

Bylaw 2258/D&P/06

GENESIS ON THE LAKES

AREA STRUCTURE PLAN

TOWN OF STONY PLAIN

Prepared for

STELLAR HOMES

by

LWS Group

June 12, 2006

BYLAW 2258/D&P/06

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE GENESIS ON THE LAKES AREA STRUCTURE PLAN

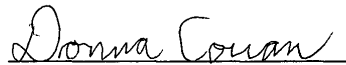
WHEREAS Section 633(1) of the Municipal Government Act 2000 enables the Municipal Council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;


AND WHEREAS the Genesis on the Lakes Area Structure Plan addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act 2000;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act 2000 enacts as follows:

1. That this bylaw shall be cited as the "Genesis on the Lakes Area Structure Plan";
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.
4. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act, Revised Statutes of Alberta 2000.

Read a first time this 8^h day of May, A.D. 2006.



Mayor Donna Cowan



Randy Dubord, CMA
Director, Finance and Administration

Public Hearing held on 12th day of June, A.D. 2006.

Read a second time this 12th day of June, A.D. 2006.

Read a third time this 12th day of June, A.D. 2006.


Deputy Mayor Dee Louis


Randy Dubord, CMA
Director, Finance and Administration

**GENESIS ON THE LAKES
AREA STRUCTURE PLAN
TOWN OF STONY PLAIN**

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GENESIS ON THE LAKES

AREA STRUCTURE PLAN TOWN OF STONY PLAIN

1.0 - INTRODUCTION

1.1 PURPOSE

The purpose of the GENESIS on the Lakes Area Structure Plan is to provide a framework for the residential development of a quarter section of land at the southern edge of the Town of Stony Plain. As provided in Section 633 of the Municipal Government Act, 2000, as amended, an Area Structure Plan must describe the proposed land uses, population density, transportation routes, public utilities, and sequence of development or staging of an area proposed for development.

1.2 LOCATION AND AREA

The GENESIS on the Lakes Area Structure Plan area (the subject site) comprises approximately 56.3 ha (139.1 acs.) at the southern edge of the Town of Stony Plain. The boundaries of the subject site are: on the North, 79th Avenue (Twp. Road 524); on the west, the N.W. ¼ Sec.24, Twp.52, Rge.1, W.5th M.; on the south, the Town's boundary; and on the east, 48th Street (Highway 779) (5th Meridian Road). East of 48th Street (Highway 779) is located the residential area of Lake WESTERRA Estates a Qualico Community.

The legal description of the subject site is: Part of N.E. ¼ SEC.24, TWP.52, RGE.1, W.5th M.

1.3 BACKGROUND

The development of GENESIS on the Lakes is the logical outcome of residential expansion on the west side of 48th Street (Highway 779) in the Town of Stony Plain. The broad concepts presented in that Municipal Development Plan 2005 – 2020 have served as a guide to all subsequent development within the subject site and are reflected within the GENESIS on the Lakes development plan.

The Lake WESTERRA Estates site, located immediately to the east, has an approved Area Structure Plan Bylaw 2185/D&P/03.

1.4 LAND OWNERSHIP

The site comprises 56.3 ha (139.1 acs.) of land held under Certificate of Title 992 063 634 in the name of Carraher Commercial Enterprises Ltd. A total of 8.09 ha (20 acres) of land has been removed from the north westerly corner of the original quarter section. This area was previously subdivided from the quarter section and subdivided again to remove the existing dwelling from the twenty acre parcel. There has been no road widening taken from the subject site.

The title is subject to two Imperial Oil Limited encumbrances. Imperial Oil Limited has a Caveat (instrument no. 4096 NK) and a Caveat/Easement (instrument no. 1356 SN). These two encumbrances pertain to two underground pipelines that cross the subject site from the north west to the south east, and are registered within utility rights-of-way plans 5917 RS, 5358 MC and 5750 MC. Imperial Oil Limited has confirmed that all rights-of-way will remain in force with the exception of a portion of right-of-way 5358 MC which run more northerly through the subject site.

The Town of Stony Plain has one encumbrance Caveat no. 3364 TD, which pertains to a Deferred Reserve Caveat.

1.5 PLANNING COMPLIANCE

The Municipal Development Plan for the Town of Stony Plain takes into account the subject area and establishes the broad, town-wide framework of development for the Town. As such, it designates this subject site for residential development and establishes various broad policies under which development will occur. The GENESIS on the Lakes Area Structure Plan has been prepared under the provisions of the Municipal Government Act, 2000, as amended, which provides for the adoption of Area Structure Plans by Bylaw in accordance with the Town's Municipal Development Plan. The Area Structure Plan has also been prepared in consideration of the terms of reference for Area Structure Plans provided by the Town of Stony Plain.

2.0 - SITE ANALYSIS

2.1 SITE CONTEXT

GENESIS on the Lakes lies immediately to the west of the approved Lake WESTERRA Estates Area Structure Plan, a residential community which will occupy 93 ha (231 acs.). The GENESIS on the Lake development is separated from the Lake WESTERRA Estates by 48th Street (Highway 779) which is considered a mayor arterial roadway and runs north/south between the properties. Access to both developments from 48th Street (Highway 779) will be at the same location as identified by Alberta Transportation.

The north limit of GENESIS on the Lakes is defined by 79th Avenue which is controlled by the Town of Stony Plain. There are two access points proposed to 79th Avenue, which will facilitate access to Genesis Heights and Genesis Estates.

John Paul II Elementary School is located approximately 0.5 km (0.5 mile) north of the north boundary of GENESIS on the Lakes.

The boundary to the west of GENESIS on the Lakes is adjacent to lands within the Town's boundary and shown as Future Residential under the Future Land Use Concept Map 2, Municipal Development Plan 2005-2020. The GENESIS on the Lakes is bounded on the south by the Municipality of Parkland County, and shown as Agricultural Restricted District under their Land Use Bylaw 15-00, Map 5.1.

79th Avenue defines the north boundary of GENESIS on the Lakes. Though land to the north of 79th Avenue is currently in agricultural production, it is expected that this area will eventually develop into residential uses as well as the adjacent quarter to the west.

The Town of Stony Plain's corporate limits is defined by the south boundary of the GENESIS on the Lakes. Though land to the south of the Town's corporate limits is currently in agricultural production, it is expected that this area will also eventually develop into residential uses as residential development pressures persist over the next ten years.

Thus, the development of GENESIS on the Lakes comprises orderly and economical development within the Town of Stony Plain's south west sector.

2.2 SITE CONDITIONS

At present the subject site is under agricultural use. There is an abandoned farmstead located centrally, with mature trees surrounding the site. Overhead power still exists from the abandoned site to 48th Street. Smaller mature trees boarder the southerly boundary. (Figure No. 3).

The subject site slopes from the centre of the quarter to the south and to the north east. The twenty acres located in the north west corner of the quarter slopes towards the north and west and therefore should be included in the future Area Structure Plan for the N.W.1/4 Sec.24-52-1-5. The highest elevation is approximately 719 m near the centre of the development with the lowest elevation being the south eastern corner of the subject site being approximately 710 m. The overall elevation difference is approximately 9 m over approximately 400 m. Thus slopes provide positive drainage. (Figure No. 4).

