BYLAW 2327/D&P/07

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE EDGELAND PARK 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 Edgeland Park Area Structure Plan addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act, RSA, 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, RSA, 2000 enacts as follows:

1. That this Bylaw 2327/D&P/07 is to be cited as the "Edgeland Park 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 13 day of November, A.D. 2007.

Mayor Ken Lemke

Louise Frostad, CMA
Director, Finance and Administration

Public Hearing held on the 10th day of December, A.D. 2007.

Read a second time this 10th day of December, A.D. 2007.

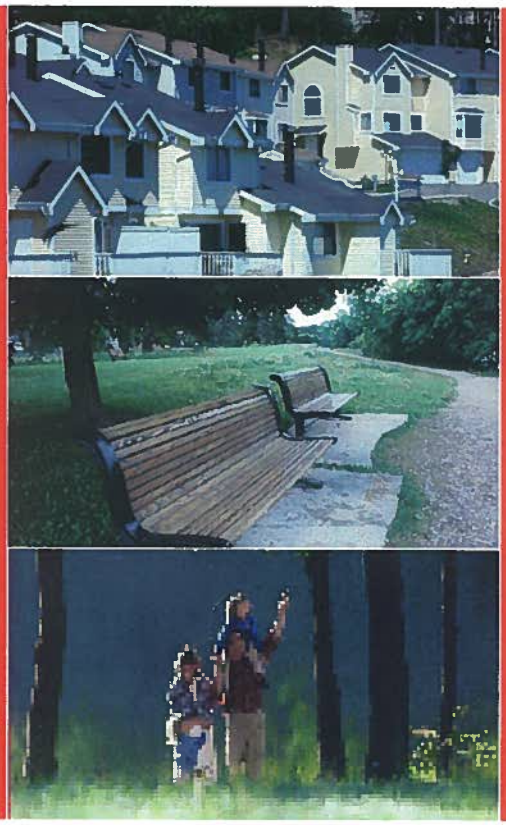
Read a third time this 10th day of December, A.D. 2007.

Mayor Ken Lemke

Louise Frostad, CMA
Director, Finance and Administration

RETURN TO THE
PLANNING DEPT.

MMM Group



Edgeland Park
Area Structure Plan

Town of Stony Plain

Prepared for:
Everest Developments Ltd.

COMMUNITIES
TRANSPORTATION
BUILDINGS
INFRASTRUCTURE

MMM GROUP

November 2007 | 41813.101

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1.0 PURPOSE

The purpose of this Edgeland Park Area Structure Plan (ASP) is to provide a planning framework for residential development in NW ¼ 29-52-27, as required by the Town of Stony Plain, and the Province's Municipal Government Act, RSA 2000, Chapter M-26. It provides an intermediate planning framework between the high-level Municipal Development Plan (MDP) and the specific zoning identified at the subdivision stage.

The ASP provides a development context for land use, population density, the transportation network, servicing, and development staging. The ASP will ensure that the development of this area is undertaken within the context of the surrounding developed areas, as well as providing for connections and compatibility with future neighbourhoods.

