisfies a "shall" policy will be at the discretion of the Development Authority. Innovative strategies not explicitly contemplated in this ASP may be considered where direct adherence to a "shall" policy proves impractical or impossible.

Policy statements containing "should" or "may" are discretionary and indicate a preferred objective or outcome. If a "should" outcome is not followed a planning rationale may be required by the Development Authority. If a "should" policy is not followed because it proves impractical or impossible, the intent of the policy may be met through other agreed upon means or deemed inapplicable.

1.5 Amendment

During the normal course of development, amendments to this ASP may be required to address changes in policy, updated data, or changes to municipal or regional development objectives. Amendments to this plan shall be required prior to the development of land and infrastructure identified on **Map 2 - Land Ownership** as "Future Plan Areas".

Any change to policy, text, or mapping contained within this ASP shall be completed in accordance with the *Municipal Government Act*, City of Fort Saskatchewan statutory plans, and the *Terms of Reference for the Preparation of Area Structure Plans & Neighbourhood Structure Plans*.

2.0 Policy Context

The Roseburn ASP is consistent with the vision and direction of all regional and municipal planning policies. The following section outlines key policy documents this ASP has been designed to comply with and support.

2.1 Provincial Legislation

Provincial Land Use Policies (LUP) & Alberta Land Stewardship Act (ALSA)

Municipal Government Act (MGA) stipulates that all statutory plans must be consistent with provincial Land Use Policies. The provincial LUP contains eight sections which address plan implementation, planning approaches, municipal interaction, and specific planning issues.

As per the MGA all statutory plans must be consistent with all other plans adopted by a municipality, including the Alberta Land Stewardship Act (ALSA). The ALSA is the enabling legislation that supports the Land Use Framework (LUF).

The Roseburn ASP is consistent with all goals set out in the LUP and ALSA and is consistent with all plans in effect within the City of Fort Saskatchewan.

Land Use Framework (LUF)

The purpose of the LUF is to manage and sustain Alberta's economy while providing a balance of social and environmental goals of Albertans. The vision of the LUF is that ***'Albertans work together to respect and care for the land as the foundation of our economic, environmental, and social well-being'***. This vision promotes the following outcomes:

- Healthy economy supported by our land and natural resources
- Healthy ecosystems and environment
- People-friendly communities with ample recreational and cultural opportunities

This ASP aligns with the vison and supports the goals of the LUF by providing amenity-rich community development which includes open space with animal habitat, recreational lands for residents, and retain Future Plan Areas for agricultural production during development.

Municipal Government Act (MGA)

The MGA empowers municipalities to adopt an ASP as a statutory document for the purposes of providing a development framework to guide land use, subdivision, and development within a specific area. The MGA states the following:

Area Structure Plans

(1) For the purposes of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe:

i. the sequence of development proposed for the area

ii. the land uses proposed for the area, either generally or with respect to specific parts of the area:

iii. the density of population proposed for the area either generally or with respect to specific parts of the area; and

iv. the general location of major transportation routes and public utilities; and

(b) may contain any other matters the council considers necessary.

Statutory Plan Preparation

(1) While preparing a statutory plan a municipality must:

(a) provide a means for any person who may be affected by it to make suggestions and representations;

(b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a);

(c) notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations; and

(d) in the case of an area structure plan, where the land that is subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

(2) Subsection (1) does not apply to amendments to statutory plans.

Plans Consistent

All statutory plans adopted by a municipality must be consistent with each other.

The Roseburn ASP is consistent with MGA statutory plan requirements, contains all required information, and has completed all legislated public engagement activities. This ASP responds directly to the MGA by outlining the sequence of development, proposed land uses for specific parts of the area, by identifying projected population densities for specific parts of the area, providing general transportation and servicing

requirements, and completion of engagement activities with stakeholders and the public.

Water Act & Alberta Wetland Policy

The Water Act supports and promotes the conservation and management of water through the use and allocation of water in Alberta. The Act addresses Albertan's rights to divert water and describes the priority of water rights among users, the types of instruments available for diversion and use of water and the associated processes for decision making.

The Alberta Wetland Policy provides the strategic direction and tools to make informed wetland management decisions while allowing for continued growth and economic development in the province. The goal of the Policy is to conserve, restore, protect, and manage Alberta's wetlands.

Impacts to wetlands from planned development supporting municipal and regional housing objectives shall follow compensation requirements of the Water Act and Wetland Policy.

The Roseburn ASP area was referred to Alberta Environment during the Annexation Lands design brief review process to assess wetlands for Crown claim status. No wetlands within the ASP boundary are of sufficient ecological value to be protected by the Province and shall not be subject to Crown claim. *(City of Fort Saskatchewan Annexation Design Brief, Appendix D).*

Historical Resources Act

The Historical Resources Act (HRA) regulates the use, designation and protection of historic resources, including palaeontological, archaeological, historic or natural sites, structures or objects. The HRA provides mechanisms for designating provincial or municipal historic resources, establishing provincial or municipal historic areas, and naming geographical features. Governs research permits, title to archaeological and palaeontological resources, and transport of historic resources out of Alberta.

HRA clearance was granted on December 18, 2023 (HRA-4835-23-0090-001). There are no HRA requirements associated with the NE-18-54-22-W4M. The developer must comply with all standard conditions of the HRA. Reporting requirements of the developer and contractors must be followed If any historical resources are found during construction.

Each Future Plan Area is required to complete an HRA approval prior to ASP amendment and initiation of development activities in these areas.

2.2 Regional Plans

Integrated Watershed Management Plan – North Saskatchewan River (IWMP)

The Integrated Watershed Management Plan (IWMP) lays out recommendations and an approach to manage the North Saskatchewan River (NSR) watershed. The plan serves as advice to all watershed stakeholders to guide future decision making in their respective areas of responsibility and interest. It identifies specific actions that should be implemented, describes the roles and responsibilities of the various players to do so, and presents an implementation strategy based on both voluntary and statutory activities.

As part of the North Saskatchewan River watershed, this ASP recognizes and supports the goals and objectives of the IWMP by proposing appropriate stormwater infrastructure and designs to limit negative downstream effects.

2.3 City of Fort Saskatchewan Plans

Our Fort. Our Future. City of Fort Saskatchewan's Municipal Development Plan (MDP) (Bylaw C31-20)

The MDP is a high-level statutory plan which sets out broad policies and direction for growth and development within Fort Saskatchewan. The purpose of the MDP is to guide the development of Fort Saskatchewan as it grows to 50,000 residents. It contains a focus on urban design and placemaking to help build complete communities which serve current and future generations of residents.

This ASP responds to the MDP's Community Direction Statement and advances its objectives and policies regarding expanding housing choice, supporting active transportation, and providing exceptional public spaces for recreation and socializing. The ASP is identified in the Future Urban Area designation within the MDP.

Relevant policies which provide guidance to the Roseburn ASP include:

General Neighbourhood Policies

5.2.15 Ensure proposed housing options align with the housing needs and affordability of the community.

6.2.1 Nodes located within Future Urban Areas shall develop at or above 70 dunrha to support business, services and amenities.

6.2.3 Nodes shall transition to lower densities at their periphery to integrate with adjacent neighbourhoods.

6.2.4 Nodes should include medium-density or high-density developments and are encouraged to include a mix of both.

6.2.6 Developments shall be street-oriented with transparent active interfaces and provide multiple pedestrian connections, to promote pedestrian oriented development and 'eyes on the street'.

6.2.9 Nodes should include new parks, plazas, and community gathering spaces.

6.2.39 All neighbourhoods shall have a diversity of housing types, such as single and semi-detached, duplexes, townhomes, rowhouses, stacked townhomes, multi-attached residential, and accessory dwelling units to meet the various financial, lifestyle, and cultural needs of the city's diverse population and to achieve municipal and regional housing targets.

6.2.41 Encourage the location of affordable housing options along transit routes and near commercial uses, open spaces, school sites and community services.

6.2.42 Encourage the inclusion of barrier free and adaptive units in multi-unit residential developments.

This ASP responds to the MDP Node policies by providing housing at densities identified in the MDP including multiple housing types which support a wide range of demographics and lifestyles through the community. The land use concept demonstrates thoughtful transitions between housing types and neighborhoods.

This plan requires the development of public and privately open spaces and public connection to numerous gathering places. Street oriented design on major corridors, parks, and at Nodes creates 'eyes on the street' and fosters safety in the community. Park sites are designed to be universally accessible. Major public parks and multi-family sites with shared access are located along major transportation corridors to support transit implementation and prioritize these locations. It is noted the proposed High-Density Shallow Lot product is located adjacent to major corridors but not fronting onto them. All sites shall have adequate access and connectivity.

Parks and Open Space

6.2.9 Nodes should include new parks, plazas, and community gathering spaces.

6.2.15 Create scale appropriate and optimally located gathering spaces, pocket parks, plazas, and/ or community gardens to increase interaction between neighbours.

6.2.16 Public spaces and facilities shall incorporate universal design standards.

6.2.18 Utilize Crime Prevention Through Environmental Design (CPTED) principles in the development of parks, open spaces and public facilities to promote safety and comfort for all users.

6.2.19 New community facilities should be designed and regulated to allow for adaptation to accommodate multiple uses over time.

This ASP responds to the MDP Parks and Open Space policies by creating numerous large parks and publicly accessible open spaces which are well-connected. Integrating universal design & CPTED principles for safe park access within each park and along multi-use trails

through accessible design. Major park spaces are designed to be programmable and be large enough to adapt to multiple uses concurrently and over time.

School Sites

6.2.21 Collaborate with school authorities on where to locate joint school and municipal facilities and developing joint use agreements for these facilities.

This ASP responds to the MDP School policies by initiating engagement and communication with the school boards relating to the ASP area. Local school boards have identified school site needs, and this ASP provides required lands and identifies projected needs in Future Plan Areas. Future information provided by school boards throughout the life of this plan will be integrated into the land use policies & design.

Urban Design Policies

6.2.24 Encourage sustainability, excellence, creativity, and innovation in architectural, landscape, site, and neighbourhood design.

6.2.25 Developments shall incorporate high quality urban, landscape, and architectural design to ensure development builds upon and adds value to the neighbourhood's established character.

6.2.26 Developments shall be street-oriented with transparent active interfaces and provide multiple pedestrian connections to promote 'eyes on the street' and pedestrian oriented development.

6.2.27 Developments shall address adjacent street and/ or public space through incorporating quality architecture, appropriate setbacks, scale, and massing, building features such as balconies, windows, canopies and terraces, and landscaping and fencing that contributes to the street appeal.

6.2.28 Commercial areas shall be designed to include a variety of elements that enhance the public realm, such as landscaping, outdoor patios, courtyards, plazas, fountains, building articulation, covered walks, and other placemaking features.

6.2.29 Commercial areas shall be designed to ensure that site access, parking, and circulation for commercial uses prioritize pedestrian movement and are easy to navigate in a safe manner with pedestrian trails, and lighting.

6.2.30 Parking areas shall be designed to minimise contiguous hard surfaces through the incorporation of landscaping elements.

6.2.31 Residential or mixed-use developments should incorporate ground floor units with front door access to the street.

6.2.32 Neighbourhoods shall have a diversity of housing types to enhance character along block frontages, and within neighbourhoods meeting the various financial, lifestyle, and cultural needs of our diverse population.

6.2.33 Locate higher density residential, commercial, and mixed-use developments along transit routes and near open spaces, school sites and community services.

6.2.34 Developments shall demonstrate application of Winter City design principles.

6.2.35 Utilize Crime Prevention Through Environmental Design (CPTED) principles in the development of neighbourhoods, including residential and commercial areas, to promote safety and comfort for all residents.

6.2.38 Encourage creative approaches to subdivision and neighbourhood design that demonstrate innovative and creative approaches to fulfilling plan objectives, such as:

This ASP will implement the MDP Urban Design policies and strategies by encouraging unique developments designed to high aesthetic standards and creating lively street facing development with numerous pedestrian routes and pedestrian-oriented design within the public realm.

Developments at all scales, including commercial and multi-family development, shall be designed to include quality architecture, landscaping, gathering spaces, and other features which will encourage

outdoor activity and social interaction. Innovative housing and integration of many housing forms will be supported throughout the community.

Future Urban Area Policies

6.6.6 New neighbourhoods shall have distinct identities and character through neighbourhood, public realm and architectural design guidelines.

6.6.7 New neighbourhoods should be focused around a neighbourhood Node or activity centre that creates a well-designed, vibrant, walkable gathering place for residents and provides opportunities for small-scale shops and services and housing choices. Neighbourhood Nodes may include, but are not limited to, the following:

a. Medium to high density housing;
b. Commercial mixed-use development;
c. Live/work spaces;
d. Small-scale retail and businesses;
e. Small-scale cultural facilities and / or community meeting spaces;
f. Civic offices or facilities; and
g. Transit access and related facilities.

This ASP responds to the MDP Future Urban Area policies of the MDP through implementing the City's Terms of Reference for ASPs and creating policies directing urban design, pedestrian networks, high quality public realms, multi-modal transportation, and many other strategic objectives. The ASP includes the required Node development to help create sustainable and complete communities and locates the proposed Nodes to be adjacent to major transportation corridors and parks.

The development strategy of this ASP protects against premature fragmentation of farmland by requiring large areas (approximately each quarter section) to be comprehensively planned at a time. Timelines for the ASP are discussed in the implementation section.

Natural System Policies

7.3.8 Ensure wetlands are evaluated, protected and preserved in alignment with provincial policy through the following methods in order of priority:

a. Avoidance of wetland damage or destruction;
b. Impact minimization and provision of applicable compensation; and
c. Compensation for wetland damage or destruction.

7.3.10 Ensure new subdivisions and developments meet or exceed regional, provincial, and federal Acts, regulations, and guidelines with respect to air quality, water quality, and flood plain and hazard management.

7.3.11 Require municipal and school reserves dedication equal to a minimum of 10% of the land remaining after any environmental reserve has been dedicated as part of a new subdivision to the satisfaction of Administration.

7.3.12 The dedication of reserve lands shall be the primary option during the development process, with cash-in lieu taken only when land would not serve the City's objectives for recreation, parks, active transportation, culture and education.

Due to the highly disturbed and extensive agricultural uses of the site, no high-quality natural features are present. This ASP responds to the Natural System policies by integrating a wetland into the stormwater management network. Environmental requirements have been identified for the NE-18-54-22-W4M and development shall meet all environmental regulations.

Green Infrastructure Policies

7.3.19 Encourage implementation of Low Impact Development (LID) principles and green infrastructure alternatives in new development or redevelopment areas.

7.3.20 Incorporate natural landscaping, trees, and other greening measures into new transportation and utility corridors and undertake the naturalization or greening of existing corridors.

7.3.22 Maximize visual and physical connectivity to the natural environment and green spaces.

7.3.23 The City shall use its full authority granted under the Municipal Government Act in considering the provision of reserve lands, including municipal reserve, school reserve, or cash-in-lieu.

7.3.24 Small scale green spaces, such as pocket parks and plazas, should be distributed throughout neighbourhoods in order to be within 5-minute walking distance of residences.

7.3.25 Parks smaller than 1000m² in area at minimum shall have direct access from one public road with a minimum 25% road frontage.

This ASP responds to the MDP Green Infrastructure policies by supporting LID principles with naturalized stormwater management facilities and planting or 'greening' transportation corridors, and strategic dedication of municipal reserve and public open spaces. Visibility of park spaces is emphasized with large open frontages and access points. All residences are within 400m (5-minute) walk of a park, and many are within a 5-minute walk of multiple parks.

Transportation Policies

8.3.2 The mobility network design shall prioritize the efficient movement of users in the following order: pedestrians, cyclists, transit, automobiles, goods movement.

8.3.3 Implement Complete Street standards through accommodating pedestrians, cyclists, public transit and automotive users while minimizing land consumption in new and redevelopment projects.

8.3.6 Encourage situating street-oriented development along collector and arterial roads to promote traffic calming and create an engaging street experience.

8.3.7 Community gathering spaces and local or regional recreation amenities should be situated along collector and arterial roads to promote traffic calming and create an engaging street experience.

8.3.8 Implement a grid, modified grid, or other highly connected road network, in combination with smaller block sizes in new neighbourhoods, to enhance connectivity and direct access.

8.3.21 Ensure permeability of larger urban blocks and developments using trails, greenways, shared lanes, or alternatives to establish and maintain a connected mobility network.

8.3.22 Include bicycle facilities and infrastructure in all public facilities as well as in new private development. Maintain and improve trails through continued City investment in maintenance, safety improvements, and wayfinding.

This ASP responds to the MDP Transportation policies with a grid-based road network which is efficient and easy to navigate, and which can be easily extended and connected with adjacent properties. Street oriented development is encouraged along collector roadways where design allows. Many features including pedestrian corridors, roundabouts, trails, and attractive landscaping are included to create a resilient and effective transportation network.

Public Transit Network

8.3.27 Locate higher density and community services including retail and businesses, transit hubs, and Park and Ride locations along transit corridors, enabling more people to conveniently access transit services.

8.3.34 Ensure new collector and arterial roads within new subdivisions and developments are designed to accommodate future public transit routes and stops.

This ASP responds to the Public Transit policies of the MDP with the identification of the multi-family locations to guide higher-density development, including the ability to easily service all parts of the Node and all medium density sites with future transit services.

Agriculture

9.3.32 Fragmentation of agricultural lands through redesignation and subdivision may be supported if there is a demonstrated need for contiguous urban development consistent with municipal priorities.

This ASP responds to the MDP Agriculture policies by identifying an orderly implementation strategy for the ASP which includes maintaining unfragmented agricultural parcels in their current state for as long as possible and developing in a contiguous manner directly from existing development.

Servicing Policies

10.2.5 Undertake cost analysis for maintaining and replacing infrastructure as a part of the development of new ASPs.

10.2.6 New neighbourhoods shall be planned to sustain their own infrastructure lifecycle and not increase the infrastructure tax burden on existing neighbourhoods.

10.2.7 Encourage all new development to implement low-impact development techniques and environmentally conscious building practices to help reduce demand on City infrastructure and slow the impacts of climate change.

10.2.13 Encourage use of low impact development techniques for stormwater and maximize retention and filtering of stormwater on site.

10.2.14 Encourage use of permeable materials in all new developments to reduce development related stormwater run-off.

This ASP responds to the MDP Servicing policies by investigating lifetime servicing costs in subsequent NSPs to help ensure sustainability of new development in relation to its lifetime anticipated operating and maintenance costs. Value is to be enhanced through cost-effective and long-term low-maintenance servicing design, land use mix, density distribution, and material choices.

Agricultural Lands Policies

11.2.6 Premature fragmentation and conversion of agricultural lands through subdivision and redistricting is prohibited.

11.2.7 Develop land absorption projections in order to provide certainty to current agricultural operators on future urban development lands to promote and encourage agricultural practices.

11.2.9 Development shall be phased in an order consistent with the development staging map.

This ASP responds to the MDP Agricultural Land policies by identifying an orderly sequence of development which will allow large agricultural parcels to remain in agricultural production until development is desired by each individual landowner. Development will not leap-frog and will not prematurely fragment large agricultural parcels prior to detailed planning of each area.

City of Fort Saskatchewan Land Use Bylaw (LUB) (Bylaw C23-20)

The LUB contains development regulations for all land uses within the City. The ASP and NSPs will give direction to redistricting regulations of the LUB which will shape the development of the ASP area.

Strategic Plan (2023)

The City of Fort Saskatchewan Strategic Plan has been adopted by Council to outline the values, guiding principles, and goals of the City and to identify and implement strategic projects and policies.

This ASP advances the goals of the Strategic Plan by creating a well-planned community, supporting the development of sustainable infrastructure, ensuring communities are welcoming and active, protecting and enhancing the environment, and improving land development outcomes in the City.

Community Sustainability Plan (2014)

The vison of the sustainability plan looks forward to 2040 where ***'Fort Saskatchewan is a welcoming, compassionate City. We are a friendly, multi-generational community and there is a strong sense***

of pride and ownership in what we have accomplished together. As a community, we are stewards of the environment and are committed to using our resources wisely.'