A geotechnical investigation for the subject site is presently being done by J.R. Paine & Associates Ltd. and will be available for review within a short period of time. The resulting report will indicate that the site's general soil stratigraphy consists of topsoil and organic clay overlying silty clay of medium plasticity over a clay till that will be suitable for development.

The report will indicate that generally the subsurface soil conditions encountered are suitable for standard concrete footings for single family dwellings.

The report will also indicate that the subsurface soil conditions for the site are considered fair to satisfactory for the installation of underground utilities and construction of roadways.

3.0 - DEVELOPMENT CONCEPT

3.1 DEVELOPMENT OBJECTIVES

The GENESIS on the Lakes Area Structure Plan provides an overall framework for the development of the subject site.

Key objectives which have guided the preparation of the GENESIS on the Lakes Area Structure Plan area is as follows:

1. to create an attractive residential environment that is complementary to and integrated with the adjacent developments;
2. to create a parks and recreation system that enhances the quality of life for area residents and that compliments the Town of Stony Plain's park system;
3. to provide a safe and convenient transportation and circulation system that directs traffic to 48 Street (Highway 779), and to 79th Avenue, while providing a safe link to the area schools;
4. to achieve orderly and economical expansion of the Town of Stony Plain within the capabilities and guidelines of it's servicing systems.

3.2 THE DEVELOPMENT CONCEPT

3.2.1 General

The general development concept for the subject site is shown in Figure No. 5 while the development statistics are shown in Table No. 1. Four sites for medium density row or semi-detached style housing and one higher density row and/or apartment housing sites are distributed through the area.

The overall circulation system is specifically designed to direct traffic to 79th Avenue and to 48th Street (Highway 779).

A central park/stormwater retention lake site is shown, surrounded by larger single family estate lots. As well as serving a utility function, this site will provide substantial amenity to the Plan area. A small park area is adjacent to the central walking trail system, serving as a link within the Town's multiway system.

The open space surrounding the three stormwater ponds will be landscaped in order to provide additional park and walking trails within the Plan area. One Environment Reserve parcel is proposed along the southerly boundary, which is currently occupied by an area of substantial mature trees, which will be left in its natural state.

**TABLE NO. 1
LAND USE SUMMARY
GENESIS ON THE LAKES AREA STRUCTURE PLAN**

<u>Land Use</u>	<u>Area (ha)</u>	<u>%</u>	<u>Dwelling Units</u>	<u>%</u>	<u>Population</u>	<u>%</u>
Gross Area	56.3	100.0				
Roadways	10.5	18.6				
PUL (including storm pond)	5.9	10.5				
Municipal Reserve	7.2	12.8				
Environmental Reserve	1.1	2.0				
Commercial	0.8	1.4				
Residential	30.8	54.7	542	100.0	1415	100.0
Low Density Estate	14.2	46.1	71	13.1	227	16.1
Low Density	10.4	33.8	166	30.6	531	37.5
Medium Density	4.7	15.2	118	21.8	283	20.0
Higher Density	1.5	4.9	187	34.5	374	26.4

Overall residential density: 25.1 persons per gross developable hectare

- Assumptions:
1. Residential densities
 - Low Density Estate 5 dwellings per net hectare
 - Low Density 16 dwellings per net hectare
 - Medium Density 25 dwellings per net hectare
 - Higher Density 125 dwellings per net hectare

 2. Population densities
 - Low Density Estate 3.2 persons per dwelling
 - Low Density 3.2 persons per dwelling
 - Medium Density 2.4 persons per dwelling
 - Higher Density 2.0 persons per dwelling

**TABLE NO. 2
POTENTIAL STUDENT POPULATION
GENESIS ON THE LAKES AREA STRUCTURE PLAN**

	<u>K-6</u>	<u>7-9</u>	<u>10-12</u>	<u>Total</u>
Public System	119	48	48	215
<u>Separate System</u>	<u>64</u>	<u>26</u>	<u>26</u>	<u>116</u>
Total	183	74	74	331

- Assumptions:
1. Number of Students per dwelling 0.61
 Number of dwellings: 542

 2. Proportion of Students in Public System 65%
 Proportion of Students in Catholic System 35%

As well as meeting a convenience commercial need within the community as a whole, a small commercial site in the northeastern corner of the Plan area will be designed to serve the travelling public on 48th Street (Highway 779). As the Highway in this area is within the jurisdiction of Alberta Transportation, access to the Highway will be carefully reviewed by the Town and Alberta Transportation. Appropriate visual and noise attenuation buffers will be required as a condition of the development of this commercial site to limit the impact of the commercial development on adjacent residential uses through the use of landscaping, planting of shrubs and fencing, as required by the Town.

Finally, the Plan shows appropriate widening of Highway 779 (48th Street) and 79th Avenue, a portion of the rights-of-way for the two major arterials will allow for berms and drainage ditches to be built, which will provide noise and visual attenuation and drainage of the isolated areas.

The berms will be constructed so as to minimize the potential for invasion of privacy by persons walking or riding on the berm - to wit, the property line (between the Municipal Reserve Lots and the residential properties) will be at the top of the berm and a fence will be erected along that property line. Private land owners will have responsibility for the portion of the berm on their properties and public access will be limited to the portion of the berm adjacent to the roadway. The Municipal Reserve Lots and the berms will also “wrap around” the ends of the residential areas so as to increase the efficacy of the berms at their ends.

3.2.2 Residential Land Use

GENESIS on the Lakes will offer a range of low to higher density residential development. The neighbourhood will provide primarily single detached housing located on a variety of lot sizes, together with a substantial number of dwellings in medium and higher density forms.

The concept identifies four sites for medium density housing located as shown on Figure No. 5. It is anticipated that three of these sites may be developed for the active adult market and will feature row housing or semi-detached housing forms.

One high density housing site is also located as shown on Figure No. 5. It is anticipated that this site may be developed in low rise apartment housing, and developed for the active adult market.

Low density residential development will develop in the forms allowed within the R-1A and R-1E Districts as outlined within the Town’s Land Use Bylaw. For the most part the R-1E areas will be adjacent to and near the stormwater retention lake, and with the R-1A areas filling in the balance of the plan area. However, the specific classifications will be determined at the time of subdivision and development of the specific areas.

Low density estate and low density residential land uses will occupy 24.6 ha (43.7 % of all the land in the Plan area) and medium and higher density residential development will occupy 6.2 ha (11.0 % of all the land in the Plan area).

3.2.3 Parks, Open Space and Walkways

Parks and open space is dispersed within the Area Structure Plan area to serve the local needs of the immediate area as well as the broader community. The major open space feature is centrally located within the low density estate residential development. Two small park areas are located adjacent to the 20 acre parcel in the north west corner of the Plan area. Other park and open space areas are provided within the Imperial Oil rights-of-way and areas surrounding the three storm pond facilities, with all being linked together to serve as a natural trail, within the Town's multiway system.

The stormwater management facilities located in the south easterly corner and centrally portion of the plan area will be landscape features and amenities, although the water within the ponds themselves will not qualify for Municipal Reserve credit. The ponds will be visible from many parts of the Plan area.