2.0 PHYSICAL CHARACTERISTICS

2.1 Location – Figure 1.0 & 2.0

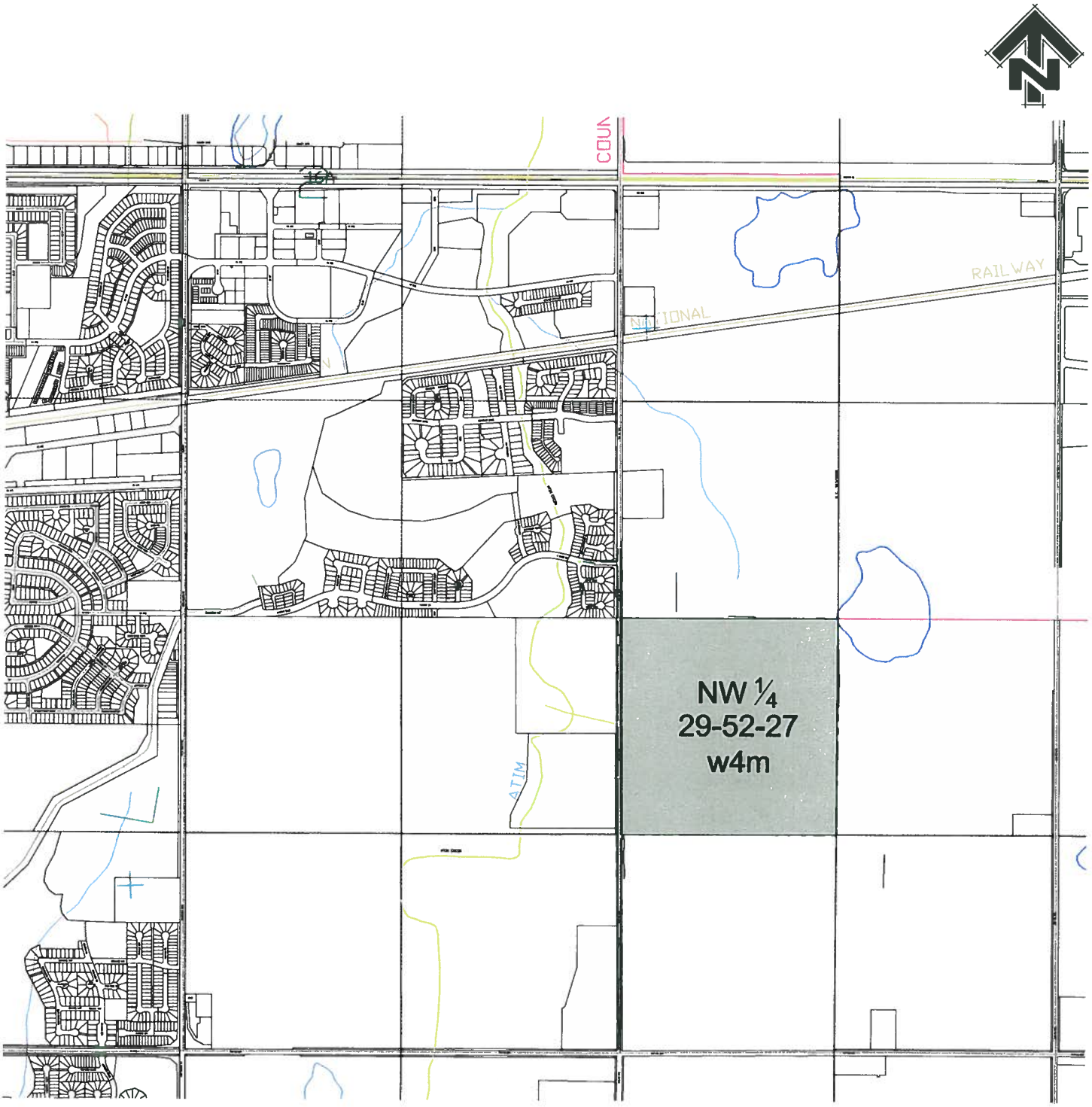
The development site is approximately 160 acres in size and is located in the southeast sector of Stony Plain. The site is legally described as NW ¼ 29-52-27 and is bounded on the west by Boundary Road, and on the east by the Town limit. The development of this quarter section is the logical expansion of the Town as identified on Map 2 and Map 8 of the Municipal Development Plan (MDP). Area Structure Plans are in place for adjacent developments to the northwest (Fairway Drive), and a plan is currently proposed for the lands to the west (South Creek ASP).

2.2 Land Ownership

The quarter section is entirely owned by one owner, AAA Holdings Ltd. A copy of the current Certificate of Title can be found the supporting documents (Appendix B).

2.3 Existing and Adjacent Uses – Figure 3.0

The proposed site is currently vacant farmland. To the west is a vacant quarter section including a significant creek area that runs north-south (Atim Creek). This site to the west (South Creek ASP) has been adopted to provide for residential development. The quarter section of land to the north is currently in the process of being designed for medium-density residential. The sections of land to the south, and east are currently undeveloped farmland. An existing residential development along Fairway Drive is located to the northeast.