The principles of the Plan are:

1. **A Welcoming Community**
2. **A Community with Spirit**
3. **Stewardship of the Environment**
4. **Using Resources Wisely**
5. **A Responsive Economy**
6. **A Complete Community**
7. **A Community Designed for People**

This ASP supports the principles of the Sustainability Plan, the Roseburn ASP advances municipal sustainability objectives and supports long-term viability of services and quality of life in the City.

City of Fort Saskatchewan Engineering Design Standards (2024)

The City of Fort Saskatchewan Engineering Design Standards provide guidelines for development and servicing to ensure adequate levels of service and infrastructure sustainability. Servicing within the ASP will comply with the Design Standards. Detailed engineering design may occasionally require variation to the standards to address specific development issues, objectives, constraints, or solutions not contemplated in this ASP. Any design which are technical in nature or requires variance to the standards shall be backed by adequate evidence and proven by the applicant to the satisfaction of the City prior to development and generally shall not require an ASP amendment, at the discretion of the Development Authority.

City of Fort Saskatchewan Transportation Master Plan (2018)

The intent of the Transportation Master Plan is to set overall direction for transportation within Fort Saskatchewan including network issues, planned capital investments, enhancing multi-modal options, and transit services.

The City's TMP informed the transportation analysis and transportation objectives. Key factors incorporated into the ASP include expansion of the multi-modal transportation network which provides safe active transportation, on sidewalks, an extensive and safe pedestrian multi-use trail network, and roads appropriate for future transit integration.

City of Fort Saskatchewan Parks Plan (2015 Recreation Facilities, & Parks Master Plan Update)

The Parks Master Plan supports the Community Sustainability Plan vision by outlining the recreation aspects of a sustainable community and supporting the principles of the Community Sustainability Plan.

The Plan gathered feedback from the community for recreation priorities. Major facilities were the focus of most feedback, with outdoor recreation opportunities also highly ranked. The Parks Master Plan proposes distribution of well-connected neighbourhood parks within 400m to 800m of every residence. This ASP advances outdoor recreation through dedication of park spaces and greenways which connect neighbourhoods and support active transportation. This ASP also supports financial sustainability with recreation and open spaces that do not require large capital or ongoing funding, including expansion of the City's trail network, programmable open spaces, creating a small number of high-value gathering areas, and extensive reconfiguration potential of park spaces over time.

Urban Forest Protection and Enhancement Plan (May 2024)

Fort Saskatchewan's Urban Forest Protection and Enhancement Plan will guide the City's management of the urban forest. The plan is designed to manage the urban forest, made up of planted and naturally occurring trees, vegetation, and soils, which are all important community assets.

The five goals of the Action Plan are to protect and grow urban trees, protect and restore natural areas, manage the City's urban forest, partner

with community members and organizations, and to monitor performance and adapt.

This ASP supports the objectives of the plan by seeking to plant and grow a vibrant urban forest throughout the community and open spaces, and to replant park spaces that are disturbed by construction with high-quality and sustainable landscaping design.

Annexation Servicing Design Brief (2023)

The Annexation Servicing Design Brief provides a framework for future development of transportation, water, wastewater and stormwater services. The report is intended to be used when developing an Area Structure Plan (ASP) or Neighbourhood Structure Plan (NSP).

Proposed servicing within the Roseburn ASP is based on the Annexation Design Brief. Proposed modifications to the recommendations of the Design Brief shall be investigated and considered where appropriate. Any proposed solutions which differ from the Design Brief shall be proven and supported by engineering best practices.

3.0 Site Context & Development Considerations

3.1 Location & Background

The Roseburn ASP includes the entire section of land identified as the 18-54-22-W4M. The total area is one square mile and comprises approximately 252.3 hectares. See **Figure 1 – Location & Context Plan**.

The ASP boundaries are:

West Highway 21 (Veterans Way)
South Township Road 542 (City boundary with Strathcona County)
East 92 Street / Range Road 225 (92 Street is included in this ASP)
North Southridge ASP / Part of Southridge Boulevard

3.2 Land Ownership

This ASP consists of 6 (six) titled agricultural parcels comprising a total of approximately 249.0 hectares and the existing 92 Street right-of-way. Land ownership at the time of ASP preparation is shown on **Map 2 – Land Ownership**. The total area in the ASP is +/-252.27 hectares.

Table 1 – Land Ownership

Lot Ref #	Legal Address	Owner	Proponent	Title Area (ha)
1	NE-18-54-22-W4M	Private	**Yes**	**64.70**
2	NW-18-54-22-W4M	Private	No	59.83
3	Lot 1, Plan 0727005	Private	No	29.90
4	Lot 2, Plan 0727005	Private	No	29.90
5	SE-18-54-22-W4M	Private	No	62.74
6	Lot 1, Blk 1, Plan 0622015	Private	No	1.96
7	Gov't Road Allowance (92 St)	Public	No	3.24
			ASP Area:	**252.27ha**

3.3 Site Characteristics

The following section identifies the context, conditions, and development considerations for the ASP. Information included has been summarized from publicly available planning documents and technical reports completed in support of this plan where noted.

3.3.1 Existing Land Uses

Adjacent Land Uses

Lands adjacent to the ASP boundary to the west, south and east are agricultural. The community of Southfort Meadows is located to the north and contains a mix of urban land uses including residential, public open space, institutional uses, and commercial services.

An existing commercial area (service station, automotive dealership, and Fire Hall site) is adjacent to the northwest edge of the ASP which is accessible from Southridge Boulevard & Southview Way.

Land located west of Veterans Way is undeveloped but is planned to accommodate future urban growth and will include residential, open space, commercial, and institutional land uses.

Land to the south is located within the adjacent municipality of Strathcona County. These lands are designated as agricultural (AG). No Area Structure Plan or other development plans for this area are in effect. See **Map 1 – Location & Context Plan** for additional detail.

Land Uses within the ASP

Various agricultural operations are carried out within the ASP, predominantly extensive crop farming. One right-of-way has been registered within the ASP which comprises an overland storm water route that affects the two south quarter sections see **Map 2 – Land Ownership**.

3.3.2 Existing Transportation Network

Al-Terra Engineering Ltd. completed a Traffic Impact Assessment (TIA) which encompasses the NE-18-54-22-W4M. Existing transportation

network findings are summarized below. Recommendations from the TIA are included in **Section 4.3.1**.

The west edge of the ASP is bounded by Veterans Way (Highway 21) within the City of Fort Saskatchewan. This road is a high-volume 4-lane divided expressway and primary southern access into the City. Speed limits along Veterans way are 100km/h south of the City and reduces to 70km/h 500m south of Southridge Boulevard.

One major arterial roadway, Southridge Boulevard, extends along the north edge of the Roseburn ASP. Southridge Boulevard is a 4-lane arterial which narrows to 2-lanes east of Southfort Drive and serves the Southfort Ridge and Meadows communities. Southridge Boulevard is planned to continue east as development of the Southfort ASP proceeds. This arterial road is accessed via Veterans Way and provides the primary access and infrastructure connections to the Roseburn ASP area. The speed limit on Southridge Boulevard is 60km/h.

Rural grid roads are located along the south and east boundaries of the ASP. The east boundary is 92 Street (Range Road 255). Township Road 542 is located along the south boundary. Both roads are paved and built with rural cross-sections including roadside ditches and culverts at approaches. Road widths are approximately 7.0m and carry speed limits of 80km/h. 92 Street is planned to be closed to vehicular traffic north of the future Southridge Boulevard intersection as a pedestrian corridor. 92 Street along the east boundary of the ASP is planned to remain open to vehicles and will include a pedestrian multi-use trail within the right-of-way.

3.3.3 Topography, Soils, Geology, & Hydrology

Geotechnical, Biophysical Impact Assessment (BIA), and Environmental Site Assessments (ESA) were conducted by *JR Paine & Associates* and *360 Energy Liability Management Ltd.* which encompass the NE-18-54-22-W4M and are summarised below. Future Plan Areas have not been investigated for geotechnical or environmental conditions. Further geotechnical investigations are required prior to support detailed planning within Future Plan Areas prior to undertaking planning for these areas.

Topography

The topography of the entire ASP is generally flat or gently rolling. The site is characterized by gentle slopes with grades under 5%. The highest elevations are within the north and west areas. The lowest points are located within the east-central portion of the ASP. Elevations range from +/-633.0m to +/-625.0m or +/-8.0m throughout the ASP. See **Map 4 – Topography** for additional detail.

Soils

The NE-18-54-22-W4M is primarily composed of black topsoil at surface underlain with clays, loams, and silt. The soil is classified in the Alberta Soil Survey (1967) as Class 2S indicating that soils have moderate limitations that restrict the range of crops or require moderate conservation practices.

On-site soil investigations were not conducted for Future Plan Areas. Detailed soil investigations will be required prior to undertaking planning for these areas.

Geology

A geotechnical investigation conducted by *JR Paine & Associates Ltd.* in 2024 for the NE-18-54-22-W4M included historical documentation review, air photo review, and site investigations. Sixteen geotechnical boreholes were drilled and monitored throughout the quarter section to depths ranging from 8.8m to 11.9m below grade. Soil samples were tested at 1.5m intervals and classified by soil type. Surficial geology in the area is dominated by glaciolacustrine deposits which are sediments deposited in or along margins of glacial lakes and may include stratified silty sand and gravel layers. Bedrock in the area is predominantly mudstone with bentonitic concretionary layers. Bedrock was not encountered in any exploratory boreholes to depths of to 11.6m.

On-site geotechnical investigations were not carried out for the Future Plan Areas. Detailed geotechnical investigations will be required prior to undertaking planning for these areas.

Hydrology

The ASP is located within the Beaver Hills sub-watershed of the North Saskatchewan River watershed. Groundwater flow is generally to the northwest towards the North Saskatchewan River. No wetlands within the ASP boundary shall be claimable by the Crown *(City of Fort Saskatchewan Annexation Design Brief, Appendix D)*. Surface water drainage is generally directed from west to east. Most surface drainage collects in wetlands on-site and flows into roadside ditches. One large wetland was noted in the Annexation Design Brief within the SE-18-54-22-W4M which represents the lowest elevation portion of the ASP. Biophysical Impact Assessments were not conducted for Future Plan Areas. Detailed BIAs will be required prior to undertaking planning for these areas.

Sixteen wetlands were identified in the BIA within the NE-18-52-22-W4M ranging from temporary marsh to seasonal marsh, semi-permanent marsh, and permanent shallow open water. All wetlands show evidence of disturbance and cultivation in dry years. A large dugout near the centre of the quarter section was artificially created from a semi-permanent marsh in that location. See **Map 3 – Opportunities & Constraints** for details.

Standpipes were installed in geotechnical boreholes to monitor water-table levels. Water table depth ranged from 1.72m to 11.56m below surface indicating most areas are easily developable, while some areas with elevated water-tables must be considered during site development in portions of the NE-18-54-22-W4M.

The geotechnical and hydrological investigations recommend that when foundations are being constructed where fill is required, soils are to undergo additional investigation and engineering during foundation design. Water tables must be considered to minimize risks to structures.

3.3.4 Natural Areas & Ecological Resources

The NE-18-54-22-W4M portion of the Roseburn ASP has been investigated for Environmentally Significant Areas (ESA). The subject lands did not meet any threshold for ESA status or crown claimable wetlands and is developable subject to all applicable development policies.

Development within the ASP is within the North Saskatchewan River watershed approximately 2.5km from the river. Onsite environmental features include small wetlands, and tree stands shown on **Map 3 – Opportunities & Constraints**. All areas of the ASP are considered developable. Additional detail regarding natural site features is included in **Sections 3.3.5 to 3.3.8** below.

Ecological resources within Future Plan Areas have not been investigated in detail. As these areas are planned and incorporated into this ASP, additional environmental investigations shall be undertaken for Future Plan Areas.

3.3.5 Environmental Assessments

A Biophysical Impact Assessment (BIA) and Environmental Site Assessment (ESA) have been completed by *360 Energy Liability Management Ltd.* for the NE-18-54-22-W4M quarter section and are summarized below. Environmental Assessments for Future Plan Areas must be conducted prior to undertaking planning for these areas.

Biophysical Impact Assessment

The purpose of the BIA is to characterize and classify environmental features of the proposed project and to support planning and development within the investigation area. A BIA identifies environmentally sensitive and natural areas, provides assessment and evaluation of potential impacts to natural areas, provides an inventory of natural features and habitat, and construction and operational mitigation measures regarding these components. Environmentally Sensitive Area (ESA) mapping has determined that the site does not contain any ESAs.

Three habitat types have been identified within the NE-18-54-22-W4M and are classified as cropland, wetland, and aspen/shrub land. Cropland represents most of the site. Historic crops include canola, wheat, and indications of corn. A tree farm is present in the central portion of the property south of the existing homestead.

Vegetation diversity is highest in the wetlands and contains plant life typical of wetlands in the region, including shrubs, aspen trees, and sedges. Several non-native weed species were observed during field surveys. No prohibited noxious weeds were observed.

Database searches for wildlife information identified a variety of wildlife expected to frequent the site including many bird species and potential for large mammals including deer, black bear, coyote, moose, porcupine, and skunk.

The property contains no suitable habitat for fish. The nearest fish bearing waterbody is the Point Aux Pins Creek, a tributary of the North Saskatchewan River approximately 2.5 km to the west, and Ross Creek, another tributary approximately 1.2 km to the east.

No rare plants or ecological communities were observed on site during field surveys or through conservation databases. The potential for rare plants is considered low due to the previously disturbed nature of the site.

The conclusions of the BIA note that the property has been extensively disturbed through long-term agricultural use, there is limited ecological value of the cultivated fields, low-value wetlands being removed with appropriate compensation, and additional conservation recommendations being identified at the NSP stage as per the City's ASP Terms of Reference.

As details for Future Plan Areas are incorporated into this ASP, additional BIAs shall be required prior to undertaking planning for these areas.

Environmental Site Assessment – Phase 1

The Phase 1 ESA was prepared to determine whether the NE-18-54-22-W4M is subject to actual or potential environmental contamination through records searches, historical air photo review, and site investigations.

The ESA has identified three onsite Areas and Substances of Environmental Concern (ASEC). The ESA concludes that a number of sites be investigated for contamination prior to construction activities, including the tree farm, vehicle storage areas, and existing buildings. The tree farm located south of the homestead residence has the potential to include herbicides and/or pesticides. Areas where vehicles and equipment have been stored may contain hydrocarbon and metals. Based on the age of some of the farm structures, building materials may contain hazardous materials including asbestos, lead, mercury, or PCBs. Hazardous materials survey should be completed prior to any demolition work.

As details for Future Plan Areas are incorporated into this ASP, additional ESAs shall be required prior to undertaking planning for these areas.

Onsite Tree Investigations

A large tree stand consisting primarily of multi stem Maple trees wraps around part of the north & west sides of the farmstead in the NE 18-54-22-W4M. There are several dead, damaged, diseased or otherwise low-value trees around the existing homestead that are in poor condition and should not be retained through the development process to facilitate proper grading and drainage design.

The existing driveway is located in the East-central portion of the NE quarter and is tree-lined on both sides with mature coniferous trees. Arborist investigations have highlighted that most of the trees were planted very close together to create a windrow, but the consequence of that was an inadequate space for individual trees to grow, have stunted root growth, and have experienced multiple diseases. Furthermore, especially on the north side of the driveway, several of the trees are over 70-80 years old and are coming to the end of their natural life cycle. Retaining them will create a significant safety risk for adjacent infrastructure and houses.

3.3.6 Historical Resources

An Historical Resources Act (HRA) assessment was completed by *360 Energy Liability Management Ltd.* for the NE-18-54-22-W4M. The assessment indicated that no known paleontological resources, aboriginal traditional use sites, historic structures, or provincially designated historic resources are located on the site. HRA approval was

granted by the Alberta Ministry of Arts, Culture and Status of Women on December 18, 2023 (No.4835-23-0090-001).

As details for Future Plan Areas are incorporated into this ASP, additional Historical Resource Act assessments and approvals shall be required prior to undertaking planning for these areas.

3.3.7 Agricultural Impact Assessment

An Agricultural Impact Assessment & Soil Management Plan (AIA) was completed by *360 Energy Liability Management Ltd.* for the NE-18-54-22-W4M. The purpose of the AIA is to characterize and classify the agricultural features and assess potential impacts to agriculture. The AIA provides development recommendations and improvement measures to mitigate potential impacts to agriculture and farm operations in the surrounding area.

The AIA concludes that the proposed development will remove some high-quality farmland from production, however, development of these lands is not expected to impact agricultural operations in the area beyond the loss of developed lands. These lands are planned for development and the loss of agricultural production is anticipated.

The AIA & Soil Management Plan concludes that soil management and mitigation best practices are used during construction to prioritize topsoil conservation and reuse at all opportunities. Where it aligns with grading design, excess marginal & topsoil material should be used to add topography to park spaces, provide wind protection, and enhance recreation opportunities. The implementation of soil management strategies will result in minimal residual impacts to the overall area and any adjacent lands and reduces carbon emissions of development by reducing import/export of materials.

As details for Future Plan Areas are incorporated into this plan, additional Agricultural Impact Assessments and approvals shall be required prior to undertaking planning for these areas.

3.3.8 Energy & Natural Resources

There are no records of oil and gas infrastructure within the ASP. No other resource extraction activities are present within the Plan area. No oil and gas well sites or transmission pipelines are located within the ASP. Natural gas service lines are present to all agricultural properties within the ASP. Active transmission pipelines are present adjacent to the ASP south boundary which may impact arterial road development along the Township Road 542 corridor. Impacts of development adjacent to these pipelines shall be assessed in detail at the time of planning for the SW and SE-18-54-22-W4M. This gas line is located within Strathcona County to the south.

3.4 Public Engagement

Public engagement during the preparation of ASPs is required by the MGA and City of Fort Saskatchewan Public Engagement Policy (GOV-006-C). Public engagement activities have satisfied all requirements. Feedback received and how this feedback was incorporated into the ASP are described below.

Non-Participating Landowners

Prior to initiation of this ASP, all landowners within the ASP area were approached to include their lands in the ASP. No other landowners within the ASP area were interested in participating in the planning process.

In April 2024 a landowner notification letter was prepared by the applicant and sent to all landowners within 18-54-22-W4M. The letter indicated the ASP was in progress and provided contact information to landowners and encouraged them to contact the project team and discuss the project and ASP process. No inquiries were received.

Adjacent landowners were notified of the public open house in November 2024 and encouraged to attend. The owners of the NW quarter contacted the project team to discuss the open house and project updates. Two landowners within the ASP Future Plan Areas attended the open house to

view the information. The project team explained the land use and servicing concepts. No additional feedback was received.

External Stakeholders

The Roseburn ASP was formally circulated to external stakeholders including local school boards, utility providers, and adjacent municipalities. The feedback received from these critical stakeholders is summarized below:

School boards

The project team initiated preliminary outreach with the three local school boards in April 2024. Discussions with Elk Island Public Schools (EIPS), Elk Island Catholic Schools (EICS), and Conseil Scolaire Centre-Nord (CSCN) were conducted early in the process to inform them of the plan to assist with school planning and to gather information relevant to development of the area.

School boards noted:

- An existing large school site adjacent to the ASP is a desirable location for two upcoming schools. This site is adjacent to the Roseburn ASP and will include a portion of the Roseburn ASP north edge.
- Desire for maximal street frontage for school sites
- Information regarding student generation rates and projected school site needs were discussed

The ASP referral was circulated to the school boards for detailed review and comments.

Discussions were held to clarify how many school sites are anticipated within the ASP boundary. Details of population projections were discussed with the school boards. The EIPS and EICS have identified the potential requirement of four schools (K-4 and K-9) within the ASP with capacities of 400 to 950 students. EIPS identified the need for a K-9 and two K-4 schools whereas EICS Board identified the need for a K-4 school in this area. K-9 schools with 650-950 capacity typically need a site of approximately 4.85 to 5.65 ha (12 to 14 acres). K-4 schools with 400-600 student capacity typically need a site of approximate 4.05 – 4.85 ha (10-12 acres). The CSCN school board serves Francophone students from the region and does not have student specific generation rates nor anticipates a school in this ASP area.