Walkways will be located within and around the Plan area to join cul-de-sacs with each other and to provide pedestrian routes to the park sites in GENESIS on the Lakes, including linkage to the landscaped areas surrounding the stormwater management facilities.

As shown in Table 1, the components of the open space system comprise 12.8% of the gross developable area of the Structure Plan area. These components will be dedicated as Municipal Reserve to meet the requirement for Reserve dedication pursuant to the Municipal Government Act, 2000, as amended.

3.2.4 Schools

Assuming a density of 3.2 persons per dwelling for low density estate and low density residential, and 2.4 persons per dwelling for medium residential, and 2.0 persons per dwelling for high density, the population for the GENESIS on the Lakes Area Structure Plan is estimated at 1061 persons. The resulting school generation projections for GENESIS on the Lakes, assuming a generation factor of 0.61 students per dwelling is 253 students. Existing nearby school facilities are sized to accommodate the anticipated student requirement.

3.2.5 Commercial Land Use

A small 0.8 ha (2.0 ac.) commercial site is provided for in the plan area. The population of GENESIS on the Lakes would be too small to support a neighbourhood commercial site; however, the populations of the adjacent developments and the through traffic generated along Highway 779 and 79th Avenue would be large enough to support such a site.

It is anticipated that convenience-type commercial retail and service uses would be located at this site, including personal service shops (dry cleaners/beauty salon), convenience/fast food shops, a convenience retail store, and a gas bar. Access to 79th Avenue will be carefully regulated. The commercial facility would be designed to face 79th Avenue, but not leave a blank wall or other unsightly facade facing 48 Street (Highway 779).

As well, appropriate visual and noise attenuation buffers will be required as a condition of the development of the commercial site to limit the impact of the commercial development on adjacent residential land uses within GENESIS Heights.

3.2.6 Other Land Uses

No sites are designated for religious assembly. It is felt that religious assembly sites would more appropriately be placed at more central locations or along major roadways.

There has been no identified need for additional community facilities or institutional facilities in the GENESIS on the Lakes Area Structure Plan.

3.3 TRANSPORTATION AND CIRCULATION

3.3.1 Access and External Roadway System

The general development concept for the subject site proposes access to GENESIS on the Lakes from 79th Avenue and 48th Street (Highway 779).

We wish to note that a Traffic Impact Assessment Report has been submitted by Alliant Engineering to Alberta Infrastructure North Central Region, Stony Plain, and is currently being reviewed.

The developer, in cooperation with Alliant Engineering and Alberta Infrastructure has agreed that the intersectional issues will be resolved prior to subdivision approval, and agrees that the developer is responsible for the intersectional treatments required as a result of the proposed Genesis on the Lakes development. The required intersectional treatments will be identified within the approved Traffic Impact Assessment, as prepared by Alliant Engineering.

The internal roadway design includes one outlet to the future collector road network to the west.

3.3.2 Internal Roadway System

The internal roadway system (Figure No. 10) of collector and local roads has been designed to encourage traffic movements to the commercial site, accessing directly to 79th Avenue and to 48th Street (Highway 779).

Local roads will provide access to residential areas. While a local roadway system is shown, the specific alignment of local roads is subject to change to reflect detailed subdivision and servicing design.

All roadways will be designed and constructed to the standards of the Town of Stony Plain.

4.0 - SERVICES

4.1 WATER DISTRIBUTION

The main water supply for GENESIS on the Lakes will be the existing 300 mm and 400 mm diameter watermains at the intersection of 48th Street and 79th Avenue, which are located at the north east corner of the subject site. The existing supply mains will be extended westerly along 79th Avenue and southerly along 48th Street as shown schematically on Figure No. 7. The Town has sized the existing watermains to accommodate future development of the subject site.

Looping of water mains through the subject site, to the extended supply watermains, will provide two sources of supply. The watermain connecting to the west boundary of the subject site will be oversized to accommodate future residential development to the west.

4.2 SANITARY SEWER SYSTEM

The existing east sanitary trunk sewer main is located approximately 400 m east from the intersection of 79th Avenue and 48th Street. The Town has provided capacity in this sanitary trunk sewer to service the subject site.

A sanitary sewer main will be extended westerly along 79th Avenue to the entrance of GENESIS Estates. This sanitary sewer extension will have the capacity to service GENESIS on the Lakes. The 79th Avenue sewer main and the sewer main connections to the west boundary of the subject site will be oversized to accommodate future residential development to the west.

The locations of these sanitary sewer mains and the internal sanitary collection system are shown on Figure No. 8.

4.3 STORMWATER SYSTEM

The natural drainage for GENESIS on the Lakes is generally southerly towards the existing drainage course located on the south boundary of the subject site. The existing drainage course flows easterly from the southeast corner of the subject site, gradually turning northerly until the surface water connects with the Town's drainage system, known as Stream Course No. 3. This drainage pattern will be slightly altered, as shown on Figure No. 9, to have the whole area drain towards the proposed stormwater management facility comprised of one stormwater retention pond and three interconnected ponds, with the discharge pond being a wetland pond.

Stormwater is proposed to drain from the four storm ponds southerly and easterly to the existing drainage course, as shown on Figure 9, then easterly and northerly to Stream Course No. 3, at 79th Avenue. Discharge to the natural drainage course will be restricted to pre-development flows and the quality of the discharge water will meet the environmental standards of the Town of Stony Plain.

The internal stormwater collection system will include foundation discharge service connections for each lot. The system will be designed to meet the standards of the Town of Stony Plain. A stormwater management study will be undertaken prior to approval of the first plan of subdivision. The dimensions and outline of the stormwater management facilities in the subject area may be adjusted after the study is accepted by the Town of Stony Plain and Alberta Environmental Protection.

4.4 SHALLOW UTILITIES

Natural gas, electrical power, telephone and cable television are available for GENESIS on the Lakes and will be extended in conjunction with the Staged development.

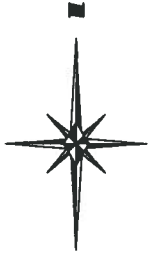
4.5 DEVELOPMENT STAGING

A conceptual staging pattern is shown on Figure No. 6. It is to commence from the northeastern corner of the subject site and proceed in a southerly direction. Once the southerly portion of the subject site has been developed, the northerly half of the subject site will be developed, from the north to the south. The construction of the stormwater management facilities would be developed immediately to control on-site and off-site stormwater release rates;

The rate of development is subject to changing market conditions.