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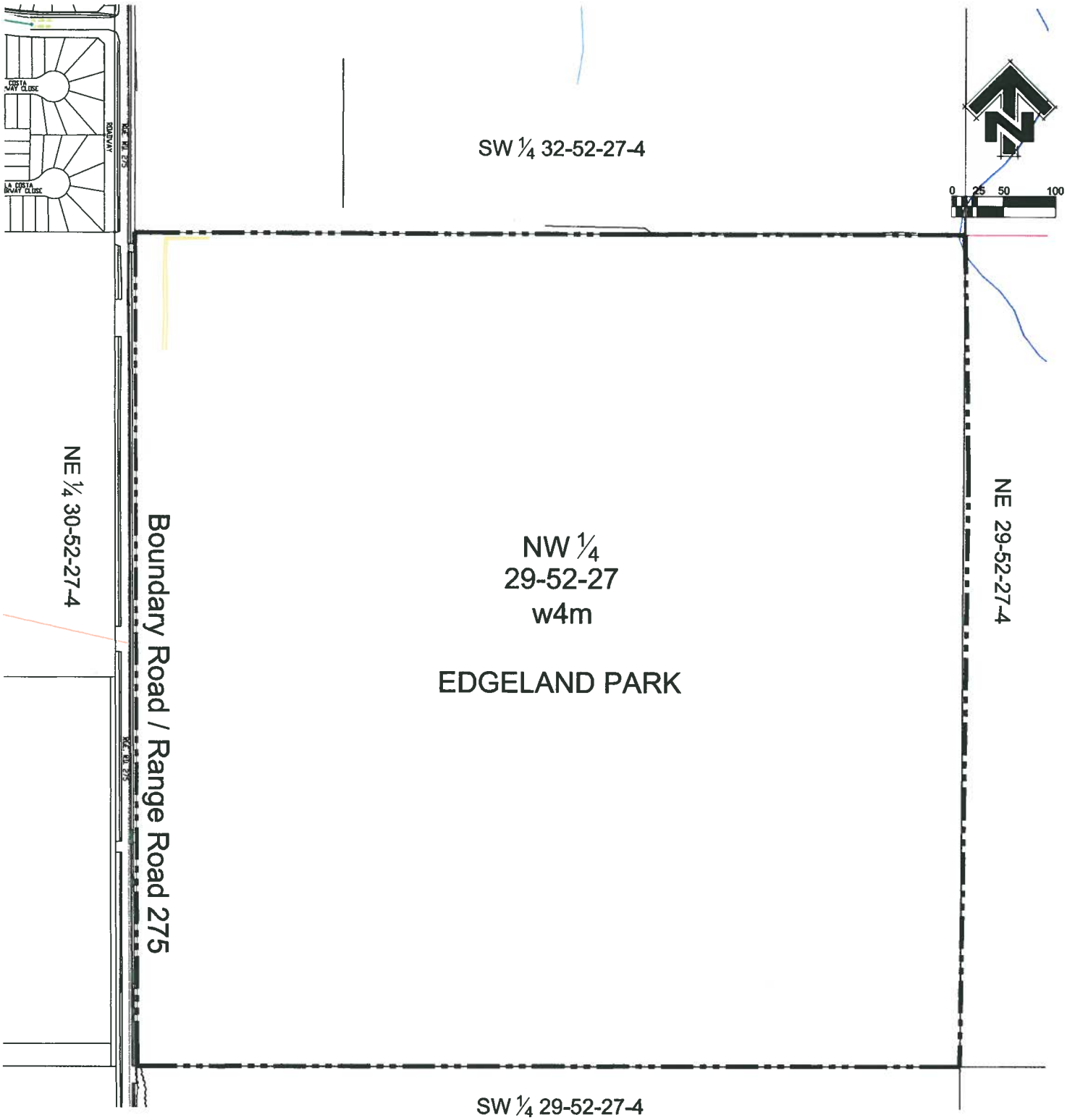
Context

FIGURE

1.0



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Location

FIGURE

2.0

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Location

FIGURE

3.0

2.4 Topography and Drainage – Figure 4.0

Currently, the site is generally rolling terrain. Due to this undulating topography the site seems to drain to a variety of locations, including; Atim Creek to the west of the section, a low point to the northwest portion of the site, and to a low point beyond the site's property lines in the northeast. The high point is found in the southeast corner of the property.