The ASP incorporates expansion of existing school site located along Southridge Boulevard, north of the Plan area. This will allow for improving the configuration and accommodating a school on the expanded area and will increase collector road frontage along two boundaries of the school site. Three additional schools are anticipated within the Future Plan Areas of the ASP on individual or combined sites. When Future Plan Areas are planned in detail, the requirement and location of additional school sites will be confirmed in collaboration with the school boards and the City of Fort Saskatchewan. Required school sites will be provided in the form of Municipal Reserve dedications wherever possible.

Utilities

Referrals to this ASP included ATCO, EPCOR, Telus were completed. No specific feedback or objections were received. It is noted that additional coordination with utility providers is expected during the subdivision process.

Intermunicipal (Strathcona County)

Engagement with adjacent municipalities is required when an ASP is proposed which shares a border with a neighbouring municipality to make suggestions and representations on the proposed ASP. The plan is adjacent to Strathcona County to the south. No objections were received from Strathcona County administration during ASP circulations.

Community Engagement

Community engagement was conducted after the ASP was circulated and reviewed by all City departments and external stakeholders. A public open house was held at the DOW Centennial Centre on November 20, 2024, which invited all members of the community to view the project and discuss any questions with the project team.

A project website was created which included images with the same content of the Open House for anyone who could not attend the Open House in person. The website analytics noted that 37 unique visitors viewed the information. No online comment submissions were received.

Feedback forms were provided at the in-person event and through the project website to gather input. Comments received from the public included:

- Interest in how the ASP lands will be serviced
- How ASP lands will connect to adjacent Future Plan Areas
- Anticipated development schedule
- Interest in seeing the Land Use Concept

A final online engagement was hosted by the City between March 14-23, 2025, to present the draft ASP to the public and provide an opportunity for review and comments prior to Council consideration. No additional community feedback was received during the online engagement.

Above: Open House Photos November 2024
(Source: Al-Terra Engineering Ltd.)

4.0 Land Use Concept

4.1 Vision Statement

Roseburn is a residential community which embraces the character of Fort Saskatchewan while advancing the development objectives of the City and region. The neighbourhoods of the Roseburn ASP will be complementary in function and well-connected to ensure equitable access to a wide variety of housing options, social opportunities, recreation amenities, and commercial services.

4.2 Guiding Principles

The guiding principles of this ASP focus on the core priorities and development objectives. Policies within this ASP support the implementation of these guiding principles.

1. The community is welcoming, visually appealing, and integrates complimentary amenities, land uses, and functions within and between neighbourhoods.

2. Active transportation is prioritized to connect public open spaces, recreation opportunities, and local services with a convenient transportation network. Key destinations will be well-connected throughout the ASP for efficient access to all residents and all modes of travel.

3. Landscaping is used to enhance the community's open spaces, including naturalized stormwater facilities, boulevard tree planting, attractively designed parks, and safe public space design based on CPTED & light-efficient principles.

4. Public spaces are designed to facilitate universal access for users of all ages and mobility requirements.

5. Medium and high-density housing is prioritized at strategic locations throughout the ASP including near neighbourhood entrances, along high-volume collector roads, in proximity to Neighbourhood Nodes, near parks, schools, and open spaces. Higher-density housing forms are street-oriented where possible and are integrated with low-density housing with appropriate density transitions.

6. To enhance inclusivity, diversity, housing affordability, and efficient use of land, each neighbourhood shall ensure multiple desirable housing products are available at a range of densities and prices.

7. Neighbourhoods within the Roseburn ASP are developed to function as complete communities which will are supported by local-scale commercial and community services within each neighbourhood.

8. Complete communities are enhanced through the development of mixed-use Nodes in each neighbourhood. Mixed-use Nodes will support sustainability by providing convenient commercial services, higher-density housing, and will be a social centre within the community.

9. Mixed-use development is encouraged and supported throughout the ASP either vertically within the same building or horizontally in separate buildings on adjacent sites, or within the same site.

10. Large-format and vehicle-oriented commercial uses are located towards the Veterans Way corridor to maximize accessibility and visibility from Fort Saskatchewan's main artery.

11. Development shall occur in an orderly, efficient, and contiguous manner to avoid premature fragmentation of agricultural land and to allow agricultural operations on undeveloped land to continue for as long as possible.

4.3 Land Use Concept

The land use patterns for each quarter section within the ASP are described below. **Map 5 - Land Use Concept** and subsequent maps provides general land use, transportation, and servicing concepts for Future Plan Areas which align with the Annexation Design Brief. Mapping illustrates the development of the overall ASP and includes detailed land use within the NE-18-54-22-W4M based on detailed site planning and engineering design.

As Future Plan Areas are brought forward for development, the relevant sections of the ASP shall be amended to describe the proposed development details on a site-by-site basis.

4.3.1 NE-18-54-22-W4M

Land Use Pattern

The predominant land use throughout the NE-18-54-22-W4M is residential. The land use pattern will generally follow **Map 5 – Land Use Concept**. The road network consists of an efficient modified grid pattern supporting active transportation. Medium-density residential and a Neighbourhood Node are located adjacent to collector roadways to ensure convenient access and to support future transit services in the neighbourhood. Parks are distributed throughout to provide convenient and attractive recreation opportunities for all residents. One naturalized stormwater management facility located in the southeast quadrant of the quarter section will incorporate pedestrian trails and amenities.

Residential

A variety of housing types will be allowed in each phase of development of the NE-18-54-22-W4M to enhance affordability and inclusivity. Low density housing forms including single-family, semi-detached, and townhouse dwellings will be developed in stages as roadways are extended into the community. Medium density housing may include townhouses and low-rise apartments on planned sites and within the mixed-use Neighbourhood Node. A unique High-Density Shallow Lot product is included in the northeast portion of the quarter section. See **Map 5 – Land Use Concept** for additional location details.

Housing affordability will be supported through the provision of multiple housing forms, sizes, and price points integrated throughout the community. A unique High-Density Shallow lot product will be implemented in the neighbourhood to support affordability objectives. This unique housing solution will support housing choice, accessibility, and low-maintenance lifestyles.

The following classifications of residential development are accommodated within the NE-18-54-22-W4M and images illustrating examples of the various housing products are included below.

- **Low Density Residential**: Single-family and semi-detached homes primarily along local roadways.
- **Street Oriented Medium Density Residential**[1]: Street oriented single-family, semi-detached, and townhomes which are primarily accessed by lanes and located along collector roadways.
- **Medium Density Residential**: A combination of semi-detached, townhomes, stacked townhomes, and low-rise apartment buildings on planned sites with access from collector roads.
- **High Density Shallow Lot Residential**: Consists of a unique shallow lot product with fully self-contained and separate upper and lower units. This is a form of “Hidden Density” of up to 90 upnrha that has a similar appearance and function to low-density homes with secondary suites, but with separate legal status for each unit. Each separate unit will count towards residential density in the community. These buildings look like single-family and semi-detached homes from the street. To implement this unique product, the developer shall prepare an LUB amendment for a special district for City approval. This unique product shall be further detailed in subsequent NSPs and Bylaw amendments.
- **High Density Residential**: A combination of townhomes, stacked townhomes, apartments, and seniors’ buildings to achieve density targets with access primarily from collector roadways.
- **Mixed-Use Neighbourhood Node**: Medium and high-density multi-family buildings with small scale at-grade commercial units located within the Neighbourhood Node. Mixed-use may include commercial uses at the ground-floor level of residential apartment buildings or in separate buildings on the same site. Mixed-use developments will require collector road frontage.

The following images provide examples and inspiration of the various housing and mixed-use development types.

Low-Density Single Family Residential (Source: Strata Development Corp)

Street-Oriented Single Family Residential (Source: Al-Terra Engineering)

Variety of Low-Density Single Family Residential
(Source: Strata Development Corp.)

Townhouse Multi-Family Housing (Source: Al-Terra Engineering)

Townhouse Multi-Family Housing (Source: Al-Terra Engineering)

Front-Attached Townhouse Multi-Family Housing (Source: Al-Terra Engineering)

Street-Oriented Single Family Residential (Source: Al-Terra Engineering)

Street-Oriented Single-Family Zero-Lot-Line Housing (Source: Google Maps)

Street-Oriented Townhouses (Source: Google Maps)

Street-Oriented Semi-detached Housing (Source: Google Maps)

Street Oriented Narrow Lot (14' Wide) Townhouses (Source: Google Maps)

Shallow Lot High Density Residential, Fort Saskatchewan
(Source: Strata Development Corp)

Medium Density Planned Site (Stacked Townhouse) (Source: Google Maps)

High-Density Residential Apartment Building (Source: Google Maps)

Medium-Density Adjacent to SWMF (Source: AI-Terra Landscape)

Parks, Open Space, and School Sites

An extensive public space network of multi-use trails, greenways, and large community parks connect all residents with outdoor recreation and convenient active transportation options. Public land dedications include parks within municipal reserve parcels, greenways for pedestrian links, and public utility lots.

Municipal Reserve for a major school site is identified along the north edge of the ASP. The NE-18-54-22-W4M will dedicate land adjacent to the existing school site to create a more rectangular site and facilitate required school development. Neighbourhood parks included in the open space concept vary in size from +/-0.6 ha to 2.1 ha.

School Sports Field (Source: Strata Development Corp)

Parks have been distributed throughout the community to ensure all residents are in close proximity to public open space. This accessibility will provide positive impacts to well-being, physical health, and increase social opportunities for all demographics. The open space network ensures that all residents are with 400m (5-minute walk) of a public park space. Park spaces will be connected by the multi-use trail network and will be designed with universal accessibility features to support safe access to people of all ages and abilities.

See **Map 6 – Parks & Open Space** and **Map 8 – Active Transportation** for additional detail.

Sliding Hill Park Concept (Source: Al-Terra Landscape)

Multi-Use Trail and Bench (Source: Strata Development Corp)

Public Playground Structures (Source: Strata Development Corp)

Winter Park Social Skating Surface (Source Al-Terra Landscape)

Sheltered Public Gathering Place (Source Al-Terra Engineering)

Passive Landscape Play Areas (Source: Al-Terra Landscape)

Covered Seating Area (Source Al-Terra Landscape)

Park Entry Feature (Source Al-Terra Landscape)

Public Park Adjacent to Planned Medium-Density Site (Source: Al-Terra Engineering)

Neighbourhood Node, Commercial, and Mixed-Use

The purpose of Nodes is to create a walkable neighbourhood centre and local destination for the community. Nodes contain higher density residential development and local commercial services and gathering spaces. Nodes are expected to contain strong connections to future transit routes, commercial development, and housing. Housing within Nodes is expected to exceed 70 dupnrha and will be designed to transition from higher densities in the north to lower densities in the south to integrate with adjacent low-density housing areas.

The plan proposes one central Node consisting of commercial, high-density mixed-use and medium density mixed-use adjacent to the collector road intersection and SWMF. This Node will create a vibrant central community gathering place with services, amenities and public spaces to support daily needs of the community. Node design will support active transportation and walkability with a focus on pedestrian-oriented design. Mixed-use development may be achieved vertically (i.e. within the same building) or horizontally in adjacent sites with standalone buildings.

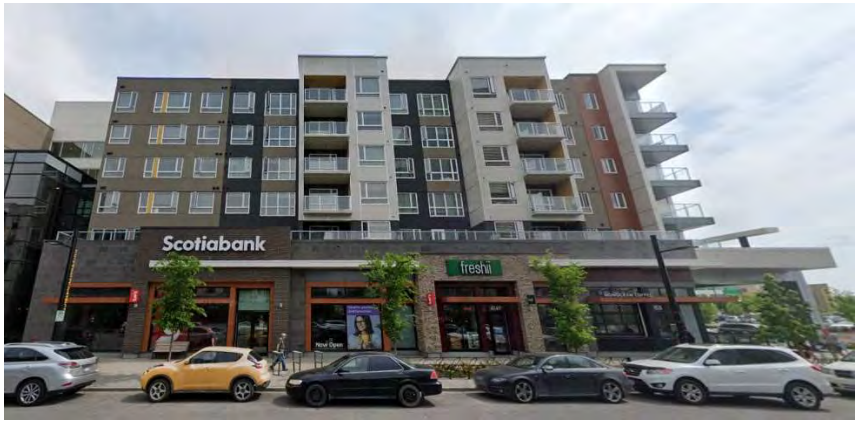
Anticipated commercial uses may include local services such as retail, professional offices, and community services including places of worship, out of school care, dining, or recreation. Development of the commercial area of the Node may be completed independently from residential development or may be combined with development of the mixed-use residential site.

The residential mixed-use components of this Node will include at-grade commercial elements. Sites will be pedestrian friendly with small format commercial services that support the neighbourhood which will be determined at the time of development based on neighbourhood need.

The Node is located adjacent to the SWMF open space area. This location supports convenient transit services. Attractive views and strong connections to the multi-use trail network are provided.

The Node is intended to the centrepiece of the NE-18-54-22-W4M neighbourhood and to attract visitors from other parts of the City. The Node will be designed to integrate land uses through streetscaping and urban design, and unique placemaking features.

Mixed Use Residential, Calgary, AB (Source: Google Maps)



Mixed-Use Residential, Calgary, AB (Source: Google Maps)

Savona Mixed-Use and Plaza – Sherwood Park, AB
(Source: Google Earth)

Transportation Network

A Traffic Impact Assessment (TIA) was prepared by Al-Terra to assess the traffic generated by the proposed development of the NE-18-52-22-W4M and to identify transportation infrastructure requirements. The proposed transportation network reflects the findings of the TIA.

The road network consists of a hierarchy of arterial, collector, local roads, and lanes. Intersections may include traffic signs, signals, and roundabouts.

The ASP's transportation concept is designed to integrate efficiently with existing connections to the north and provide convenient access to future east and west connections. The road network is based on a modified grid pattern which promotes efficiency and is easy to navigate. Details of the transportation infrastructure shall be based on the identified arterial and collector road network and will be articulated through subsequent NSPs. This ASP includes high-level policies on block lengths, safety features, intersection control, traffic calming to improve safety for pedestrians, vehicles, and active transportation users throughout the ASP. Collector and arterial roadways will be designed to accommodate transit services and will provide convenient future connections to adjacent neighbourhoods. Detailed transportation infrastructure and other safety measures will be considered during NSP planning. Details regarding intersection control methods and geometric design shall be determined at the time of NSP planning to ensure adequate road right-of-way is provided. See **Map 7 – Transportation Network** for additional detail.

This ASP includes proposed intersection control methods identified in the TIA and consistent with City engineering standards. Analysis from the TIA indicates that signalized and roundabout intersection control can function south of Southridge Boulevard. **Map 7 – Transportation Network** shows the locations of possible signalized and roundabout intersections. Three roundabouts are proposed for the NE-18-54-22-W4M: at the west collector-collector intersection, at the SW collector-arterial intersection, and the central collector-arterial intersection. Additional intersection design along the south/east boundaries and in Future Plan Areas will be required as NSPs and Future Plan Areas are prepared for development.

The ASP road network, road designs, and road classifications align with requirements defined by the City of Fort Saskatchewan Traffic Impact Assessment Guidelines and Engineering Servicing Standards. All roads include accommodation for pedestrians in the form of either sidewalks or multi-use trails.

Traffic Calming with Curb Bump-Outs (Source: Al-Terra Engineering)

Active Transportation

The ASP identifies a trail network that connects active transportation users to key destinations including parks, school sites, multi-family housing, and commercial areas. Multi-use trails shall be constructed within all arterial & collector road rights-of-way. Trails will link residential areas, parks, and other destinations. Greenways with multi-use trails will be provided which will help separate pedestrians and vehicle traffic. Multi-use trails will generally be included on one side of arterial and collector roads. Mid-block crossings shall be utilized to provide additional convenience to pedestrians. A conceptual trail network is included on **Map 8 – Active Transportation.**

Multi-Use Trail and Enhanced Landscaping (Source Strata Development Corp)

The east boundary of the ASP contains the 92 Street arterial right-of-way which is identified in The City of Fort Saskatchewan MDP & Annexation Design Brief as an enhanced arterial roadway with additional width being dedicated to pedestrian facilities and trails. As the project proceeds from north to south, 92 Street will be developed in a staged manner. The proposed cross-section and staging of 92 Street shall be detailed in subsequent NSPs and shall be consistent between the northeast and southeast NSPs along the entire 92nd Street corridor. The timing of construction and cost-sharing arrangements of the east half of this arterial road is subject to the development of the adjacent neighbourhoods. The south boundary arterial and south-west boundary collector roadways are also subject to development timelines of adjacent neighbourhoods.

Multi-Use Trail Connection (Source: Al-Terra Landscape)

Servicing

In addition to the transportation network described above, major municipal infrastructure throughout the ASP including sanitary sewers, stormwater management facilities, storm sewers, and water mains are required. Servicing will follow recommendations of the Municipal Servicing Report prepared in support of this project and identified on **Maps 9-11**. The final alignment and sizing of municipal services shall be determined during NSP and subdivision design processes. ASP amendments shall be required to describe servicing strategies prior to subsequent ASP & NSP approvals as landowners prepare their areas for development and connection to municipal services.

Sanitary Servicing

Sanitary sewers will provide one stub east for the downstream connection and service stubs to the west and south for future gravity connections.

Sanitary sewers will be directed to a proposed interim lift station at the east-central limits of the development that will convey sanitary flows to the existing sanitary sewer at Southridge Boulevard and Greenfield Link. Construction of the interim lift station will be with the first stage of development. Sanitary service stubs will be provided to all boundaries of the quarter section to facilitate future connections as adjacent areas develop. See **Map 9 – Sanitary Trunk Concept** for additional detail.

Stormwater Management & Stormwater Management Facility (SWMF)

The SWMF which serves NE-18-54-22-W4M is in the southeast quadrant of the quarter section at the location of an existing dugout. The primary purpose of this major infrastructure is to collect, store, and safely release stormwater and runoff from the neighbourhood. The SWMF also provides an attractive recreation amenity with many park functions around the perimeter of the pond. Trails shall be located within the SWMF space to provide safe access to the area and to facilitate enjoyment of the public open space. Pedestrian connections and linkages are provided adjacent to roadways to encourage recreational use and ensure accessibility. Vegetation within the SWMF will be naturalized to create wildlife habitat, reduce maintenance requirements, and beautify the area. Naturalization may include a variety of native plantings, undulating shorelines, live soil retention, reduced mowing, limiting fertilizer use, and other design features to increase the health of the SWMF and encourage wildlife to frequent the site. The existing dugout will require extensive modification to create the desired storage and functions, but over time it will return to a more natural state and support many forms of wildlife.

The SWMF concept will be detailed during the NSP process to clearly articulate the naturalization strategies and proposed design for the facility. Low Impact Design (LID) features will be explored to improve drainage and runoff water quality throughout the neighbourhood. LID features may include bioswales, bioretention basins, box planters, and soil cells for tree plantings.

Naturalized Stormwater Management Facility (Source: Strata Development Corp)

Naturalized Stormwater Management Facility and Wildlife (Source: Strata Development Corp)

The general direction of surface stormwater flows is from the west down towards the east. Surface water will be conveyed along roadways and underground storm sewers to the southeast SWMF and directed into the 92 Street corridor, ultimately connecting with future storm infrastructure to the east. See **Map 10 – Storm Trunk Concept** for additional detail.

Water Servicing

Water servicing will be extended on a staged basis from the north boundary of the site (Southridge Blvd) towards the south. Water mains will be extended in a staged manner to provide all new areas with sufficient water potable services and fire flows. The overall water servicing network follows the concept identified in the Annexation Design Brief. A proposed reservoir has been shown along the south border of NW-18-54-22-W4M, in line with the Annexation Design Brief. If the water reservoir located in the NW quarter is required prior to that area being actively developed, the location may be varied based on servicing needs at the time of development, The planning and design of this facility is to be carried out when either the NW or SW quarter section development plans are advanced. Water mains stubs will be provided to the perimeter of the NE quarter section which will allow adjacent lands to easily connect to adequate water servicing at the time of development. See **Map 11 – Water Network Concept** for additional detail. Additional detail will be provided with subsequent NSPs.