GENESIS

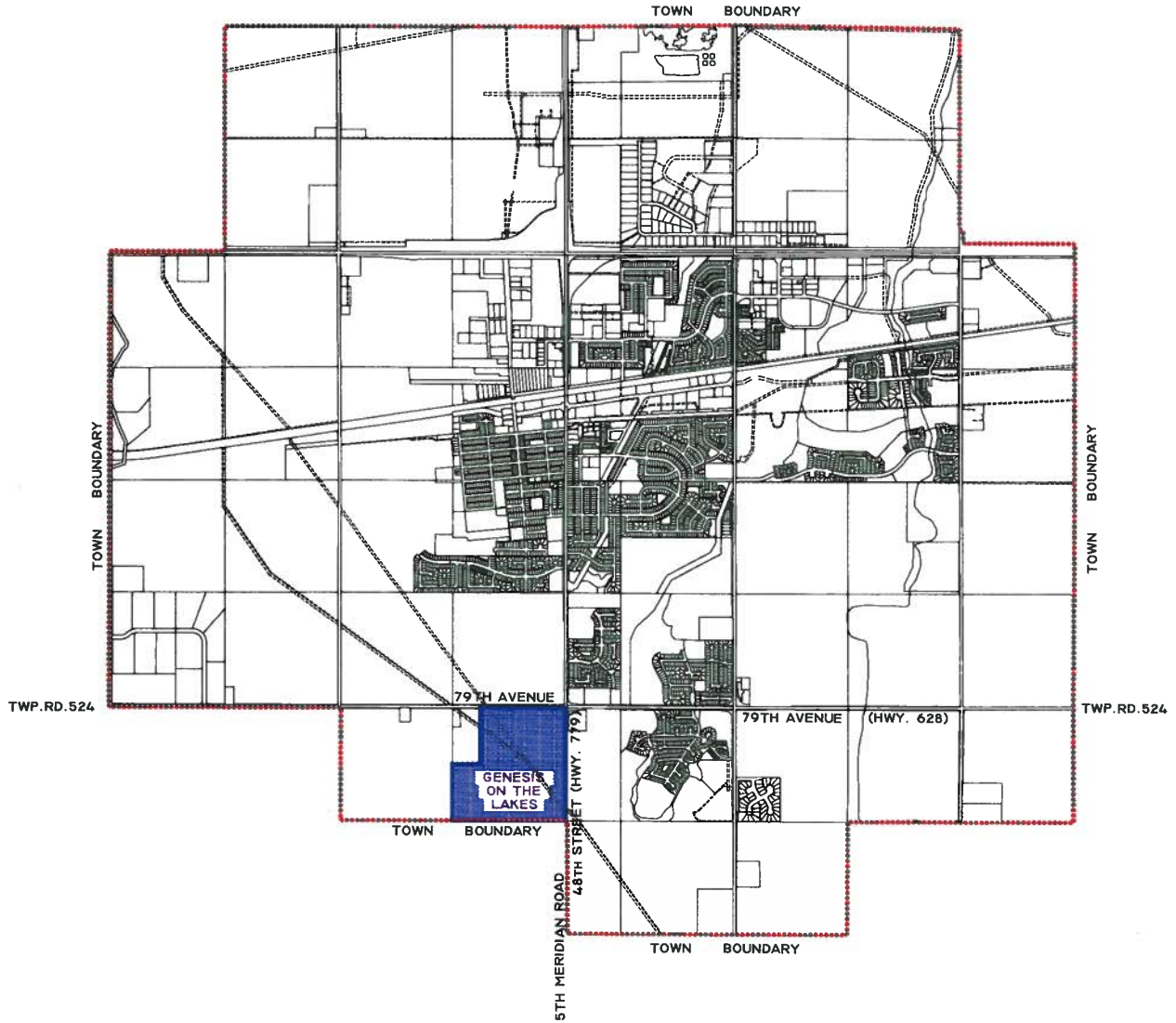
ON THE LAKES



Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain



NOTES / LEGEND

1. ASP BOUNDARY 
2. TOWN BOUNDARY 
3. TITLED AREA 56.3 HECTARES

Scale 1:50,000  

GENESIS on the Lakes AREA STRUCTURE PLAN

LOCATION PLAN

N.E.1/4 SEC.24, TWP.52, RGE.1,W.5th M.
Town of Stony Plain

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.

1

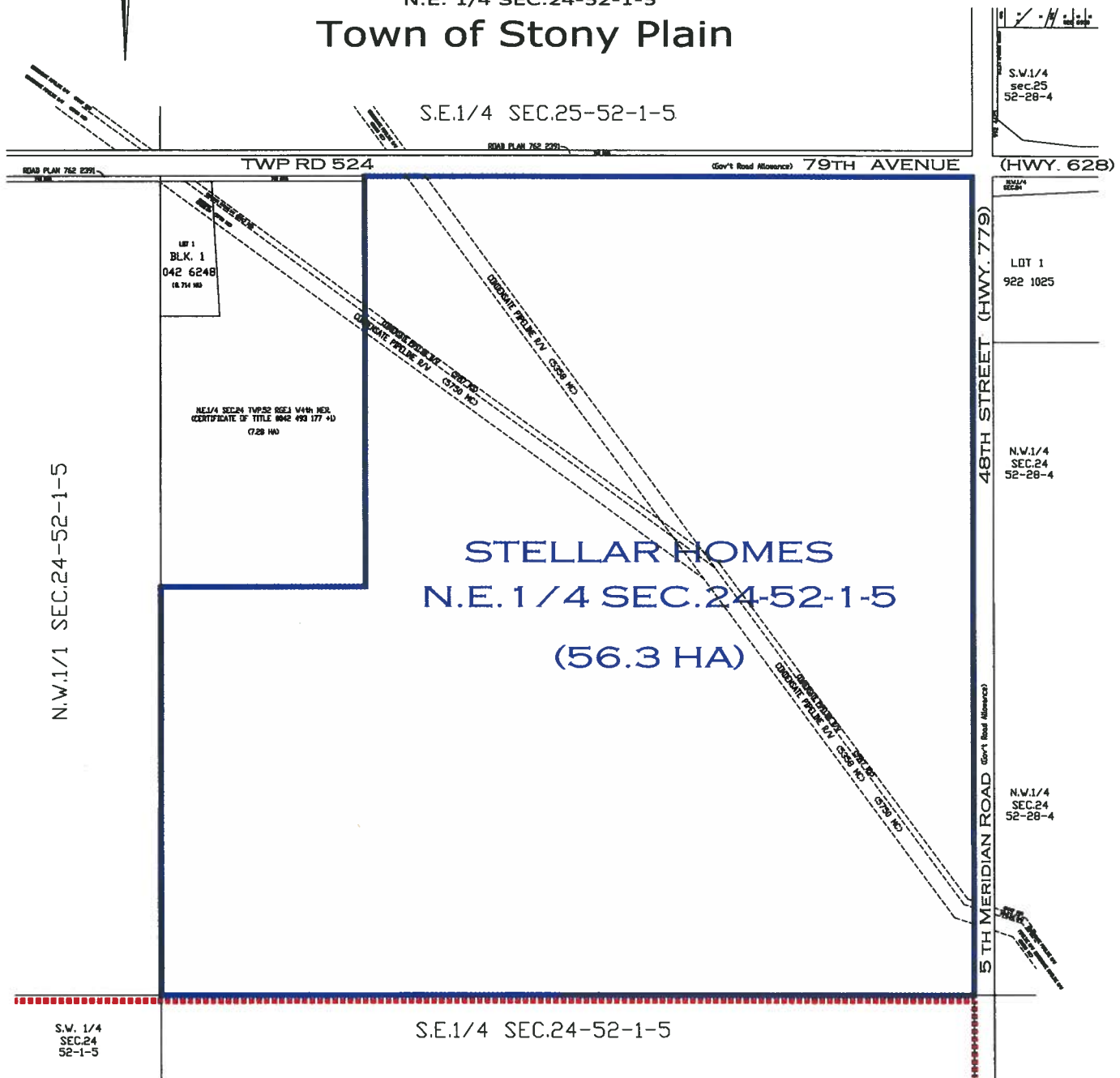
GENESIS

ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain



N.W.1/1 SEC.24-52-1-5

STELLAR HOMES
N.E. 1/4 SEC. 24-52-1-5
(56.3 HA)

S.W. 1/4
 SEC.24
 52-1-5

S.E.1/4 SEC.24-52-1-5

- NOTES / LEGEND**
- 1. ASP BOUNDARY —————
 - 2. TOWN BOUNDARY - - - - -
 - 3. TITLED AREA ●●●●● 56.3 HECTARES
 - 4.