The site contains an elevation differential from its highest point at 712m in the southeast corner, to its lowest point 703m in the northeast portion of the site.

2.5 Vegetation

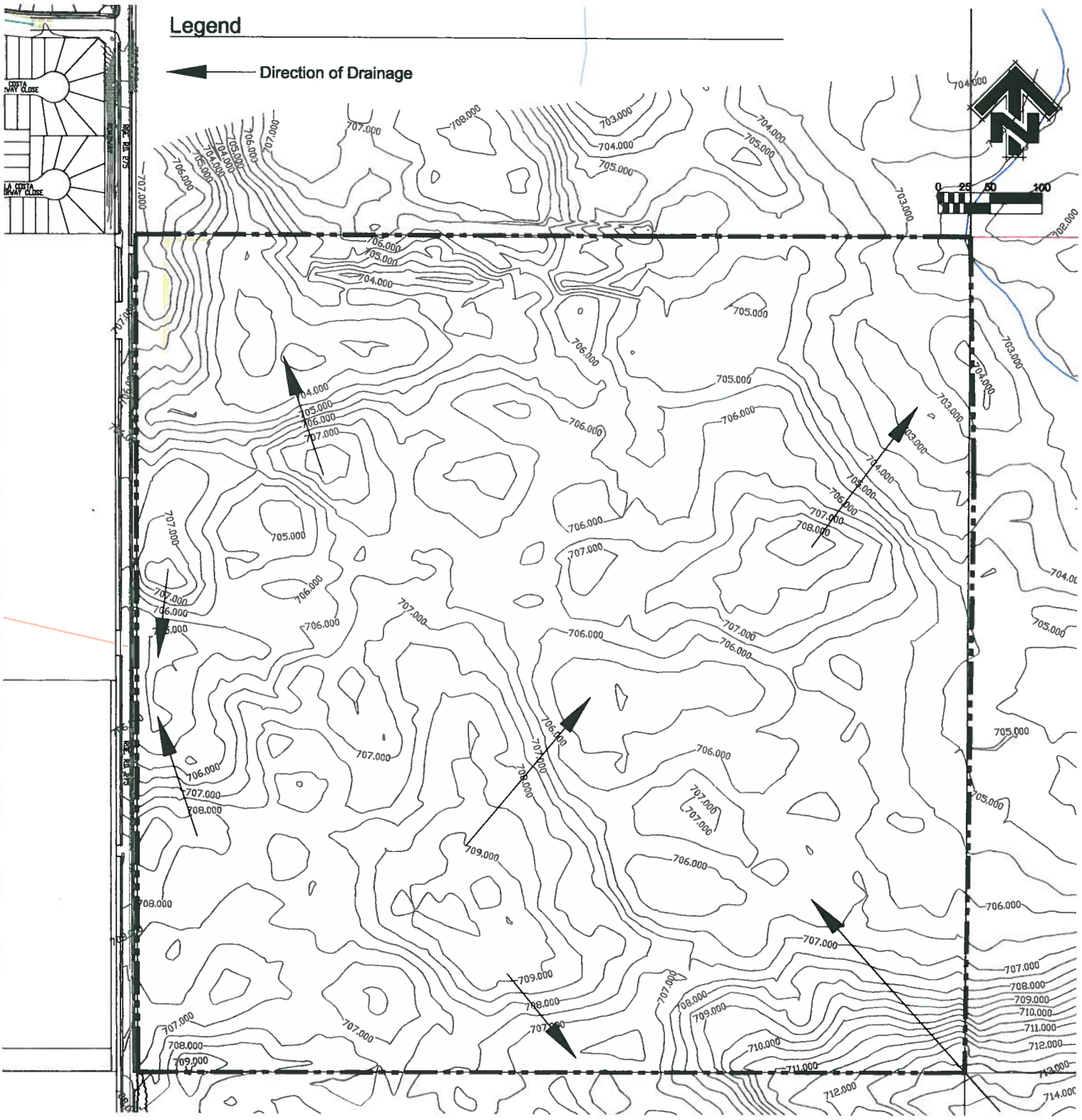
The majority of the site is cleared farmland (see figure 3.0). On the west, east and south property lines of the section, a mature shelterbelt has been established. This shelterbelt will have to be removed to allow for arterial road widening, specifically on the west and south portions. Along the east property line, a detailed vegetation survey will be done in order to assess the viability and condition of the existing trees. However, extensive grading will be done to the entire site to allow for proper drainage, and this may also affect the survival of these existing trees.