Ecological Network & Wildlife Movements

The full extent of the ASP has historically been used for agricultural production and all ecological features have been heavily impacted and disturbed by agricultural activities. Wetlands within the NE-18-52-22-W4M have been assessed to contain low ecological value. Removal of wetlands will be subject to Water Act approval and compensation. Due to the extensive disturbance and limited ecological value of wetlands throughout the quarter section, all wetlands will be removed or modified to facilitate residential development and naturalized stormwater management construction within the NE-18-54-22-W4M. Trees and tree stands will be removed to allow for grading and servicing.

Although the proposed concept does not retain any of the natural features within the NE-18-54-22-W4M, there are no significant impacts to regional ecosystems due to the extensive disturbance throughout the site. To enhance habitat within the site, naturalized stormwater management facilities and corridors will be designed to provide ecological connectivity throughout the ASP and to facilitate connectivity between adjacent development areas. Parks, open spaces, and landscaped boulevards also provide habitat that can facilitate passage of wildlife, including many species of birds, so that free movement between the ASP and nearby natural features can occur.

4.3.2 NW-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

4.3.3 SW-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

4.3.4 SE-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

4.4 Land Use & Population Statistics

TABLE 2: ROSEBURN ASP LAND USE & POPULATION STATISTICS		Revised June 16, 2025[1]				
	Area (ha)	% of GA	NBHD 1 (NE)	NBHD 2 (NW)	NBHD 3 (SE)	NBHD 4 (SW)
		OVERALL		FUTURE AREA	FUTURE AREA	FUTURE AREA
(GA) GROSS AREA (ha)	**252.27**		**66.33**	**59.83**	**66.31**	**59.80**
Natural Area (ER)	0.00	0.0%	0.00	0.00	0.00	0.00
Pipeline and Utility Right-of-Way	0.00	0.0%	0.00	0.00	0.00	0.00
Governemnt Road Allowance (92 Street)	3.24	1.3%	1.63	0.00	1.61	0.00
		% of GDA				
	ESTIMATED	OVERALL				
(GDA) GROSS DEVELOPABLE AREA (ha)	**249.03**	**100.0%**	**64.70**	59.83	64.70	59.80
NON-RESIDENTIAL LAND USE AREAS						
Mixed-Use						
Commercial (Mixed Use Commercial Site @ 60%)	23.44	0.4%	0.24	8.08	0.40	14.72
District Park / Recreation (MR)	21.24	8.5%	4.27	4.81	6.23	5.93
School (MR)	3.12	1.3%	2.20	0.92		
Natural Area (MR)	0.00	0.0%	0.00			
Institutional	0.00	0.0%	0.00			
Transportation / Circulation/Arterial Widening	61.69	24.8%	18.28	14.32	14.26	14.83
Stormwater Infrastructure / Public Utility Lot	13.15	5.3%	4.47	2.86	2.85	2.97
TOTAL NON-RESIDENTIAL AREA	**120.57**	**48.4%**	**29.46**	32.98	29.05	29.08
NET RESIDENTIAL AREA	**128.46**	**51.6%**	**35.24**	26.85	35.65	30.72
RESIDENTIAL, LAND USE AREA, UNIT COUNT & POPULATION COUNT		**ASP**	**NBHD 1 (NE)**	**NBHD 2 (NW)**	**NDHD 3 (SE)**	**NBHD 4 (SW)**
		OVERALL				
Low Density Residential (Average 25 dupnrha)	Area (ha)	104.29	25.06	22.82	30.30	26.11
	Area (% of GDA)	41.9%	38.7%	38.1%	46.8%	43.7%
	Units	2885	627	650	864	744
	Population	8077	1754	1821	2418	2084
Medium Density Residential (Average 50 dupnrha)	Area (ha)	11.63	6.97	1.34	1.78	1.54
Includes Medium Density Residential	Area (% of GDA)	4.7%	10.8%	2.2%	2.8%	2.6%
Includes Street Oriented Medium Density Residential	Units	582	349	67	89	77
	Population	1047	627	121	160	138
High Density Residential (Average 85 dupnrha)	Area (ha)	12.53	3.21	2.69	3.57	3.07
Includes High Density Shallow Lot Residential	Area (% of GDA)	5.0%	5.0%	4.5%	5.5%	5.1%
Includes Mixed Use Commercial Site @ 40%	Units	1065	273	228	303	261
	Population	1917	491	411	545	470
TOTAL RESIDENTIAL	**Area (ha)**	**128.45**	**35.24**	26.85	35.65	30.72
	Units	**4531**	**1248**	946	1256	1082
	Population	**11041**	**2873**	2353	3124	2692
NET RESIDENTIAL DESNITY	**DUPNRHA**	**35.3**	**35.4**	**35.2**	**35.2**	**35.2**
Note: dupnrha = Dwelling Units Per Net Residential Hectare						
Note: Residential Densities are Implemented at the Subdivision Stage Based on NSP Land Use Statistics Tables						
Note: Minimum Required Overall Residential Density to be 35 dupnrha						

[1] As amended by Bylaw C12-25

Student Generation Rates Provided By:
Elk Island Public Schools (EIPS) & Elk Island Catholic Schools (EICS)

EIPS:
Student Generation Per Dwelling Unit:
Elementary: 0.32
Junior High 0.11
Senior High 0.11

EICS:
Student Generation Per Dwelling Unit:
Elementary: 0.086
Junior High: 0.048
Senior High 0.066

TABLE 3: ROSEBURN ASP STUDENT GENERATION **Revised June 16, 2025[1]**

STUDENT GENERATION COUNT		OVERALL	NBHD 1 (NE)	NBHD 2 (NW)	NDHD 3 (SE)	NBHD 4(SW)
Public School Board		**2447**	**674**	**511**	**678**	**584**
Elementary		1450	399	303	402	346
Junior High		498	137	104	138	119
Senior High		498	137	104	138	119
Catholic School Board		**906**	**250**	**189**	**251**	**216**
Elementary		390	107	81	108	93
Junior High		218	60	45	60	52
Senior High		299	82	62	83	71
Fancophone School Board	*Francophone school board does not generate students from the general population.*					
TOTAL STUDENT POPULATION		**3353**	**923**	**700**	**929**	**801**

[1] **As amended by Bylaw C12-25**

4.5 Land Use Policies

The following sub-sections include the policies that will guide the development of the Roseburn ASP area. These policies apply to the entire ASP, except where otherwise noted.

4.5.1 Residential

Purpose

The Roseburn ASP residential policies are designed to create a complete, attractive, and equitable community while prioritizing residential development and allowing for a range of housing throughout Roseburn to increase housing diversity, affordability, and inclusion. The policies are designed to ensure development occurs at an appropriate density range to meet the goals of the Edmonton Metropolitan Region Growth Plan and City of Fort Saskatchewan MDP by enhancing servicing efficiency while maintaining compatibility with adjacent land uses and available servicing infrastructure.

Policies

4.5.1.1 - *The Roseburn ASP shall generally be consistent with* **Map 5 – Land Use Concept** *and shall allow for minor variation or deviation due to physical or other constraints at the discretion of City administration.*

4.5.1.2 - *The Roseburn ASP shall achieve a minimum overall net residential density target of 35 dwelling units per net residential hectare.*

4.5.1.3 - *The ASP shall offer a variety of low, medium, and high-density housing including single-detached, semi-detached, townhouses, stacked townhouses, low-rise apartments, and residential mixed-use development to meet a diverse range of community housing needs and range of affordability needs*

4.5.1.4 - *Residential Densities are implemented at the subdivision stage.*

4.5.1.5 - *Front-accessed narrow lot housing on Lots 9.1m or less, shall only be located opposite from lane accessed housing 6.1m in width or more, a flanking yard, or Parks and Natural Areas to ensure street parking and snow storage is available on at least one side of every street containing narrow lot housing.*

4.5.1.6 - *Front-accessed housing 9.1m to 11.0m in width shall be across from lane housing, other front accessed housing greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.*

4.5.1.7 - *Where practical, increase street-oriented development by reducing flanking block frontages along collector roads.*

4.5.1.8 - *As per MDP Policy 6.6.4, higher density housing forms should be street-oriented and located near, neighbourhood Nodes, neighbourhood corridors, primary transportation corridors, and in proximity to schools, large parks, and open spaces.*

4.5.1.9 - *Neighbourhood Structure Plans shall identify the proposed location and extent of non-conventional development types such as reduced or zero setback developments to ensure its seamless integration with the surrounding development and appropriate housing mix in the neighbourhood to the satisfaction of Administration.*

4.5.1.10 - *Administration shall evaluate new residential development types and forms in terms of their impact on and compatibility with existing and proposed surrounding housing development. If determined necessary, the City shall consider additional location criteria, regulations, or amendments, to ameliorate any potential land use implications or to ensure specific planning policy goals are upheld.*

4.5.1.11 - *Residential uses, housing typologies, development patterns, and subdivision designs that run counter to or have impacts to the detriment of specific policy goals within this plan or the Municipal Development Plan shall not be supported.*

4.5.1.12 - *Live-work dwelling units and home-based businesses are encouraged to be developed throughout the ASP. Live-work developments and home-based businesses must comply with the City's Land Use Bylaw and other municipal regulations.*

4.5.1.13 - *Innovative housing types with reduced setbacks or other unique regulations may be explored within subsequent NSPs. Housing with non-standard development regulations must demonstrate that stormwater management solutions will function at the initially planned level of service and comply with the City's Land Use Bylaw through approval of subsequent Direct Control or Special Districts.*

4.5.1.14 - *Prior to acceptance of redistricting applications, a Neighbourhood Structure Plan and an Engineering Design Brief for the parcel in its entirety shall be provided by the developer, demonstrating how the proposed development will integrate with adjacent development and align with the objectives and policies of this Area Structure Plan.*

4.5.1.15 - *When determined necessary, the City shall host design forums prior to accepting redistricting and subdivision applications to facilitate a round table discussion between various City Departments and the developer. The developer shall demonstrate how the proposed development will achieve the planning and operations goals of the City.*

4.5.2 Parks & Open Space

Purpose

The following policies provide direction for the dedication and development of Municipal Reserve (MR) lands for parks, open spaces, school sites, and natural areas to meet the active and passive recreation needs of residents and visitors within the Roseburn ASP.

Reserve lands will be used to create the desired variety of park spaces throughout the ASP. Multi-use trails will provide access to the area's parks and connect the open space network and provide connections to adjacent neighbourhoods.

Policies:

4.5.2.1 - *The amount of MR dedication shall be ten percent (10%) of the gross developable area consistent with the requirements of the Municipal Government Act. The City will prioritize MR dedications in the form of land and reserves the right to consider cash-in-lieu in specific circumstances.*

4.5.2.2 - *Location, size, and design of parks and open spaces shall be further defined through subsequent NSPs. A detailed reserve analysis shall be submitted to the City to determine the specific amount of reserve owing and the allocation of reserve for each ownership area.*

4.5.2.3 - *In accordance with the MGA, dedication of Environmental Reserve or Environmental Reserve Easement may be required through the subdivision process to protect naturally occurring waterbodies and the surrounding ecosystem.*

4.5.2.4 - *Parks and open spaces shall be distributed throughout each neighbourhood within a 5-minute walk (400m) of all residential development to provide convenient access to all residents.*

4.5.2.5 - *A variety of parks and open spaces shall be included within the ASP to serve the diverse community needs. This shall include a variety of parks, school sites, park amenities, multi-use trail connections, and may also include pocket parks under 0.1 ha in size.*

4.5.2.6 - *All parks within the ASP that are smaller than 0.1 ha (Pocket Parks) shall have direct access from one public road with a minimum 25% road frontage. All pocket parks shall be identified through subsequent NSPs.*

4.5.2.7 - *Parks and open spaces greater than 0.1 ha in size shall have direct access from at least two public roads (excluding lanes) with a minimum of 50% road frontage unless adequately serviced by a multi-use trail at the discretion of the City. This will be identified and confirmed through subsequent NSPs.*

4.5.2.8 - *Corridors for walkways and public utility lots shall be a minimum of 6.0m to facilitate access for emergency and maintenance vehicles and walkways shall not be accepted as MR credit.*

4.5.2.9 - *All parks shall be connected to the multi-use trail network to create multiple interesting and varied walking loops throughout each neighbourhood and between neighbourhoods. Multi-use trails shall provide opportunities for future connections beyond the ASP and shall be designed to provide connectivity between adjacent neighbourhoods to encourage network-wide active transportation.*

4.5.2.10 - *A multi-use trail shall be developed around SWMFs to compliment the open space network and provide accessibility to these features.*

4.5.2.11 - *A multi-use trail will be developed along 92 Street. Details of the design and staging of this trail shall be determined in subsequent NSPs.*

4.5.2.12 - *Parks within each neighbourhood shall provide a variety of amenities to create visually appealing, clean, and functional social spaces. Design details for proposed open spaces shall be further refined in subsequent NSPs.*

4.5.2.13 - *Public spaces shall be designed to encourage both passive and active recreation opportunities and include multi-use trails along and/or through public spaces to enhance connectivity, and sightlines.*

4.5.2.14 - *Park and open space shall include multiple points of pedestrian access to all public sites. Points of access shall provide direct and safe connectivity to key destinations for active transportation users and shall be articulated in subsequent NSPs.*

4.5.2.15 - *Xeriscaping may be considered along public multi-use trails, parks, open spaces, and boulevards to reduce water, energy, and labour requirements, at the discretion of the City.*

4.5.3 Neighbourhood Nodes

Purpose

Neighbourhood Nodes will be developed in each neighbourhood within the Roseburn ASP. This section identifies policies to support mixed-use development within Nodes and to guide the design and integration of uses. Nodes will be walkable, attractive destinations that promote community activity and gathering to increase social interactions. Nodes will contain a range of medium and high-density residential development, small format commercial uses, publicly accessible gathering space, enhanced urban design features, and strong connections to the active transportation network and future transit services. Specific urban design principles for Neighbourhood Nodes are further developed in **Section 4.5.4**.

Policies

4.5.3.1 - *Neighbourhood Nodes shall include mixed-use development and have a residential density of 70 dupnrha or higher.*

4.5.3.2 - *Neighbourhood Nodes shall include medium and high-density residential development which may be in the form of townhomes, stacked townhomes (i.e. Missing Middle housing), low-rise apartments, and residential mixed-use developments. Diverse housing forms are encouraged while delivering the density target as per policy **4.5.3.1** to provide a range of hosing options and create an inclusive community.*

4.5.3.3 - *The Neighborhood Node shall include vertical mixed-use (within the same building) and may include horizontal mixed-use within separate buildings within the same site to support diversity of development and allow flexibility to respond to market conditions.*

4.5.3.4 - *Residential mixed-use buildings within Neighbourhood Nodes shall include small-format commercial uses at-grade comprising a minimum 50% of the ground floor area and commercial frontage shall be street-oriented.*

4.5.3.5 - *Neighbourhood Node design guidelines will be developed in subsequent NSPs. The guidelines should include architectural and urban design guidelines that guide the development of cohesive, attractive & engaging pedestrian friendly building exteriors and streetscapes. Guidance shall address building materials, building scale, massing, signage, lighting, bicycle facilities, outdoor furniture, plantings, and winter city design elements.*

4.5.3.6 - *Neighbourhood Nodes shall include welcoming community spaces and pedestrian-scale architectural features & lighting.*

4.5.3.7 - *Transit and active transportation routes shall connect the Neighbourhood Nodes to other key destinations throughout the ASP. Active transportation connections and transit stops shall be identified in subsequent NSPs in collaboration with City Administration.*

4.5.3.8 - *Building entrances shall be oriented towards the street wherever possible and parking areas shall be designed to be located adjacent, under, or to the rear of buildings. If located adjacent to a building, parking frontage along the street shall be no longer than 50% of the building frontage and must be screened from view using landscaping.*

4.5.4 Urban Design

Purpose

The Roseburn ASP will be comprised of attractive, easy to navigate, well-connected neighbourhoods and provide a high quality of life to residents. The intent of the following Urban Design policies is to encourage development of high-quality built forms with varying architectural styles. Variety will be utilized to create interesting character and aesthetic value to public and private spaces within each neighbourhood, support walkability, and provide sustainable landscape forms and neighbourhood safety.

General Urban Design Policies

4.5.4.1 - *A cohesive neighbourhood character shall be developed for each NSP to create unique character. Elements such as signage, wayfinding, lighting, street furniture, and other streetscape elements may be used to reinforce the visual character of each neighbourhood. Branding elements for each neighbourhood will be defined through subsequent NSPs and shall give direction and guidelines to create a unique sense of place for each neighbourhood.*

4.5.4.2 - *Neighbourhoods, roadways, and entry points within the Roseburn ASP shall be designed to include landscaping and enhanced streetscape design including entrance features and boulevard landscaping. The locations where enhanced landscaping is required shall be identified at the NSP stage.*

4.5.4.3 - *Streetscape design of low-density areas may include reduced front setbacks, front porches, and landscaping to facilitate engaging interfaces along collector roads to create a welcoming feel along high-volume corridors and community entrances.*

Steet Oriented Multi-Family Building (Source: Al-Terra Landscape)

4.5.4.4 - *General design of multi-family and commercial buildings shall be oriented to the street wherever possible and include active interfaces, to support walkability and pedestrian safety. The creation of blanks walls that face the street shall be avoided.*

Street Oriented Multi-Family Building (Source: Al-Terra Landscape)

4.5.4.5 - *Thoughtful transitions between higher and lower density uses, including building setbacks, landscaped buffers, building heights, densities, and variations in architectural design shall be used to integrate varying densities within the community.*

Park Space Buffer Transition from High Density (Source: Unsplash Royalty Free Image)

4.5.4.6 - *Public space shall provide design elements to serve a wide variety of users and encourage network-wide exploration. Design elements may include gathering places, seating areas, furniture, public art, murals, play equipment, programmable or rentable spaces, signage, interpretive information, unique plantings, landscaping, and many more. Public space elements shall be articulated at the NSP stage.*

Park Space with Multiple Elements (Source: Al-Terra Landscape)

Enhanced Streetscape Elements (Source: Al-Terra Landscape)

4.5.4.7 - *Public spaces shall be connected to the multi-use trail network to encourage activity between public spaces to the satisfaction of the Subdivision Authority.*

4.5.4.8 - *Detailed site design of Neighbourhood Nodes shall demonstrate comprehensive planning of Node sites at the subdivision stage prior to development of mixed-use residential and commercial sites to ensure functionality and integration and shall be approved by the City.*

4.5.4.9 - *Exterior building materials facing public streets shall of high quality and should be selected based on both functional and aesthetic qualities. Ease of maintenance and durability shall be considered. Exterior finishes shall be identified and outlined in subsequent NSPs.*

4.5.4.10 - *Building massing should avoid wind tunnelling impacts. Site design and massing should maximize the amount of sun penetration and negative impacts of shadows on adjacent properties.*

Building Massing Fronting onto Community Garden (Source: Al-Terra Landscape)

4.5.4.11 - *CPTED principles shall be integrated into landscape design in areas where public activity and gathering will occur. Integration of CPTED principles shall be articulated in subsequent NSPs. Primary CPTED principles to be detailed in subsequent NSP designs and shall include consideration of:*

- ***Natural surveillance*** *– creating visibility and limited hiding places*
- ***Natural access control*** *– installing access in high-visibility locations and design features to guide visitors to desired areas.*
- ***Territorial Reinforcement*** *– Creating a shared expectation of use by residents.*

Accessible Public Space with Territorial Reinforcement (Source: Al-Terra Landscape)

4.5.4.12 - *Subsequent NSPs shall address lighting design and placement that minimize undesirable projection of light upwards or into adjacent properties while ensuring public open spaces are well-lit.*

4.5.4.13 - *Low maintenance gateway design based on vegetative plantings and low maintenance signage shall be considered to reduce long-term costs to the City.*

4.5.4.14 - *Site orientation and landscape design for residential, commercial, and institutional development shall consider strategies to conserve energy and water.*

4.5.4.15 - *Adequate buffering or transitional land uses shall be provided between conflicting land uses. The Urban Forest Corridor Initiative along Highway 21 and other major arterials shall be continued as a means to reduce land use conflict.*

4.5.5 Commercial & Mixed-Use

Purpose

Commercial development shall be supported and appropriately located throughout Roseburn to enhance the economic sustainability of each neighbourhood and of the City.