GENESIS on the Lakes AREA STRUCTURE PLAN
LAND OWNERSHIP
 N.E.1/4 SEC.24, TWP.52, RGE.1, W.5th M.
 Town of Stony Plain

Date: 2006/ 6/12
 File: 33611AYT

FIGURE No.
2

GENESIS

ON THE LAKES Area Structure Plan N.E. 1/4 SEC.24-52-1-5 Town of Stony Plain



NOTES / LEGEND

- 1. ASP BOUNDARY
- 2. TOWN BOUNDARY
- 3. TITLED AREA 56.3 HECTARES
- 4.

Vetric

GENESIS on the Lakes AREA STRUCTURE PLAN
PHOTOGRAPH
 N.E.1/4 SEC.24, TWP.52, RGE.1, W.4th M.
 Town of Stony Plain

Date: 2006/ 6/12
 File: 33611AYT

FIGURE No.
3

GENESIS

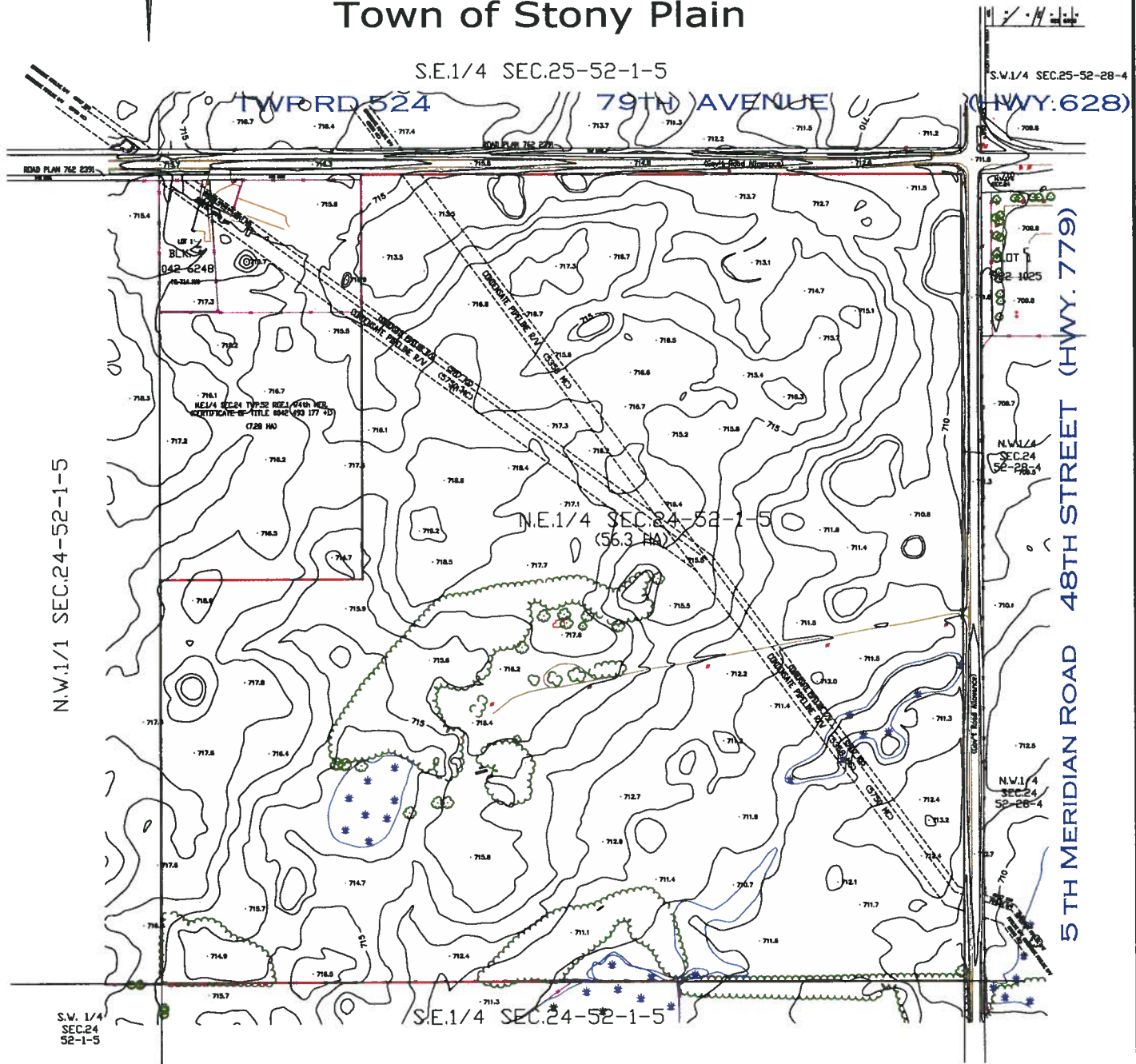
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

- 1. ASP Boundary —
- 2. Contours shown at 1.0 metre intervals
- 3. Existing Surface Storm Flows ←

Scale 1:6000

GENESIS on the Lakes AREA STRUCTURE PLAN

SITE CONDITIONS

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.