There are no endangered or threatened flora communities on this site due to existing agricultural activity.

2.6 Geology

Sabatini Earth Technologies Inc. conducted geotechnical investigation for the proposed site in January 2007. The investigation included drilling 16 boreholes, laboratory testing, soil data analysis and reporting.

The soil conditions encountered in the test holes are considered typical of the Stony Plain area. The soil profile at the test hole locations generally consisted of a thin layer of topsoil over alternating layers of native clay and silt that extended beyond the termination depth of the test holes. The geotechnical conditions for building foundation support, construction of roadways and underground services are considered to be favourable where the water table is more than 3.0 meters below the ground surface. The full report is available in the supporting documents (Appendix C).



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Topography

FIGURE

4.0

3.0 PROPOSED CONCEPT

3.1 Land Uses – Figure 5.0

The mix of land uses provides for an efficient use of the land and takes advantage of the natural features in the area. The proposed concept includes a mix of residential uses ranging from single-family dwellings on premium lots adjacent to the storm water management pond, to duplex / townhouses units, to 3 and 4 storey apartments / bungalow style condominiums.

Table 3.1 shows the split between each housing type:

Table 3.1

Housing Type	Total Acres	% of Developable Area	Approx. Dwelling Units	Approx. Population
Low-Density Residential	68.87	45.08%	620	1,984
Medium-Density Residential	16.68	10.91%	199	477
High-Density Residential	9.06	5.93%	367	880

3.1.1 Low-Density Residential

Low-density residential, primarily single family units will be provided for the majority of the developable area. Low-density residential will comprise of 52% of the housing mix ratio. A variety of products that fit this description will be provided throughout the ASP, including single-family units on larger or smaller parcels, and units with back lanes access along collector streets.

3.1.2 Medium-Density Residential

Medium-density units are provided throughout the ASP. These will include row-housing, duplexes or townhouse style units on smaller lots. The medium-density residential comprises 17% of the housing mix ratio. This type of housing is also clustered near high-density residential, in order to provide transition from higher density to lower density.

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Land Use Concept

FIGURE

5.0

3.1.3 High-Density Residential

Three different sites containing high-density residential units will be part of the ASP. These sites will be composed of three or four story apartment / condominium style residential units. Although this type of dwelling unit comprises 31% of the housing mix ratio, it is occurring on 6% of the developable land.