Policies

4.5.5.1 - *Large-format commercial developments shall be located along Veterans Way.*

4.5.5.2 - *Light industrial uses may be considered within commercial areas along Veterans Way to support economic diversity within the community.*

4.5.5.3 - *Areas with extensive commercial development along Veterans Way should consider opportunities for mixed-use development to support development of complete communities. Commercial and mixed-use development objectives along Highway 21 shall be articulated in this ASP and subsequent NSPs when Future Plan Areas along Highway 21 are planned.*

4.5.5.4 - *At-grade residential dwelling units along Highway 21 within commercial mixed-use buildings shall be considered at the discretion of the City.*

4.5.5.5 - *Residential dwelling units located above commercial establishments must be developed with adequate sound protection to mitigate sound transfer between uses.*

4.5.5.6 - *Use of energy efficient building design and technologies are strongly encouraged.*

4.5.5.7 - *Economic and social sustainability shall be enhanced through local businesses opportunities within commercial/mixed-use areas to support the ability to meet daily household service, social, and economic needs within the community.*

4.5.6 School Sites

Purpose

Provide adequate land for future schools to support projected K-12 education needs in the community. As Future Plan Areas are incorporated into the ASP, school site needs and policies will be evaluated and updated in this ASP as required. Additional details regarding school sites will be articulated in future NSPs.

Policies

4.5.6.1 - *School sites shall be dedicated in the form of Municipal Reserve and/or School Reserve which shall be dedicated in accordance with the MGA.*

4.5.6.2 - *A Municipal Reserve site shall be dedicated within the NE-18-54-22-W4M along the northwest boundary of the ASP adjacent to the previously planned school site as shown on* **Map 5 – Land Use Concept** *and* **Map 6 – Parks & Open Space** *to ensure the shape, size, and accessibility of the school site is acceptable to school board stakeholders.*

4.5.6.3 - *Up to 4 school sites may be provided within the ASP Area to meet the projected needs of school boards. Final school site requirements and area dedications shall be determined at the time of ASP planning of Future Plan Areas in collaboration with school boards & the City.*

4.5.6.4 - *Outdoor recreation areas within school sites shall be designed with the intent of these facilities being complimentary to the ASP open space network and accessible to residents.*

4.5.6.5 - *School sites shall be located along at least one collector road to maximize visibility and accessibility.*

4.5.6.6 - *School sites shall be bordered by at least two public roadways (excluding lanes) and shall have a minimum of 50% road frontage.*

4.5.6.7 - *The City shall collaborate with school boards to confirm the specific locations of future school buildings on school sites prior to school development to ensure compatibility with the surrounding neighbourhood.*

4.5.6.8 - *School facilities should be designed to allow for adaptability to accommodate a variety of uses over time.*

4.5.6.9 - *Land efficient and energy efficient design within the school site and as part of school building design is encouraged.*

4.5.7 Transportation & Road Network

Purpose

The following transportation policies are intended to ensure the road network supports convenient travel internal connectivity and connections to neighbouring areas. The road network will provide transportation infrastructure that promotes a safe and well-connected community for pedestrians, cyclists, transit, and vehicles. This ASP identifies the high-level arterial and collector corridors that will serve the community. Subsequent ASP amendments and NSPs will provide further detail to identify local road networks, staging, and other transportation infrastructure.

The proposed road network has been designed in accordance with City of Fort Saskatchewan engineering standards and the NE-18-53-22-W4M Traffic Impact Assessment (TIA). Alternative transportation infrastructure may be considered with supporting evidence. Detailed network, intersection, and traffic calming measures will be identified in subsequent NSPs.

Policies:

4.5.7.1 - *To enhance connectivity and navigation, the Roseburn ASP transportation network shall be based on a modified grid pattern to enable efficient traffic distribution and allow multiple convenient route choices.*

4.5.7.2 - *Complete Street standards will be considered for implementation throughout the ASP to ensure all modes of transportation are accommodated while minimizing land consumption.*

4.5.7.3 - *Traffic calming measures shall be incorporated throughout the ASP, particularly at key intersections, to enhance pedestrian safety consistent with the Transportation Association of Canada (TAC) Canadian Guide to Traffic Calming. Traffic calming strategies and enhancements shall be designed to City engineering standards based on adjacent land uses, street type, location, speed limit, and other roadway characteristics to the satisfaction of City Administration. Strategic locations for traffic calming enhancements will be identified in subsequent NSPs and subdivision approvals.*

4.5.7.4 - *The mobility network shall prioritize efficient movement of users in the following order: pedestrians, cyclists, transit, automobiles, and movement of goods.*

4.5.7.5 - *Three roundabouts are proposed to serve the NE-18-54-22-W4M as per* **Map 7 – Transportation Network** *to improve traffic flow, promote safety, enhance urban design, and reduce fuel consumption by decreasing stop-and-go traffic movements. Intersection control in Future Plan Areas shall be investigated prior to planning being completed for those areas.*

4.5.7.6 - *All roads shall be designed to safely accommodate universal accessibility and multi-modal users of all abilities.*

4.5.7.7 - *Block lengths along collector and local roadways within the ASP shall not exceed 250m where possible. Any block longer than 200m shall require a walkway connection to enhance pedestrian connectivity. Block lengths and walkway connections shall be articulated in NSPs.*

4.5.7.8 - *Block standard may be varied to the satisfaction of the Subdivision Authority to address constraints such as, but not limited to, natural features, transportation rights-of-way, parks or open space, or existing utilities.*

4.5.7.9 - *The road network shall be extended from existing public roadways in a staged manner to ensure contiguous development and efficient delivery of municipal infrastructure.*

4.5.7.10 - *The road network shall be generally consistent with the Annexation Design Brief and adjacent ASPs to support the approved long-term planning direction. To encourage innovation and efficient infrastructure delivery, alternative transportation network solutions shall be considered if additional analysis has demonstrated a preferred solution to the satisfaction of the City of Fort Saskatchewan.*

4.5.7.11 - *Variance to any portion of the transportation network because of necessary engineering technical changes which does not change the general layout of this plan shall not require an ASP amendment, at the discretion of the City administration.*

4.5.7.12 - *Development within the ASP shall front onto collector roads and be serviced by rear lanes where practical. Subsequent NSPs shall articulate the locations of back lanes throughout the neighbourhood.*

4.5.7.13 - *Front driveways shall be avoided along collector roads.*

4.5.7.14 - *At the time when the landowner of the NW-18-54-22-W4M amends the ASP to bring their lands into the development concept, the adjacent landowners may explore amendments to the SW portion of the NE-18-54-22-W4M which may allow for improvements to the development concept and may include (but not be limited to) increasing the amount of housing fronting onto the west collector road of the NE-18-54-22-W4M.*

4.5.7.15 - *Subsequent NSPs shall identify potential transit routes and locations of transit infrastructure including transit shelters and bike stands.*

4.5.7.16 - *Future Plan Areas shall complete additional TIAs prior to planning of these areas.*

4.5.7.17 - *Noise attenuation studies must be undertaken prior to rezoning and development adjacent to Highway 21/Veterans Way and shall be implemented in accordance with the study to the satisfaction of City Administration.*

4.5.8 Active Transportation Network

Purpose

Active transportation routes will be located along arterial and collector roads. Multi-use trails will be included throughout the collector road network and through parks to create a safe, convenient, and well-connected pedestrian and active transportation network.

Policies:

4.5.8.1 - *To support universal access, the active transportation network shall connect to key destinations and accommodate all types of users of varying ages and abilities. Universal accessibility shall be achieved through hard surfaced trails, accessible sidewalk grades, appropriate trail widths for bicycles & wheelchairs or users of mobility devices, bicycle racks, benches, and waste receptacles.*

4.5.8.2 - *All collector and arterial roads within the ASP shall contain a multi-use trail on one side of the public roadway, and one separated sidewalk on the opposite side, at the discretion of the Development Authority, to support safe, multi-modal active transportation.*

4.5.8.3 - *A separated sidewalk shall be provided along all local roads to encourage active modes of travel and provide a complete sidewalk network.*

4.5.8.4 - *A multi-use trail shall be provided along the extension of Greenfield Link south to the central park. Extra right-of-way shall be provided as required to accommodate this multi-use trail. Detailed right-of-way and cross section design will be completed during NSP preparation.*

4.5.8.5 - *92 Street shall be developed as an arterial road with an enhanced pedestrian multi-use corridor. The cross section of the enhanced arterial will be determined in subsequent NSPs and must be consistent along the entirety of 92nd Street.*

Multi-Use Trail & Amenities (Source: Al-Terra Landscape)

4.5.9 Landscape

Purpose

Policies in this section shall guide design and implementation of landscaping throughout the ASP to beautify and enhance the neighbourhood, and to incorporate of Crime Prevention Through Environmental Design (CPTED) principles.

Policies

4.5.9.1 - *Landscaping should be provided throughout the ASP to:*

- *Screen and soften the extent of large parking areas between adjacent properties and buildings*
- *Screen parking loading/unloading areas and waste management infrastructure*
- *Enhance and define green space, parks, plazas, and streets*
- *Provide visual interest to the streetscape*
- *Provide ecological value to natural and man-made habitats*
- *Increase urban tree canopy and reduce greenhouse gas emissions*

4.5.9.2 - *Landscaping design of public parks, plazas, and open spaces shall provide wind shelter, enable solar penetration, and retain visibility for safety purposes in consultation with City Administration.*

4.5.9.3 - *Native and adapted plant species shall be included where appropriate. Habitat restoration of natural areas may also be undertaken where appropriate.*

Naturalized Plantings and LID Meadow Features
(Source: Al-Terra Landscape)

4.5.9.4 - *Large, planted vegetation shall be strategically located throughout the ASP and along roadways to encourage wildlife use, add habitat value, aid wildlife movement, and to enhance the aesthetic appeal and presentation of structures.*

4.5.9.5 - *Landscape design shall be considered as part of the detailed design of the neighbourhood Node, gateways, multi-family, mixed-use, parks, and roadways.*

- *Hard landscape elements shall be incorporated where appropriate including walkways, retaining walls, and seating areas to create varied spaces where people can comfortably enjoy.*
- *Targeted lighting shall be integrated to increase safety*

4.5.9.6 - *The 92nd Street corridor with enhanced pedestrian multi-use trail shall include enhanced landscaping consisting of a wide boulevard, trees, other plantings, and pedestrian-friendly street furniture to create an enjoyable pedestrian experience.*

4.5.10 Servicing & Infrastructure Staging

Purpose

The following policies are intended to ensure the plan is developed in an orderly and contiguous manner which is efficient, cost effective, and sustainable at all time horizons. This section discusses the key infrastructure upgrades required to extend urban development throughout the ASP. The implementation of these policies will ensure that all required municipal services and utilities are provided to adequately service all development areas and future connections to adjacent lands with water, stormwater, sanitary sewers, and franchise utilities. Development shall occur in a staged manner which and shall extend continuous urban development in a logical pattern that does not prematurely fragment agricultural land. Servicing and staging policies are informed by Servicing Studies, City of Fort Saskatchewan Engineering Standards, and the Annexation Design Brief.

Policies

General

4.5.10.1 - *The provision and capacities of water, stormwater, and sanitary sewer infrastructure shall be developed in accordance with City of Fort Saskatchewan engineering standards and all relevant studies and reports including the City of Fort Saskatchewan Annexation Design Brief.*

4.5.10.2 - *Development shall occur in a staged and orderly manner contiguous with existing development and service connections.*

4.5.10.3 - *Alternative infrastructure and servicing from the Annexation Design Brief shall be supported by detailed engineering and may not require ASP amendment, to the satisfaction of the City of Fort Saskatchewan.*

4.5.10.4 - *Staged development shall ensure that emergency services access is provided at all times to the satisfaction of the City of Fort Saskatchewan.*

4.5.10.5 - *Infrastructure shall be appropriately sized to accommodate the anticipated level of development identified in the Annexation Design Brief and shall be sized to support effective development of all neighbourhoods within the ASP to support sustainability and energy efficiency.*

4.5.10.6 - *Infrastructure shall be designed to accommodate maintenance requirements in the public realm including snow clearing and landscaping maintenance.*

4.5.10.7 - *Where possible, multi-use trail corridors, rights-of-way, common utility alignments, and clustered/shared equipment and trenching shall be encouraged to efficiently utilize land.*

Sanitary

Sanitary servicing for the ASP will require construction of gravity sanitary sewers sloping from west to east. An interim lift station will be required to pump wastewater north which will connect to existing infrastructure until planned future connections and a permanent gravity sewer system is constructed. Sewage will be conveyed through the City's infrastructure to the Alberta Capital Region Wastewater Treatment Plant in Strathcona County. The interim lift station will be removed when no longer required.

4.5.10.8 - *Sanitary servicing shall be provided generally in accordance with* **Map 9 – Sanitary Trunk Concept** *and the City of Fort Saskatchewan Utilities Master Plan to ensure appropriate sanitary service capacity is provided to all stages of development.*

4.5.10.9 - *An interim lift station will be constructed with the first stage of development in the NE-18-54-22-W4M and will be utilized until planned gravity sewers are available to the east. The lift station shall be relocated or removed as required to ensure adequate sanitary services are provided at all times.*

4.5.10.10 - *Sanitary servicing concepts shall be refined during the planning of each Future Plan Area and incorporated into* **Map 9 – Sanitary Trunk Concept** *to ensure appropriate sanitary capacity is provided to all stages of development.*

Stormwater

Multiple stormwater management facilities will be required to serve the ASP lands. Stormwater management within the NE-18-54-22-W4M shall be constructed in the southeast portion of the quarter section and will integrate an existing dugout. Future Plan Areas shall generally follow the preliminary designs shown on **Map 10 – Storm Trunk Concept** but their ultimate size, location, and design will be determined during planning processes for each development area.

Stormwater management facilities collect and retain surface rainwater and runoff and control discharge into downstream stormwater infrastructure. Minor rain and runoff events will be conveyed through on-street gutters and the piped underground stormwater system to stormwater management facilities. Precipitation events that surcharge the piped system will be directed along overland drainage routes to the downstream facilities. This combined system is designed to accommodate mild to extreme precipitation events and minimize the potential for flooding under normal conditions.

The initial construction of the stormwater management facility in NE-18-54-22-W4M will occur with the first stage of development. With the NSP for NE-18-54-22-W4M, a review of staging options for the facility will be completed to avoid negative performance issues due to under-utilized capacity of the facility. Connections for the upstream facilities will be completed with later stages of development in NE-18-54-22-W4M.

Stormwater management facilities will serve stormwater functions and shall also be used as public amenities with trails and other accessible areas. Naturalization of stormwater management facilities with native wetland vegetation will increase the habitat value of the area, water quality benefits, and provide an aesthetically pleasing public open space.

4.5.10.11 - *Stormwater servicing shall be provided generally in accordance with* **Map 10 – Storm Trunk Concept** *and all City of Fort Saskatchewan engineering standards to ensure adequate stormwater management capacity is provided to all stages of development.*

4.5.10.12 - *Stormwater management concepts shall be refined during the planning of each Future Plan Area incorporated into* **Map 10 – Storm Trunk Concept** *to ensure appropriate sanitary capacity is provided to development of all Future Plan Areas.*

4.5.10.13 - *Stormwater management system shall be designed to align with the parks and open space network of the ASP and shall provide associated amenities including a multi-use trail and seating adjacent to the pond to encourage both active and passive recreation opportunities.*

4.5.10.14 - *Stormwater management facilities shall incorporate a naturalized design and Low Impact Design principles including, but not limited to, varying water depths, undulating shorelines, native wetland vegetation, vegetated swales, and respect for the topography and existing surface hydrology to provide habitat opportunities for wildlife, improve water quality, enhance climate resiliency, and provide aesthetic value.*

4.5.10.15 - *New residential uses such as reduced setback housing development shall require updates to the neighbourhood structure plan to demonstrate that the stormwater management system will function at initially planned levels of service.*

Low Impact Development Meadow Feature (Source: Al-Terra Landscape)

Naturalized Stormwater Management Facility (Source: Strata Development Corp)

Naturalized Stormwater Management Facility (Source: Strata Development Corp)

Water

Potable water and fire protection for the ASP shall be provided by a piped network connecting to the City of Fort Saskatchewan's municipal water infrastructure from the north. The NE-18-54-22-W4M will connect to existing watermains in Greenfield Link and within Southridge Boulevard. Watermains will be extended in a staged manner as development proceeds.

Water main looping will be provided to ensure adequate water service and fire flows are available at all stages of development. 300mm connection stubs will be provided to adjacent lands for extension of future development.

4.5.10.16 - *Water servicing shall be provided generally in accordance with* **Map 11 – Water Network Concept** *and all City of Fort Saskatchewan engineering standards including the Hydraulic Network Analysis to ensure appropriate water service capacity and fire flows are provided to all stages of development.*

4.5.10.17 - *Water servicing concepts shall be provided during the planning of each Future Plan Area and incorporated into* **Map 11 – Water Network Concept** *to ensure appropriate designs and water service capacity are provided to all future development areas.*

Shallow Utilities

Shallow utilities including natural gas, power, street lighting, phone, and telecommunications cable are available to be extended from the north into the ASP. Utility providers and franchise utility companies will extend services from their existing service lines into the community starting in the NE-18-54-22-W4M. Utilities will be located within road rights-of-way or within easements registered during the subdivision process.

4.5.10.18 - *Gas, power, and telecommunications utilities shall be extended into the ASP as required to provide services and ensure convenient and reliable utilities are available to all developments.*

4.5.10.19 - *The location of shallow utilities and the provisions of rights-of-way and easements shall be addressed to the mutual satisfaction of the City of Fort Saskatchewan, the applicant, and utility providers at the subdivision stage.*

4.5.10.20 - *All new electrical and communications cables shall be buried where feasible.*

4.5.10.21 - *The development of multiple-utility corridors is encouraged to facilitate the efficient use of land.*

4.5.11 Ecology, Wildlife, Environment, and Agriculture

Purpose

The purpose of the following policies is to provide guidance for management of the environment prior to and after development activities occur. The policies will ensure that development in the ASP complies with Federal and Provincial regulations, promotes wildlife connectivity, retains drainage patterns prior to development where possible, enhances wildlife habitat and vegetation, and mitigates premature loss of agricultural lands and operations.