4

GENESIS

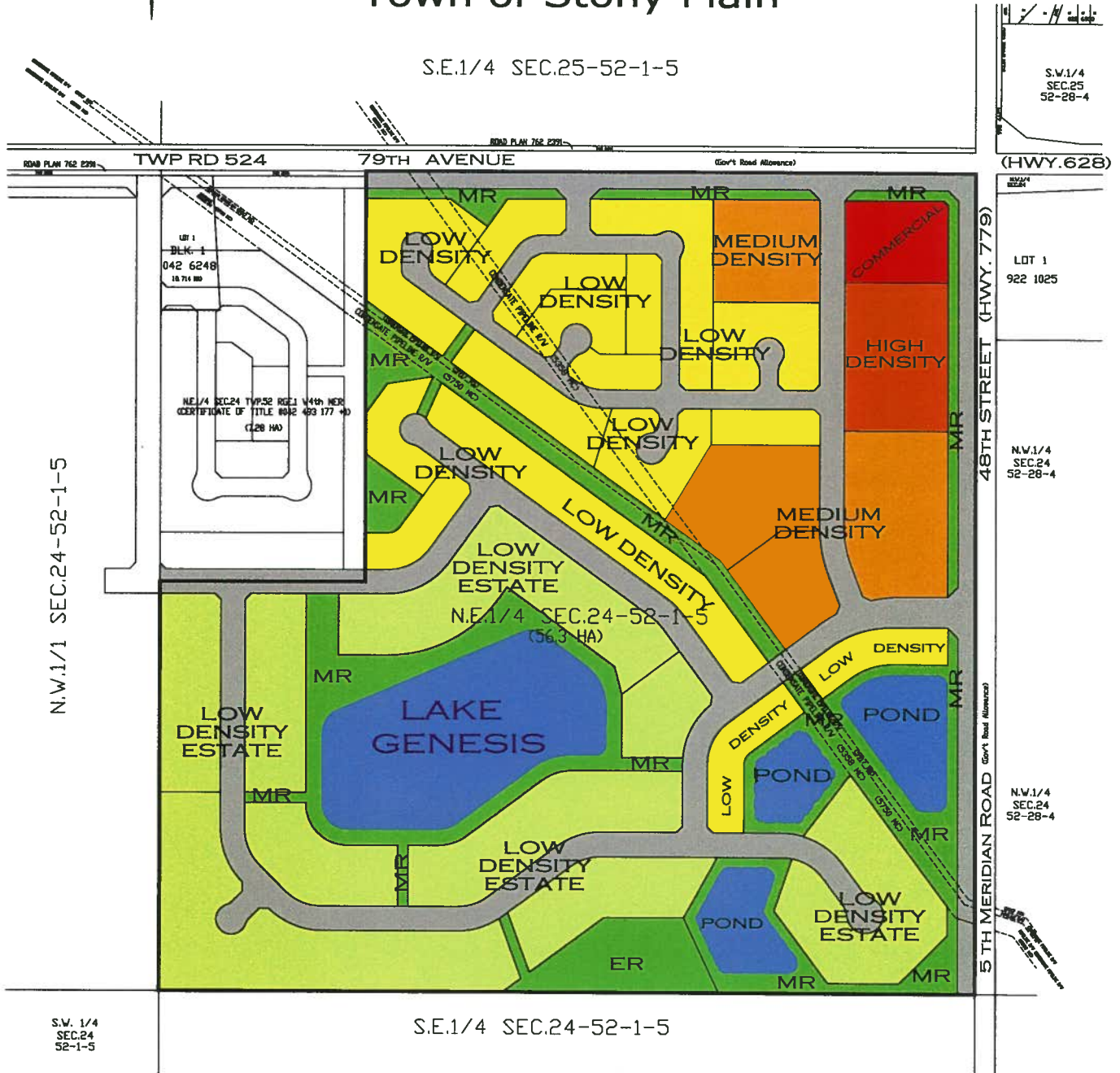
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

1. ASP Boundary	56.3 ha	7. Roadways	10.5 ha
2. Commercial	0.8 ha	8. MR	7.2 ha
3. Low Density Estate	14.2 ha	9. ER	1.1 ha
4. Low Density	10.4 ha	10. PUL	5.9 ha
5. Medium Density	4.7 ha		
6. High Density	1.5 ha		

Scale 1:6000

GENESIS on the Lakes AREA STRUCTURE PLAN

DEVELOPMENT CONCEPT

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.

5

GENESIS

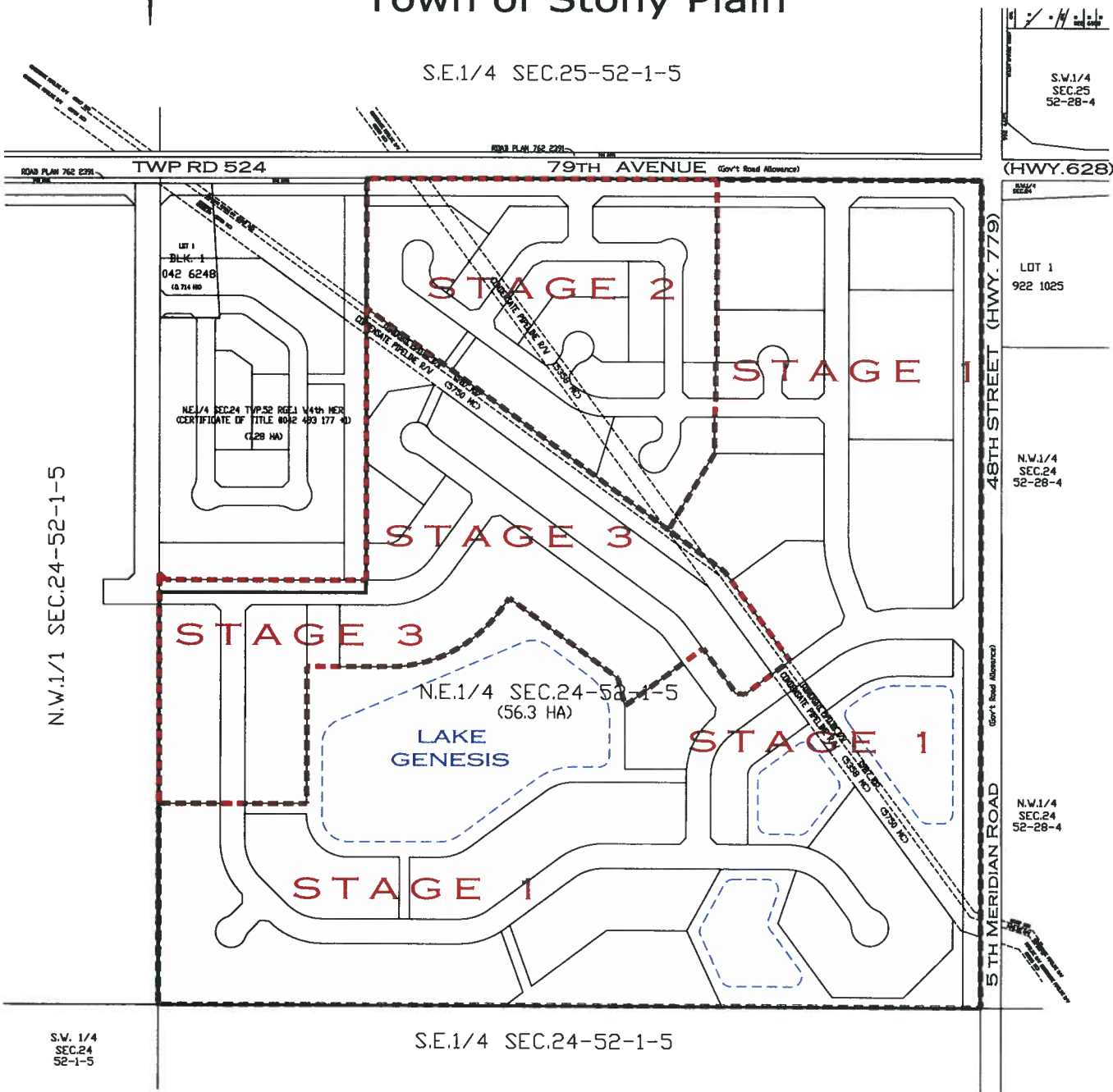
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