Policies

4.5.11.1 - *All development within the ASP shall meet or exceed applicable Federal and Provincial regulations with respect to air quality, water quality, and flood hazard management.*

4.5.11.2 - *Consistent with the* ***Annexation Design Brief, Appendix D****, no Crown-claimable wetlands within the ASP boundaries shall be dedicated to the Province.*

4.5.11.3 - *Wetlands within the NE-18-54-22-W4M shall be removed or integrated into the SWMF design and are subject to compensation requirements of the Water Act to mitigate environmental impacts through contributions to off-site environmental projects.*

4.5.11.4 - *Wetlands to be removed for development shall be subject to Water Act approval and Alberta Wetland Policy prior to rezoning.*

4.5.11.5 - *Naturalized stormwater management features and Low Impact Development techniques shall be implemented to enhance available wildlife habitat, increase the presence of native plant species, support climate resiliency, watershed protection, and to improve runoff water quality.*

4.5.11.6 - *In order to minimize the amount of impervious surfaces and surface runoff, permeable surfaces should be considered for multi-use trail surfaces where appropriate.*

4.5.11.7 - *Temporary Erosion and Sediment Control (ESC) plans shall be implemented during construction which will guide mitigation measures addressing water runoff, channelization, pooling, soils transportation, stockpiling, and dust control. ESC plans shall note that runoff from roads should be captured and treated before release downstream.*

4.5.11.8 - *Areas designed to provide habitat or ecological functions, such as stormwater management facilities, shall consider light pollution mitigation where appropriate, such as:*

- *Artificial lighting implemented for specific purposes (navigation, CPTED) which shall be minimized and reduced where possible.*
- *Keeping light close to the ground and shield light sources to reduce upward projection and light trespass into sensitive areas.*
- *Utilize dark or non-reflective surfaces for landscape features.*

4.5.11.9 - *Construction activities including removal of vegetation shall accommodate sensitive wildlife periods as required to comply with the Migratory Birds Convention Act. The ASP is within Zone B4 and is subject to restrictions between April 15 and August 31 for breeding birds and the raptor breeding period between March 15 and August 15.*

4.5.11.10 - *Existing trees within parks should be retained where tree retention does not interfere with required grading and other site development standards.*

4.5.11.11 - *Tree removals within Municipal Reserve are subject to City approval. Developers shall submit plans for review and consult with administration prior to removal of trees within lands to be dedicated as Municipal Reserve.*

4.5.11.12 - *Construction considerations shall include controlling, eradicating, and monitoring for known invasive plant species as per the Alberta Weed Control Act and the Alberta Weed Control Regulation.*

4.5.11.13 - *Refuelling and fuel storage shall not occur within 100m from any water body to prevent contamination should any spill occur.*

4.5.11.14 - *This ASP shall implement the recommendations of the NE-18-54-22-W4M Phase 1 Environmental Site Assessment. Additional Environmental Site Assessments shall be required to support planning of Future Plan Areas to ensure site features and contamination are adequately assessed and managed.*

4.5.11.15 - *As per the NE-18-54-22-W4M ESA - to safely manage potential contamination or hazardous waste, a hazardous materials survey shall be required prior to demolition work on the existing farmstead.*

4.5.11.16 - *Where necessary, contaminated materials shall be removed and disposed of in an environmentally sensitive manner in accordance with Federal and Provincial regulations prior to redistricting approval.*

4.5.11.17 - *This ASP shall implement the recommendations of Historical Resources Act approvals. Contractors must exercise caution during construction and stop work if historic resources are discovered and notify the appropriate authorities.*

4.5.11.18 - *This ASP shall implement the recommendations of the Biophysical Impact Assessments and Environmental Impact Assessments.*

4.5.11.19 - *This ASP shall implement the recommendations of the Geotechnical Investigations including soil management and erosion control.*

4.5.11.20 - *This ASP shall implement the recommendations of the Agricultural Impact Assessments (AIA) & Soil Management Plans.*

4.5.11.21 - *Soil management measures identified in the AIA & Soil Management Plan include prioritizing topsoil conservation and reuse at all opportunities. Where it aligns with grading design, excess marginal & topsoil material should be used to add topography to park spaces, provide wind protection, and enhance recreation opportunities while reducing carbon emissions of development by reducing import/export of materials.*

4.5.11.22 - *If clubroot is encountered, a Clubroot Management Plan shall be developed when completing topsoil management planning by the developer during the stripping and grading stage.*

4.5.11.23 - *Access to operational agricultural lands shall be maintained year-round and will be provided at all times as development proceeds.*

4.5.11.24 - *Development sequencing shall occur generally in accordance with* **Map 12 – Development Staging Concept** *to protect adjacent* agricultural *lands from premature construction impacts.*

4.5.12 Financial Sustainability

Purpose

This section is intended to ensure infrastructure and public spaces within the ASP are developed and maintained in a way that is financially sustainable for the City of Fort Saskatchewan.

Policies:

4.5.12.1 - *A Financial Impact Assessment or other lifecycle cost study that reflects the costs of providing and maintaining infrastructure and services to new development shall be created at the NSP level.*

5.0 Implementation

It is anticipated that the NE-18-54-22-W4M will be developed in the next 20 years, while the overall Roseburn ASP is anticipated to develop over 30-50 years. Implementation guidance provided by this ASP will ensure development occurs in a way that maximizes efficiency and minimizes disturbance to developed areas & existing land uses. The information in this ASP shall be considered preliminary and used as the basis for subsequent Neighbourhood Structure Plans (NSP) which will include additional detail for each development area.

Implementation of the current planning area identified in this ASP will require the preparation of a NSPs, rezoning, and subdivision approvals within the NE-18-54-22-W4M. Prior to preparation of NSPs for Future Plan Areas, ASP amendments will be required to be integrated into this Plan and approved by Council.

5.1.1 Intermunicipal Coordination

Purpose

The purpose of these policies is to ensure the City of Fort Saskatchewan and Strathcona County engage in a coordinated planning and review process.

5.1.1.1 - *Land use and subdivision applications should consider regional drainage, intermunicipal transportation connectivity, local planning initiatives, interface conditions, and any other matters that are mutually considered important.*

5.1.1.2 - *Land development applications adjacent to the south City boundary shall be circulated to Strathcona County.*

5.1.2 General Staging

Purpose

The recommended direction for the development of the plan area is from north to south. It is not intended to act as regulation but instead to provides a preferred direction for development to take place given the location of existing services, market conditions, demographics, and other factors relevant to growth patterns.

The Roseburn ASP will be developed in separate neighbourhoods as shown on **Map 12 – Development Staging Concept**. Development is recommended to commence in the northeast portion of the plan area and extend west and south. Further details regarding the ultimate staging of each of the neighbourhoods will be provided at the NSP stage through detailed review of the preliminary conceptual plan design in consideration of contemporary market demand and development objectives. Development staging within this ASP, specifically within Future Plan Areas, is conceptual and subject to change dependent upon the timing of landowner initiation of development.

Policies:

5.1.2.1 - *Progression of development should occur in an orderly and efficient manner and shall be guided as illustrated in* **Map 12 – Development Staging Concept**. *Staging within each neighbourhood shall be identified in further detail at the NSP stage.*

5.1.2.2 - *Minor variations to staging are expected should be considered part of the development process. Minor variations shall not constitute an amendment to the ASP.*

5.1.2.3 - *Development of Future Plan Areas shall be subject to ASP amendment and subsequent NSP approvals which will describe the proposed development and staging when each Future Plan Area is planned.*

5.1.2.4 - *Temporary or interim uses in undeveloped areas that limit future intended uses or impact existing adjacent uses shall not be permitted.*

5.1.3 Development Staging

NE-18-54-22-W4M

Development staging within the NE-18-54-22-W4M will proceed from the northeast and extend south and west throughout the neighbourhood. As development proceeds, all required municipal infrastructure (roads, water, sanitary, and storm infrastructure) and third-party utility infrastructure (gas, power, and telecom utilities) within each stage will be extended in an orderly manner to ensure adequate services and amenities are available to all stages throughout the build-out process. Staging shown on **Map 12 – Development Staging Concept** illustrates the anticipated direction of development from north to south and will be further refined in the subsequent NSP.

The first stage of development in the NE-18-54-22-W4M will include the road connection from Southfort Boulevard at Greenfield Link to connect to offsite underground servicing. To support the proposed residential development Stage 1 will require initial construction of the SWMF, which will be detailed in the NSP. A stormwater lift station will be required to discharge water from minor storm events to an interim location NE of the ASP area. Major storm events will discharge by gravity. The ultimate stormwater system will allow gravity sewers to be connected in the development lands to the east of the ASP. A sanitary lift station will also be constructed to service the parcel. Depending on the order of development adjacent to Roseburn, the lift station's capacity may need to be improved if development upstream of Roseburn advances ahead of the downstream development to the east, which would provide a gravity servicing connection and allow for the removal of the proposed lift station.

Development will continue south to connect to 92nd Street to provide a secondary access to the neighborhood for emergency vehicles.

Future stages will connect to the 92 Street arterial and will extend the underground infrastructure from Stage 1. Stage 2 will include development of the west entrance collector, which will henceforth be the primary access to the community, and dedication of the school site MR intended to consolidate with the existing NW school site.

Stage 3 development will continue south and west in multiple stages and will culminate in the connection of the internal collector roads, development of the central Node, and ultimately result in provision of service connection points to adjacent development areas and completion of boundary arterial roads when adjacent properties develop. Stage 3 contains a wide range of housing options primarily consisting of low-density residential in the west, low-density amenity lots in the east, and medium-high density development in the centre. All areas will be serviceable after completion of Stages 1 & 2. The pattern of development in Stage 3 will be subject to market conditions and development may proceed throughout the Stage 3 area in multiple phases to provide products which respond to consumer demand.

The 92nd Street enhanced pedestrian arterial road shall be constructed in stages as urban road connections are completed and the traffic created by development triggers the need for the additional road network. The first stage will be between Meadowview Drive and the E/W Collector through the Northeast quarter-section. Construction may be completed by the City and funded through the Offsite Levy account. Alternatively, adjacent developers may be required to complete the construction as part of a development stage and would receive a levy credit for the construction cost applied against their Development Agreement. If there is still a surplus on the cost, it would be funded by the Offsite Levy account. Additional land above the existing ROW is required and will be purchased from the adjacent landowners at market value at the time of subdivision.

The current plan reflects the known information regarding development throughout the ASP. The detailed staging concept for the NE-18-54-22-

W4M will be provided in the subsequent NSP. Timing and design of development activities on adjacent quarters are currently unknown and may influence the development pattern within the NE-18-54-22-W4M.

Policies:

5.1.3.1 - *Roadways and municipal infrastructure will be constructed and extended as required to efficiently service each development stage and shall be detailed in subsequent NSPs.*

5.1.3.2 - *The interim sanitary lift station will be installed during Stage 1 development to ensure adequate sanitary servicing is available at all stages of development.*

5.1.3.3 - *The interim stormwater lift station will be installed during Stage 1 development to ensure adequate stormwater management capacity is available at all stages of development.*

5.1.3.4 - *The stormwater management facility (SWMF) will be constructed in stages to ensure proper function based on anticipated flows. The first phase will occur with Stage 1 and timing of upgrades to the SWMF will be determined during NSP preparation and confirmed at the subdivision stage.*

5.1.3.5 - *The arterial along the south edge of the NE-18-54-22-W4M and the south section of the west collector will be deferred until after ASP planning is completed for adjacent neighbourhood and adjacent development progresses to require these connections.*

5.1.3.6 - *The 92nd Street Enhanced Arterial will be developed in stages as urban road connections are completed. The portion of 92nd Street between Meadowview Drive and the E/W collector road will be constructed prior to Stage 3 based on traffic needs triggered by development within the community. The portion south of the E/W collector road will be constructed with Stage 3.*

5.1.3.7 - *The west collector entrance will be developed in Stage 2 and will provide the primary entrance to the community and the main entry features.*

5.1.3.8 - *The NW school site dedication will be completed in Stage 2 to facilitate school and regional park development.*

5.1.3.9 - *Development of the southern N/S collector will be completed in Stage 3 to allow connection to the future arterial road along the south boundary and to facilitate development of the mixed-use Neighbourhood Node and provide access to the south.*

5.1.3.10 - *The SWMF will be completed in Stage 3 to accommodate all projected stormwater needs as the community develops and runoff levels increase.*

NW-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

SE-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

SW-18-54-22-W4M

To be completed by landowner(s) prior to initiating development activities.

5.1.4 Subdivision Applications and Other Considerations

Purpose

Existing zoning throughout the ASP is AG-S (Agriculture General South). All lands shall be rezoned prior to development. Rezoning and subdivision of land shall occur on a staged basis consistent with approved NSPs.

Policies:

5.1.4.1 - *Rezoning, subdivision, and/or development applications shall not be approved prior to the adoption of an NSP which encompasses the subdivision area.*

5.1.4.2 - *Amendments to the ASP, NSP, and subsequent land development applications may require public and/or interested parties to be engaged.*

5.1.4.3 - *All subdivision decisions shall conform to the policies of the City's MDP, this ASP, NSPs, and regulations of the Land Use Bylaw adopted prior to the submission of future subdivision applications.*

5.1.4.4 - *Subdivision and development of the ASP will proceed in a manner which:*

- *Allows for the orderly, timely, and efficient expansion of the City*
- *Creates sufficient provision of road access and municipal utility servicing*
- *Fosters a community layout reflecting the relevant policies outlined in the MDP*
- *Promotes a modified-grid street network and connectivity to promote walkability at all stages of development*
- *Supports the staged development of the open space system envisioned by the ASP and subsequent NSPs*

5.1.4.5 - *Developers shall be solely responsible for all costs for the provision of municipal infrastructure (roads, water, sanitary sewer, and storm drainage) within the ASP and subsequent NSPs.*

5.1.4.6 - *Temporary or interim uses in undeveloped areas that limit future intended uses, or that negatively impact existing and surrounding development shall be prohibited.*

5.1.5 Plan Review and Amendment

Purpose

The purpose of these policies is to ensure that the ASP remains relevant and effective over time. Amendments may be required to address changes in the development context to ensure flexibility and feasibility of the ASP is maintained.

Policies:

5.1.5.1 - *An amendment to this ASP shall be required when a proposed development results in one or more of the following:*

- *Inclusion of planning for Future Plan Areas is proposed*
- *Relocation or elimination of a major roadway (This shall not apply to a shift in alignment, at the discretion of the Development Authority)*
- *Significant change in the general land use pattern (location of residential, commercial, or industrial lands) as shown in this ASP*
- *Significant changes to the open space network*
- *Deviation from the utility servicing concepts beyond those contemplated in the ASP*
- *Changes to the land use and population statistics*
- *Changes to the text and/or policies of this plan*
- *Any other change deemed significant in the opinion of Administration*

5.1.5.2 - *The ASP shall be reviewed during amendments to bring in planning for Future Plan Areas or other changes to ensure consistency with statutory plans and relevant policies as deemed necessary.*

5.1.6 Future Neighbourhood Structure Plans (NSPs)

Purpose

The following policies shall apply to subsequent Neighbourhood Structure Plans which must be developed to align with this ASP and provide additional details regarding planning direction for each 'neighbourhood unit'. Generally, it is anticipated that one NSP will be implemented for each quarter section of land to align with existing ownership boundaries.

NSP areas may be varied to include areas less than one quarter section (+/-65 ha) in area, but no less than 16 ha. NSPs will refine and provide additional detail to pedestrian, active transportation, site design, and urban design details, open space and park design features, and servicing details.

The direction and policies included within future NSPs must be written in alignment with, and take guidance from, the policies included in this ASP.

Policies:

5.1.6.1 - *Drafting of future NSPs shall align with the* ***City of Fort Saskatchewan Terms of Reference for Preparation of Area Structure Plans and Neighbourhood Structure*** *Plans and this ASP.*

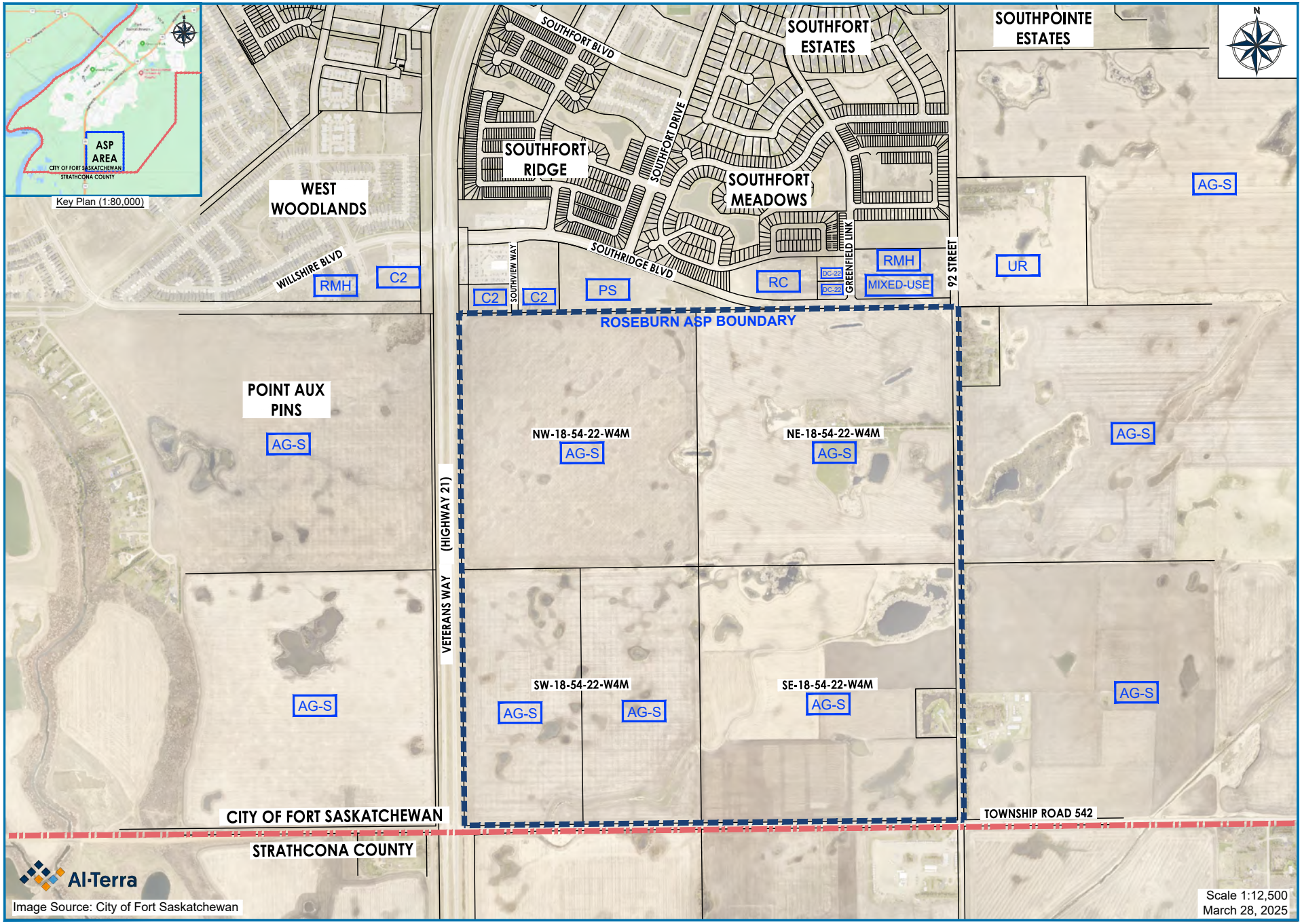
5.1.6.2 - *Subsequent NSPs shall include a detailed staging plan identifying development time frames and staging order for key infrastructure and will provide details pertaining to development timelines and sequencing for the existing agricultural operations in and around each NSP.*

5.1.6.3 - *Development of the roadway connection between Greenfield Link to the north shall be triggered when development begins in Stage 1 of the NE-18-54-22-W4M NSP.*

5.1.6.4 - *If the proposed water reservoir within the NW-18-54-22-W4M is required prior to that area being actively developed, the reservoir location may be varied based on servicing needs at the time of development.*