- 1. ASP Boundary
- 2. Stage Boundary



GENESIS on the Lakes AREA STRUCTURE PLAN

DEVELOPMENT STAGING

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.
6

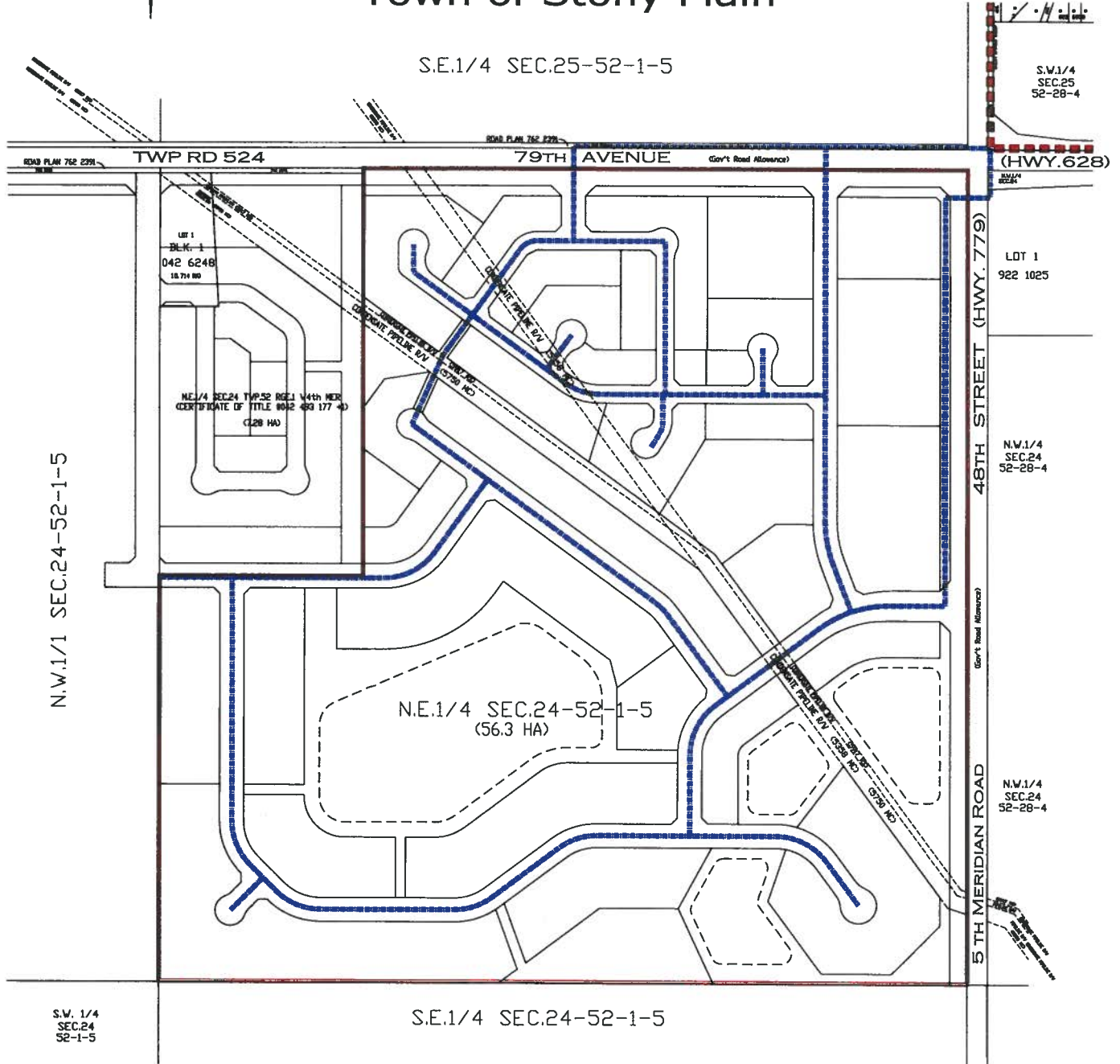
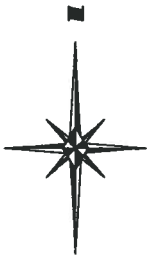
GENESIS

ON THE LAKES

Area Structure Plan Town of Stony Plain

N.E. 1/4 SEC.24-52-1-5

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

1. ASP Boundary
2. Proposed Watermain
3. Proposed Watermain 250
4. Existing Watermain

Scale 1:6000
60
30
0
60
120
180

GENESIS on the Lakes AREA STRUCTURE PLAN

WATER DISTRIBUTION

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.

7

GENESIS

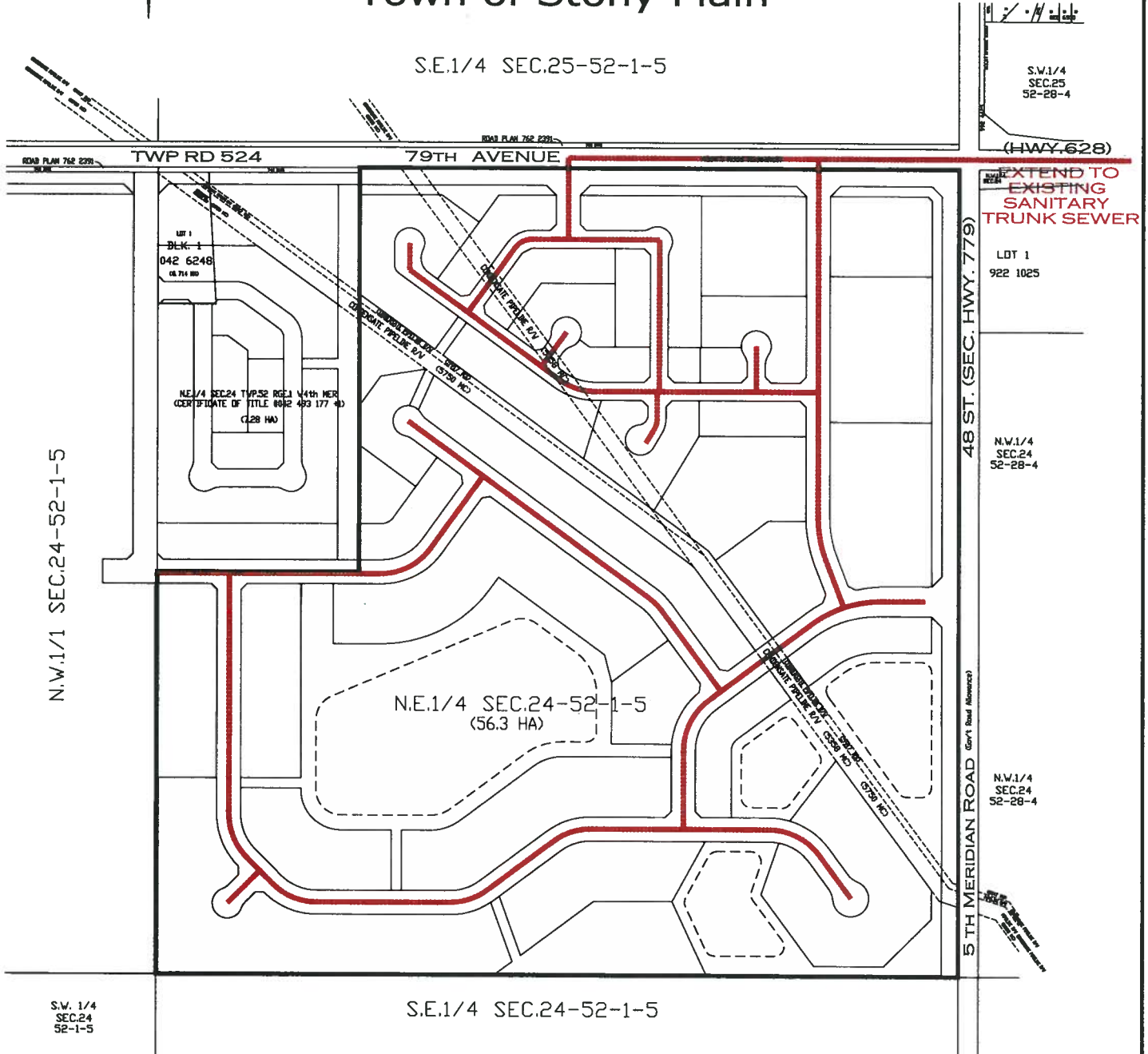
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