Appendix A

Maps



Legend

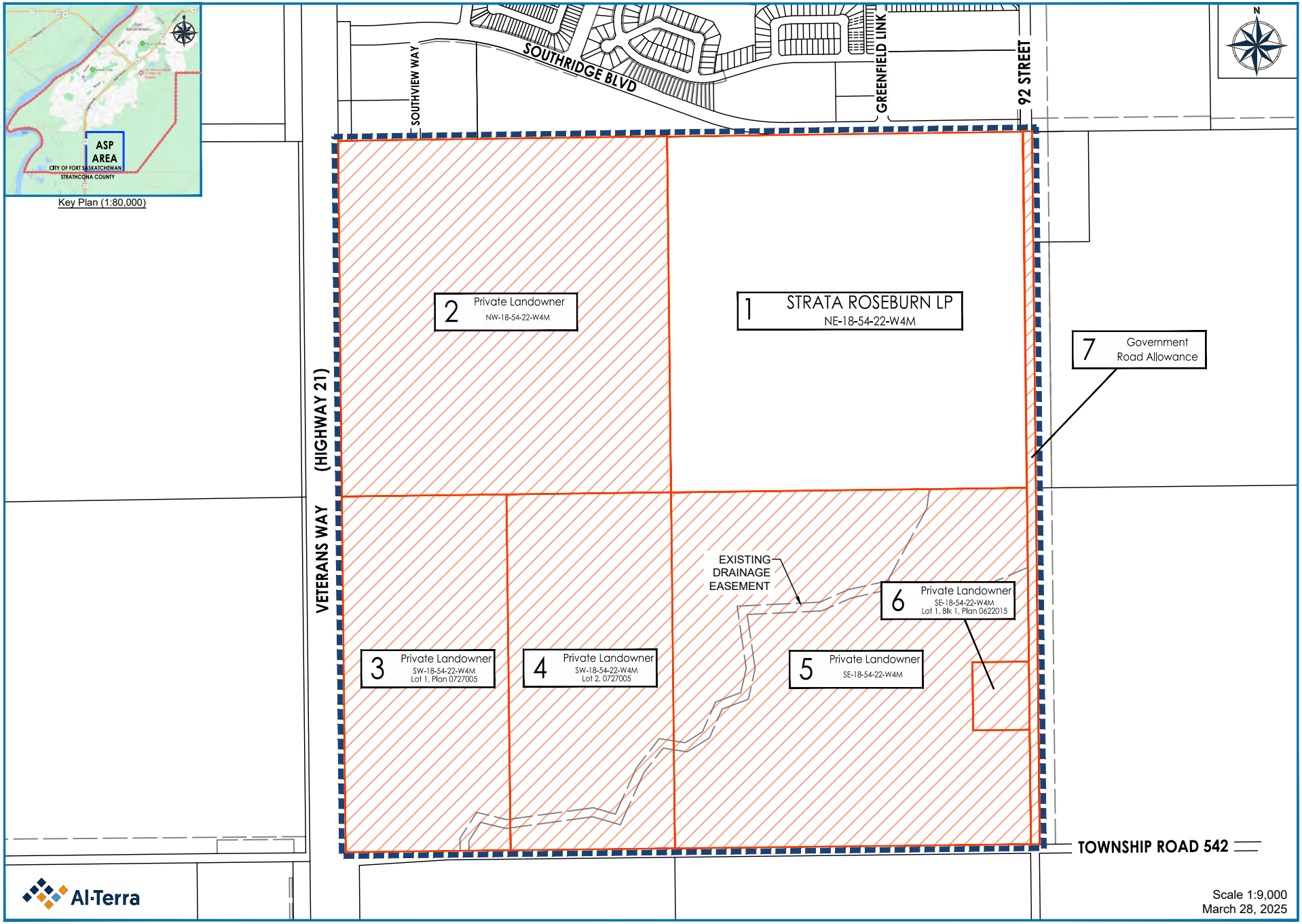
- City of Fort Saskatchewan Boundary
- Area Structure Plan Boundary
- Existing Property Line
- AG-S — Existing Zoning

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

ROSEBURN AREA STRUCTURE PLAN

Figure

Map 1 - Location & Context Plan



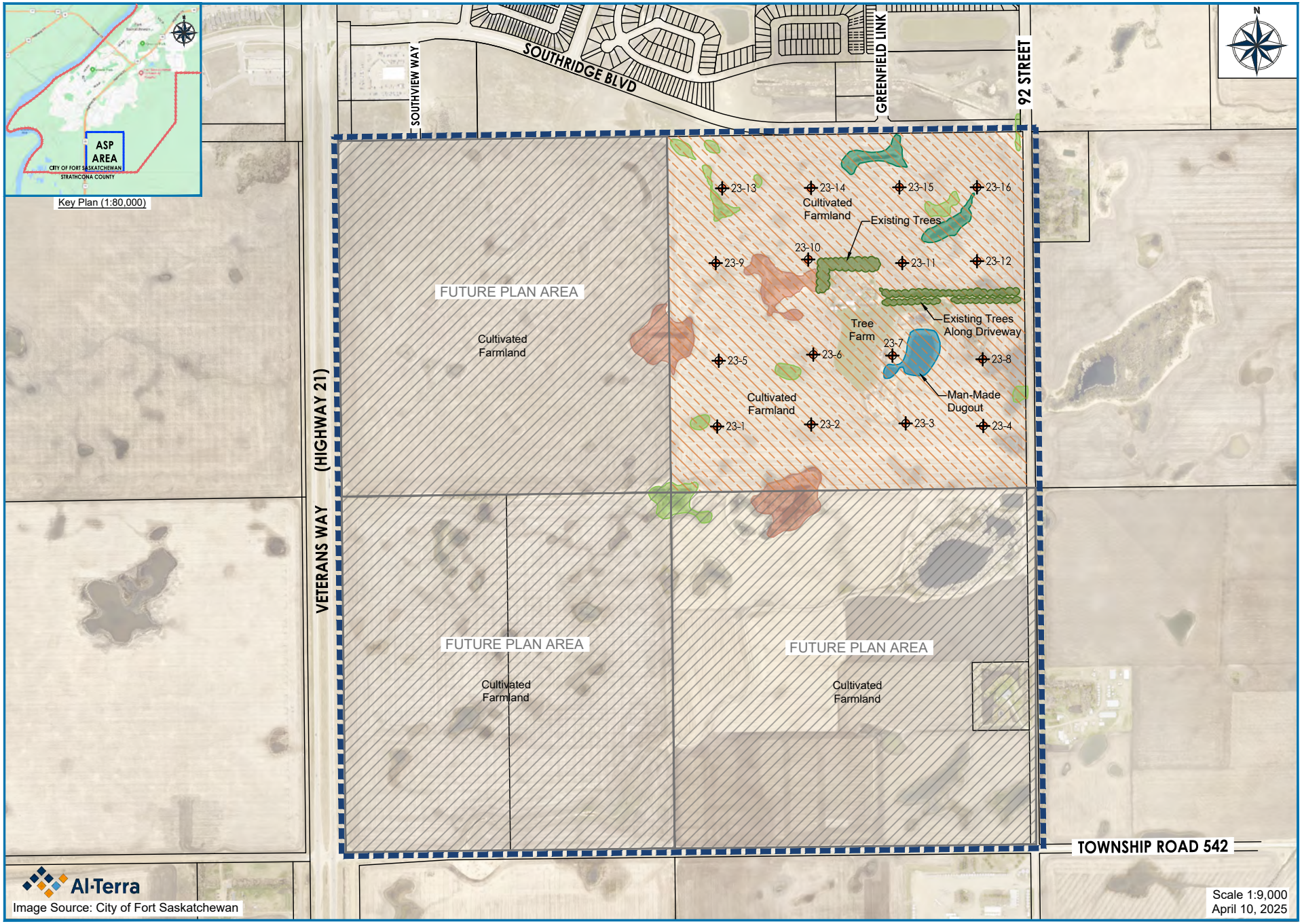
Legend

- ASP Boundary
- Participant Owner
- Non-Participant Owner - Future Plan Areas

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

ROSEBURN AREA STRUCTURE PLAN

Map 2 - Land Ownership



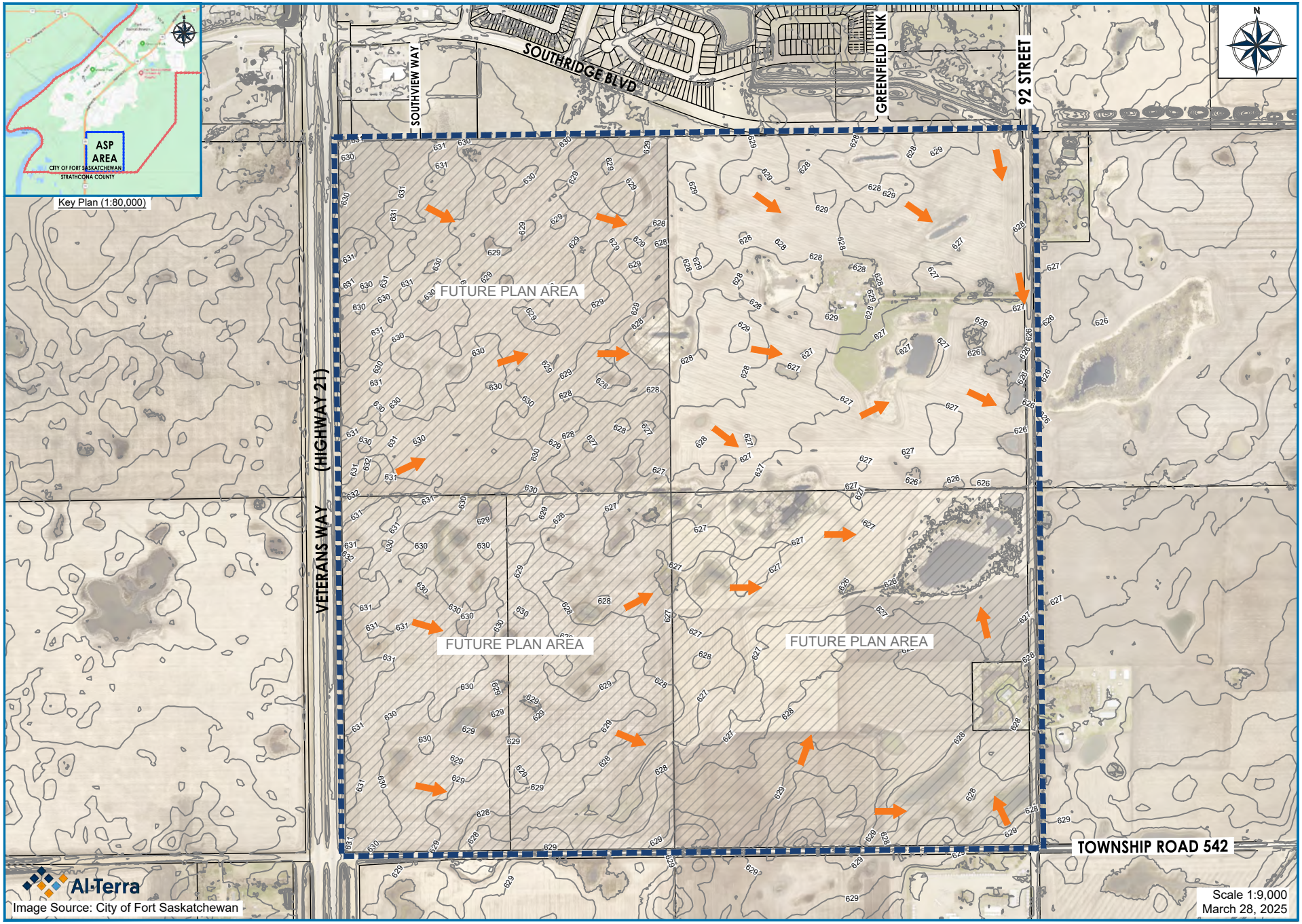
Legend

- ASP Boundary
- Topsoil Underlain with Native Clay
- 23-1 Geotechnical Borehole
- Existing Tree Stand
- Existing Temporary Marsh
- Existing Seasonal Marsh
- Existing Semi-Permanent Marsh
- Existing Permanent Shallow Water Wetland (Dugout)

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

ROSEBURN AREA STRUCTURE PLAN

Map 3 - Opportunities & Constraints



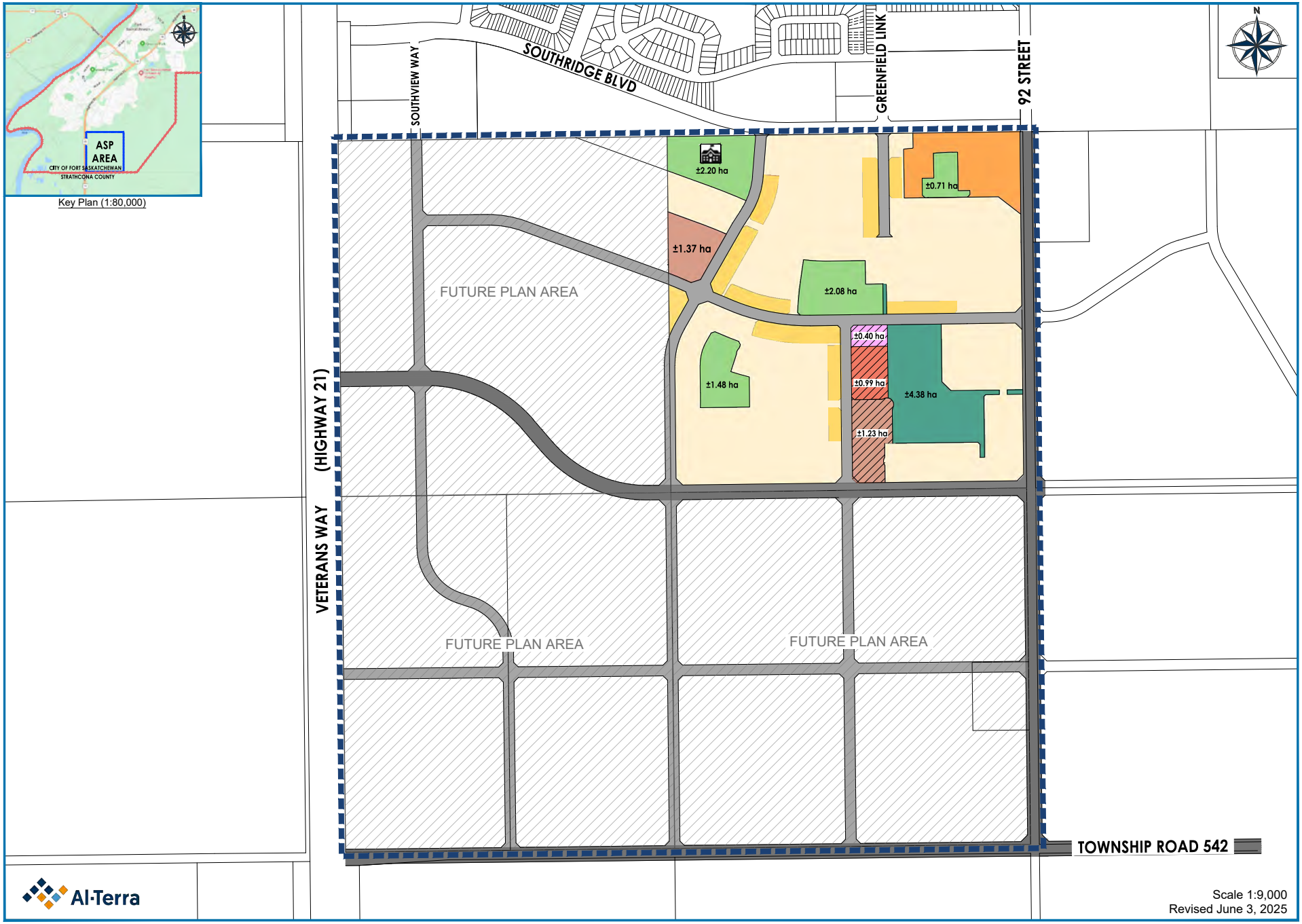
Legend

- ASP Boundary
- Existing Property Lines
- 629 Topographic Contours (1.0m Interval)
- Direction of Slope

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

ROSEBURN AREA STRUCTURE PLAN

Map 4 - Topography



Legend

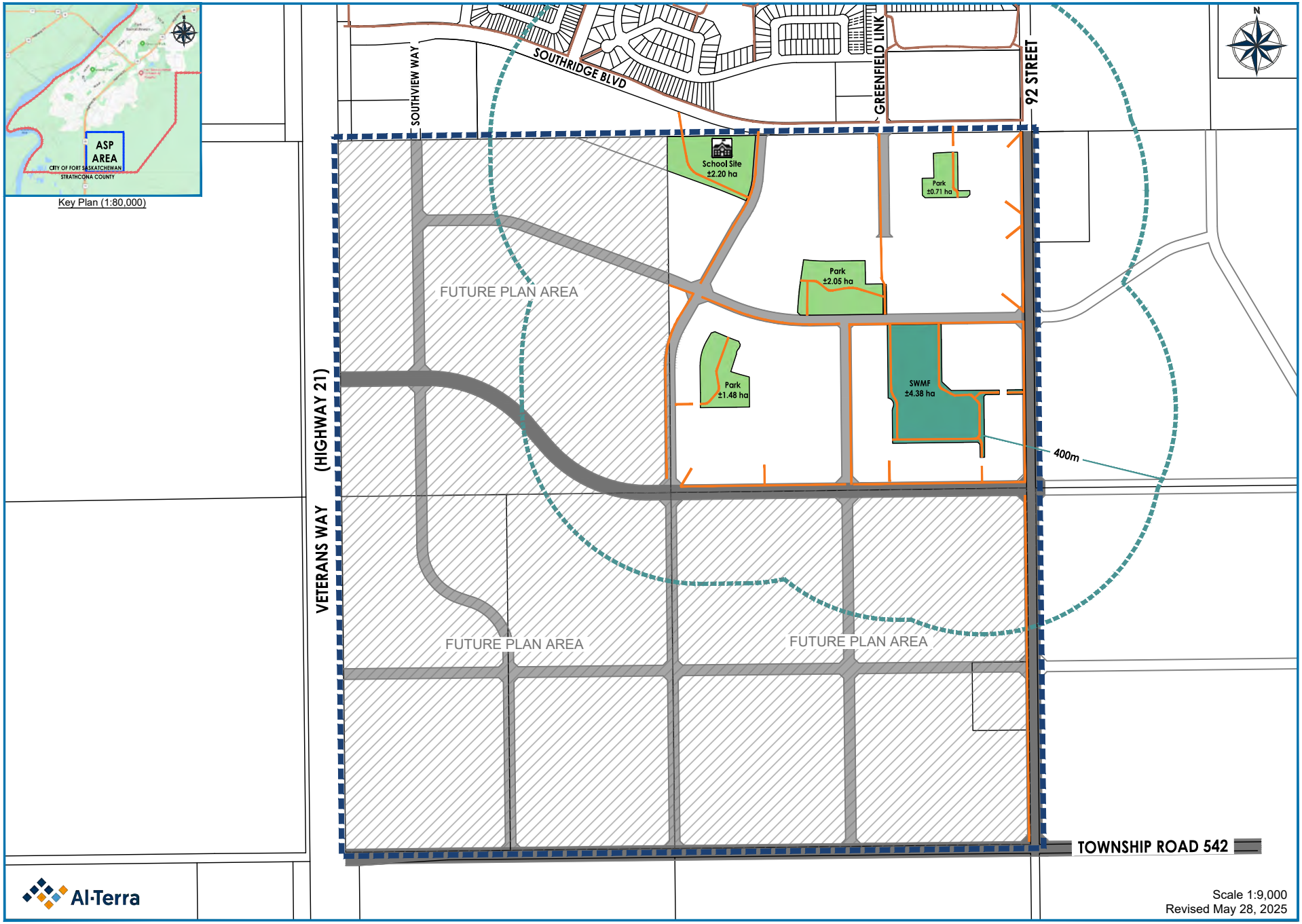
- ASP Boundary
- Existing Property Lines
- Future Property Lines
- Mixed-Use Neighbourhood Node
- Low Density Residential
- Street Oriented Medium Density Residential
- Medium Density Residential
- High Density Shallow Lot Residential
- High Density Residential
- Commercial
- Municipal Reserve
- Stormwater Management/PUL
- School Site

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25

ROSEBURN AREA STRUCTURE PLAN

Map 5 - Land Use Concept



Legend

- ASP Boundary
- Municipal Reserve
- Stormwater Management Facility/PUL
- School Site
- Existing & Planned Multi-Use Trail
- Proposed Multi-Use Trail
- Arterial Road
- Collector Road
- 400m Walkshed to Park & Open Space