- 1. ASP Boundary
- 2. Proposed Sanitary Main



GENESIS on the Lakes AREA STRUCTURE PLAN

SANITARY SEWER SERVICES

Date: 2006/ 6/12
File: 33611AYT

FIGURE No.

8

GENESIS

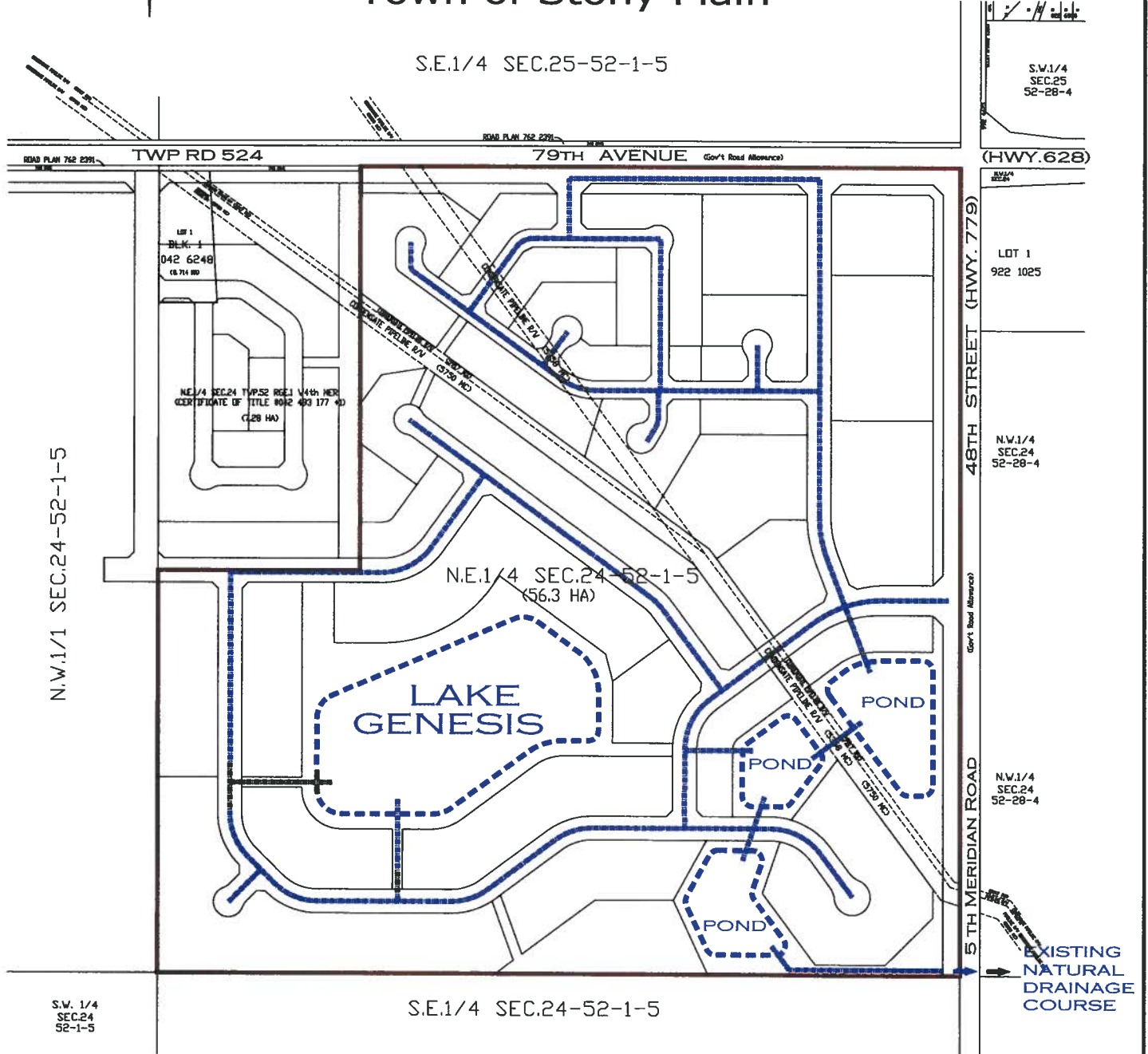
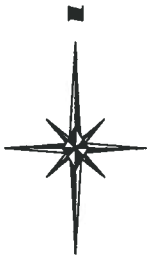
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

- 1. ASP Boundary
- 2. Proposed Storm Pond
- 3. Proposed Storm Main



GENESIS on the Lakes AREA STRUCTURE PLAN

STORMWATER SYSTEM

Date: 2006 / 6 / 12
File: 33611AYT

FIGURE No.

9

GENESIS

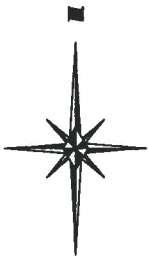
ON THE LAKES

Area Structure Plan

N.E. 1/4 SEC.24-52-1-5

Town of Stony Plain

S.E.1/4 SEC.25-52-1-5



TWP RD 524

79 AVENUE

S.W.1/4
SEC.25
52-28-4

HWY.
628

N.W.1/1 SEC.24-52-1-5

LOT 1
BLK. 1
042 6248
18 714 88

N.E.1/4 SEC.24 TYP.52 REG.1 WITH MER
CERTIFICATE OF TITLE 8042 493 177 40
(3.28 HA)

N.E.1/4 SEC.24-52-1-5
(56.3 HA)

LOT 1
922 1025

N.W.1/4
SEC.24
52-28-4

N.W.1/4
SEC.24
52-28-4

5 TH MERIDIAN ROAD 48 STREET (HWY.779)

S.W. 1/4
SEC.24
52-1-5

S.E.1/4 SEC.24-52-1-5

NOTES / LEGEND

1. ASP Boundary
2. Major Arterial
3. Collector
4. Local



Scale 1:6000

GENESIS on the Lakes AREA STRUCTURE PLAN

TRANSPORTATION NETWORK

Date: 2006 / 6/12
File: 33611AYT

FIGURE No.
10