ROSEBURN AREA STRUCTURE PLAN

Map 6 - Parks & Open Space

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25

Legend

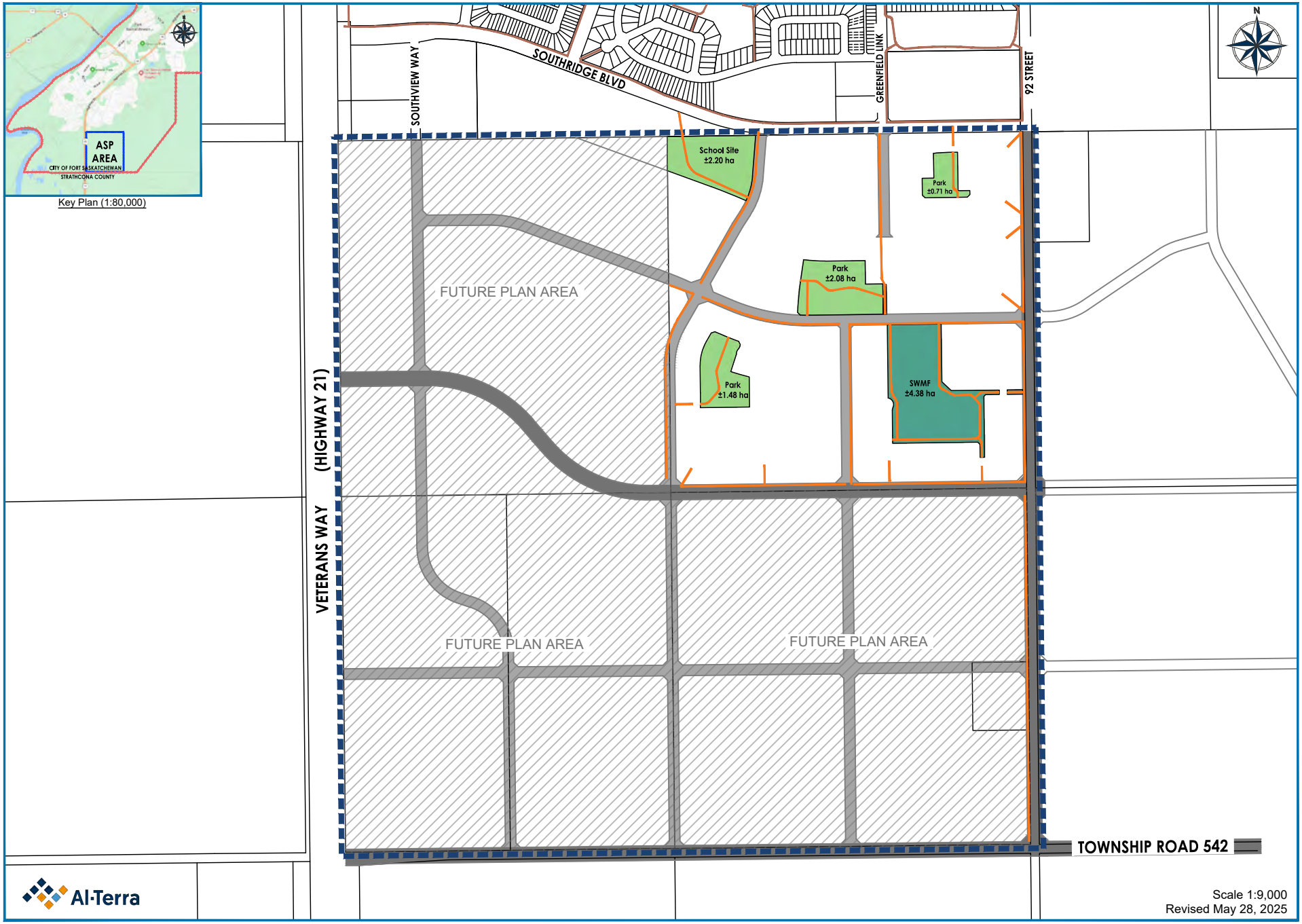
- ASP Boundary
- Arterial Road
- Collector Road
- Municipal Reserve
- SWMF/PUL
- Roundabout
- Signalized Intersection
- Intersection Control to be Determined

ROSEBURN AREA STRUCTURE PLAN

Map 7 - Transportation Network

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25



Legend

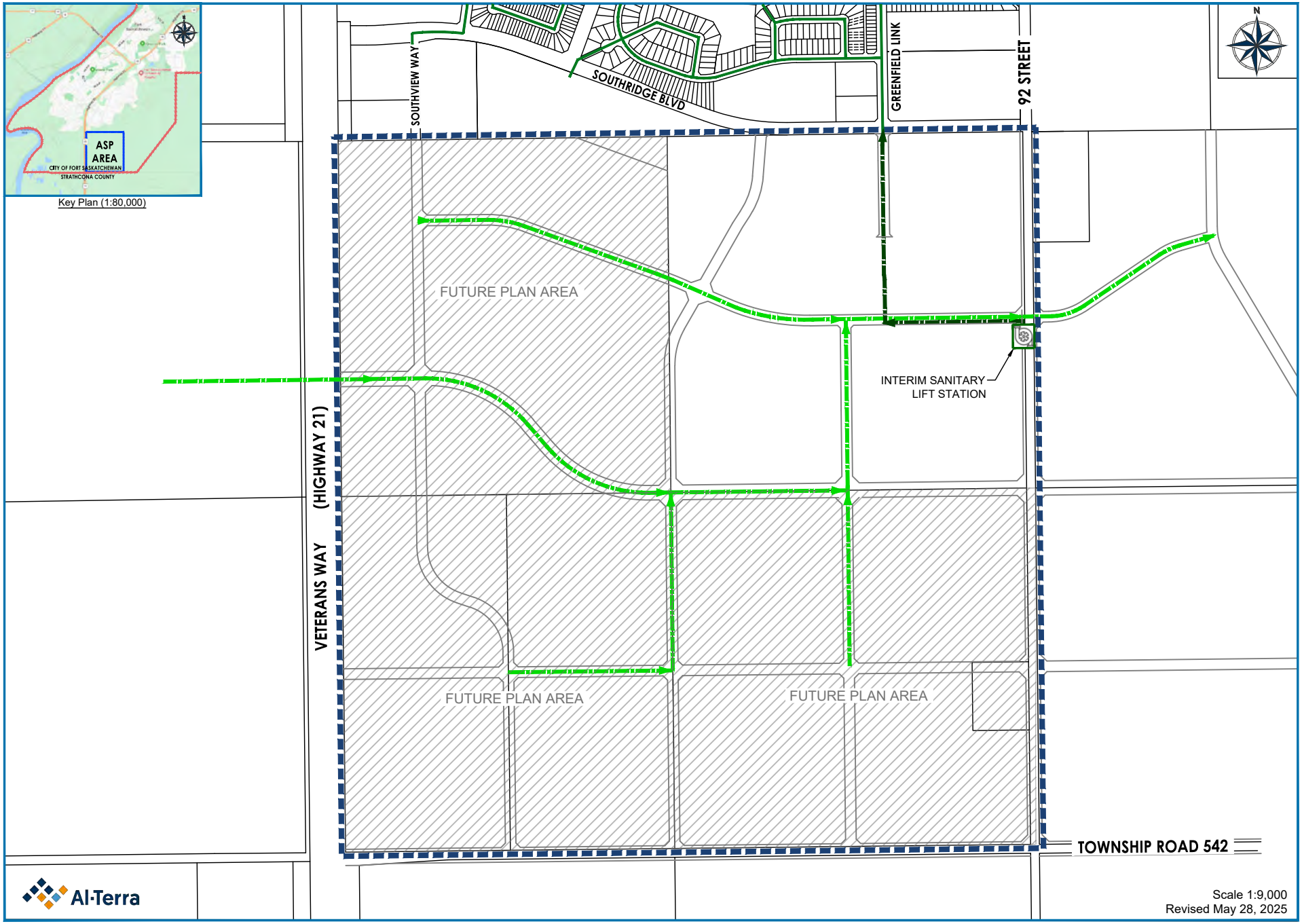
- ASP Boundary
- Arterial Road
- Collector Road
- Existing Multi-Use Trail
- Proposed Multi-Use Trail
- Municipal Reserve
- Stormwater Management Facility/PUL

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25

ROSEBURN AREA STRUCTURE PLAN

Map 8 - Active Transportation



Legend

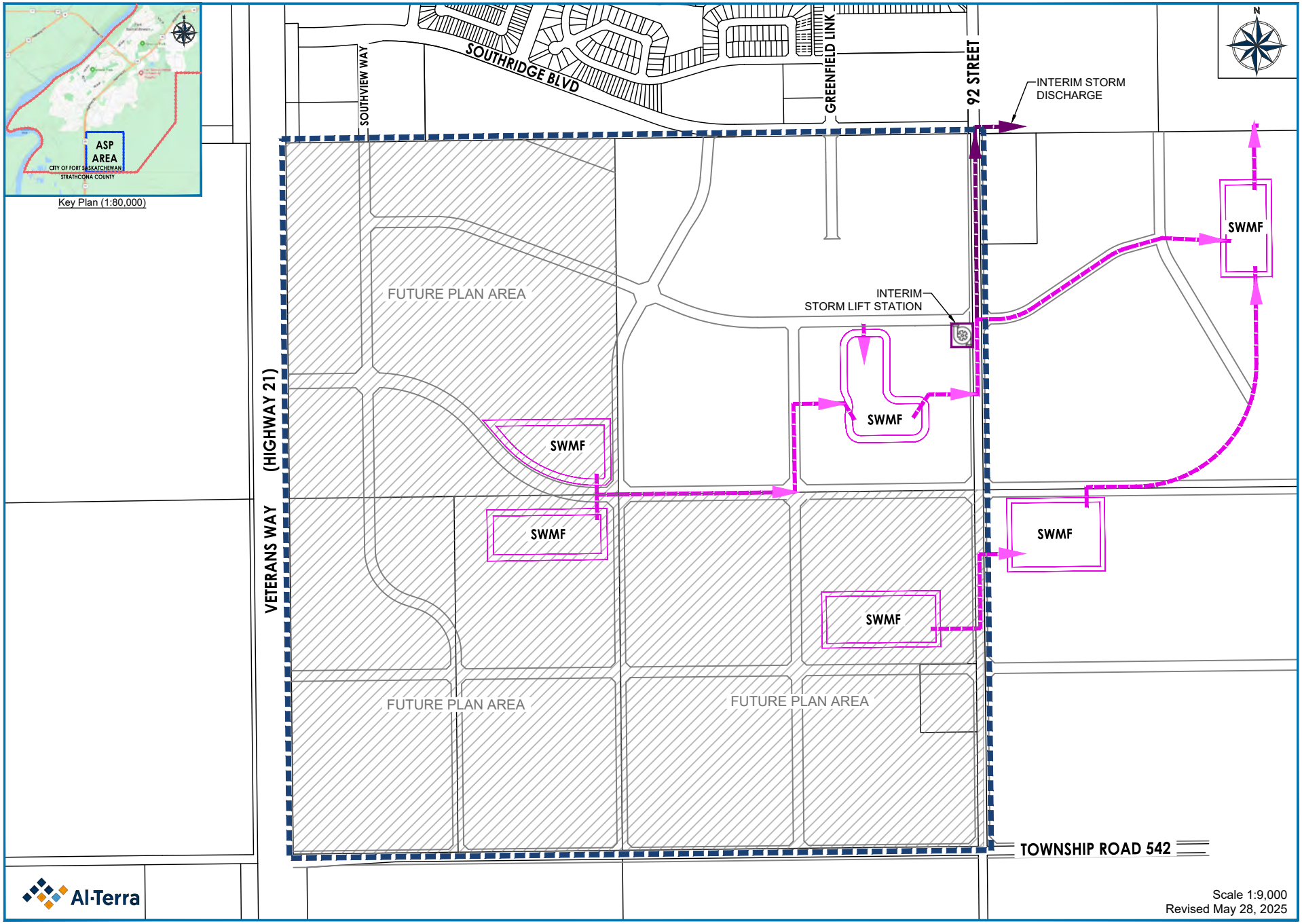
- ASP Boundary
- Existing Sanitary Network
- Conceptual Sanitary Network
- Conceptual Interim Forcemain Trunk

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25

ROSEBURN AREA STRUCTURE PLAN

Map 9 - Sanitary Trunk Concept



Legend

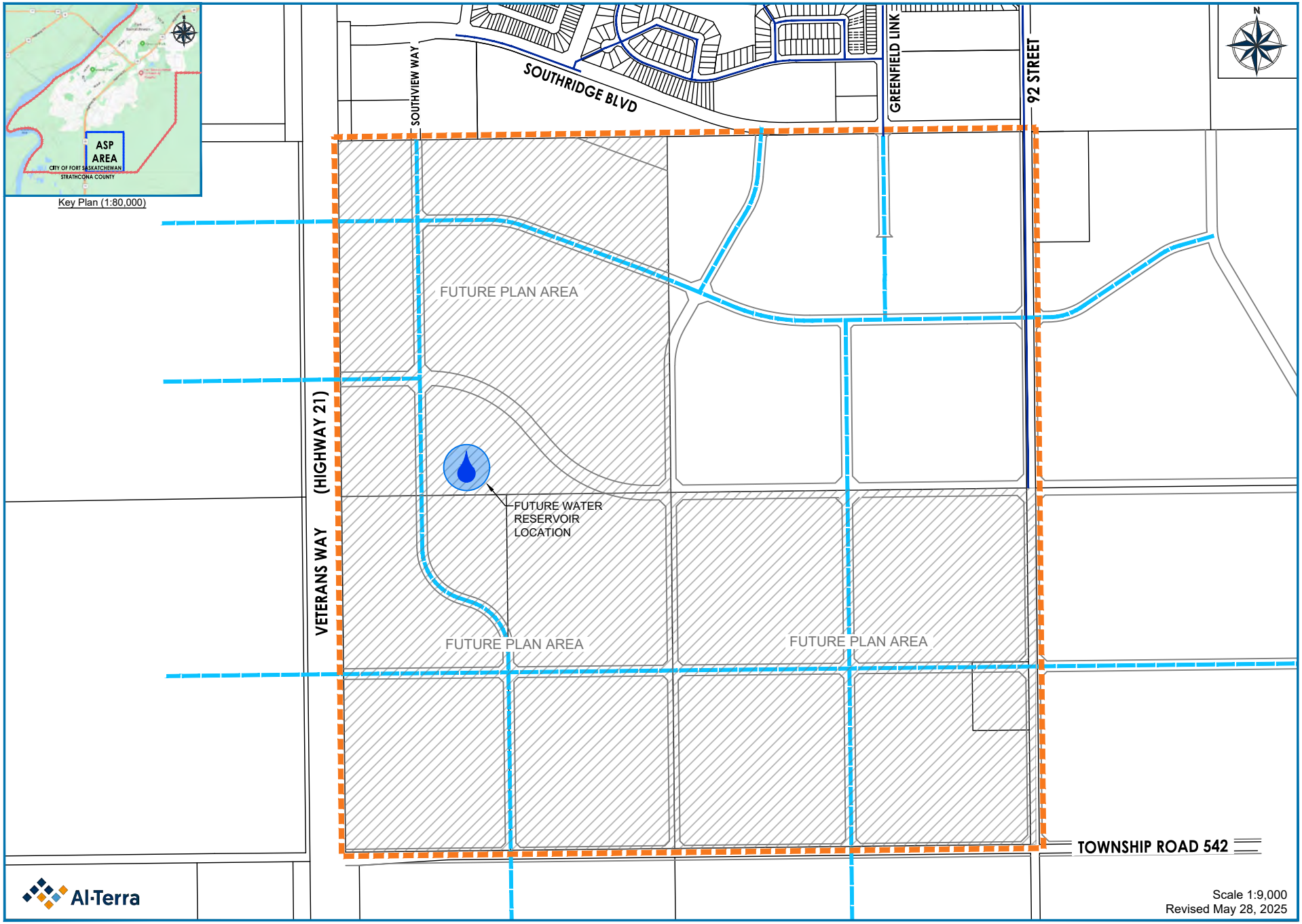
- ASP Boundary
- Conceptual Storm Network
- Conceptual Interim Discharge Trunk
- Conceptual SWMF Location

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25

ROSEBURN AREA STRUCTURE PLAN

Map 10 - Storm Trunk Concept



Legend

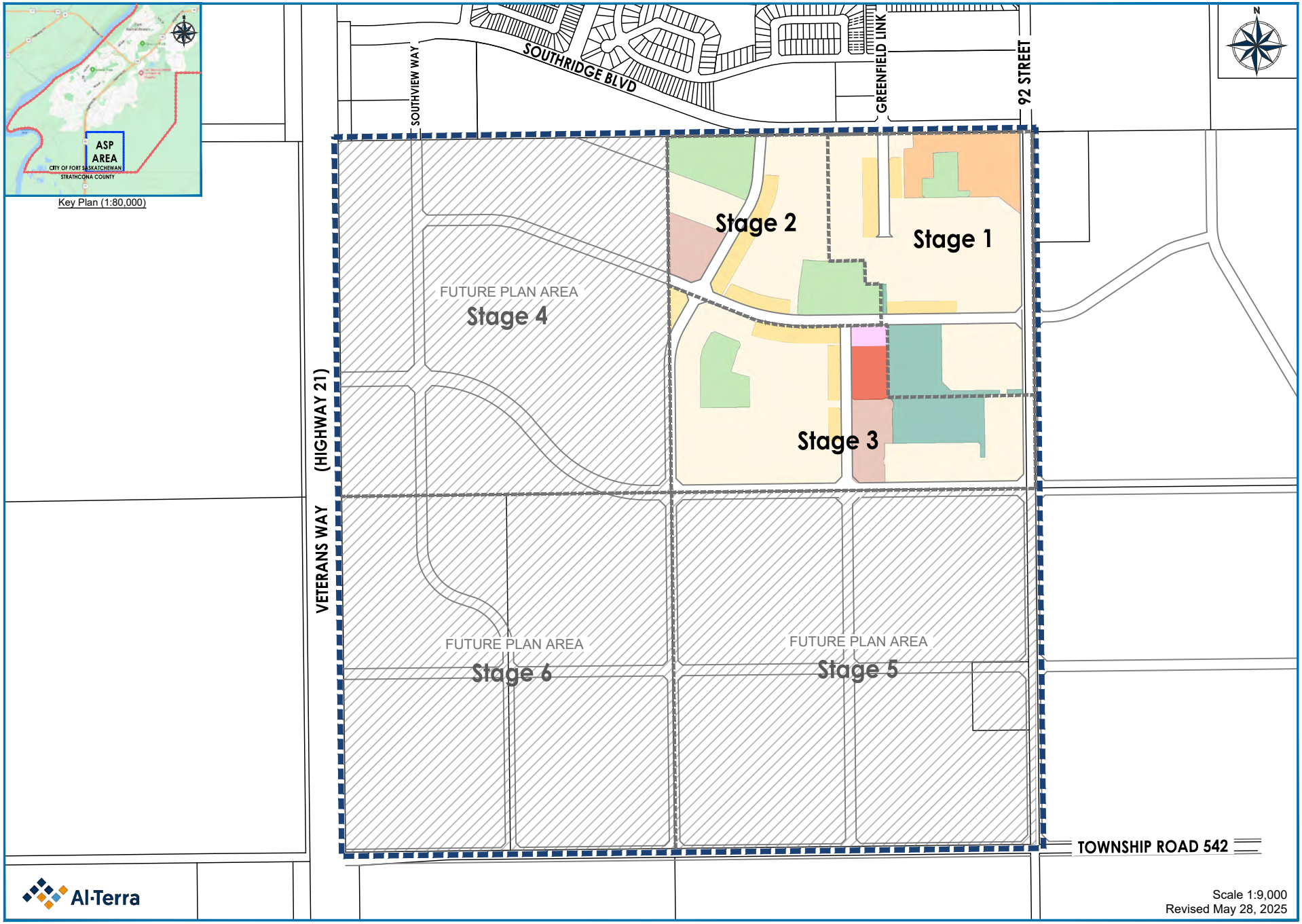
- ASP Boundary
- Existing Water Main
- Conceptual Water Main Network

ROSEBURN AREA STRUCTURE PLAN

Map 11 - Water Network Concept

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25



Legend

ASP Boundary

Order of Development (Conceptual Only - Subject to Variation)

ROSEBURN AREA STRUCTURE PLAN

Map 12 - Development Staging Concept

Note: All locations, areas, alignments, and dimensions shown are conceptual and subject to variation

As amended by Bylaw C12-25