Table 3.2

	K - 6	Junior High	Senior High	Total Students
Public System	354	76	40	470
Separate System	191	41	22	253
Total Students	**545**	**116**	**61**	**723**
Student Distribution	75.4%	16.1%	8.5%	100.0%

Assumptions: Students per dwelling = 0.61 Public/Separate Ratio = 65/35

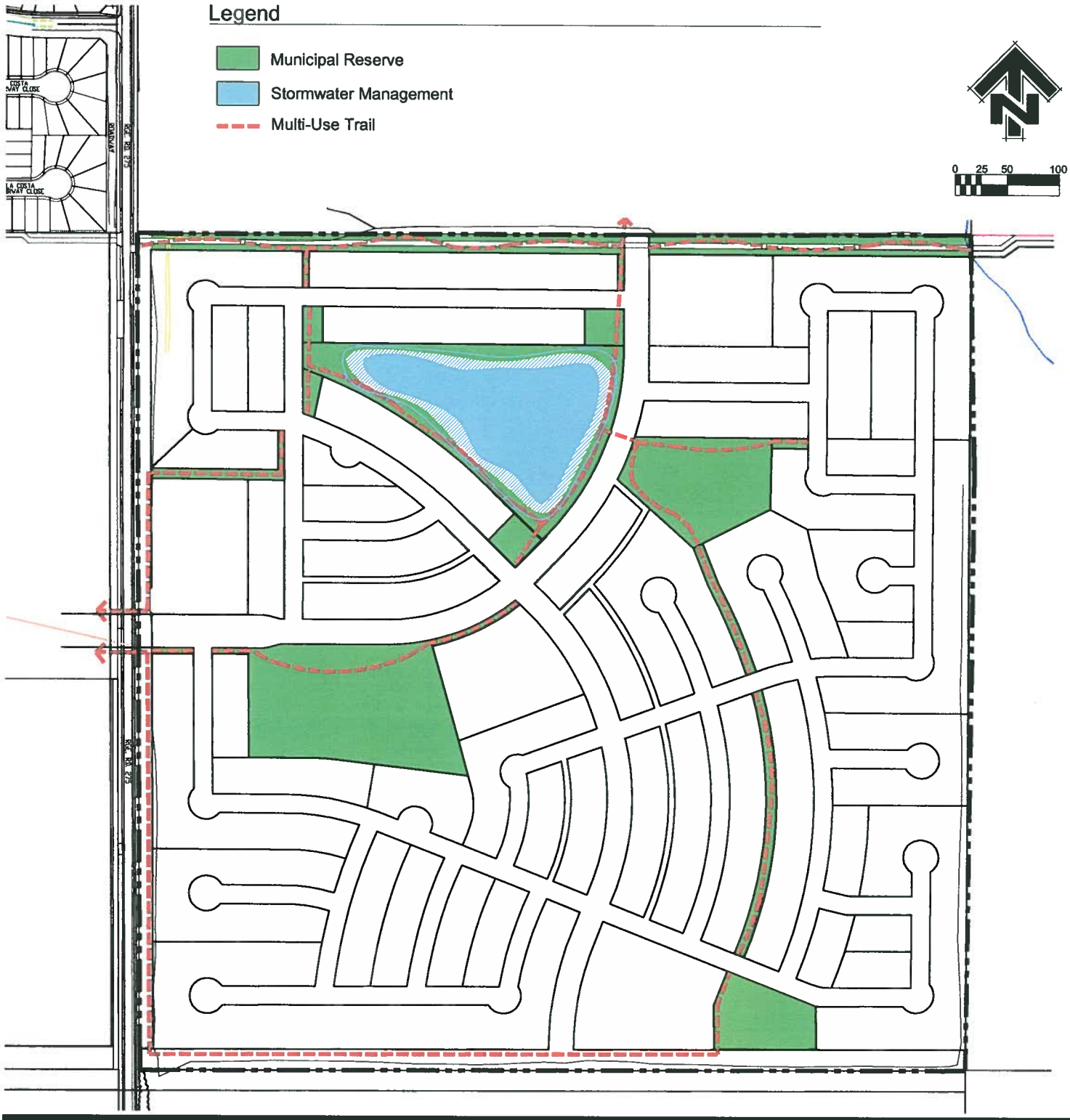
A school site is not provided within the site, as per Stony Plain's MDP. However, the Municipal Development Plan does indicate that two potential school sites could be feasible as development occurs in the section to the south of this site.

3.2 Parks and Open Space – Figure 6.0

Park sites are situated throughout the section. A network of interconnected park and open spaces will provide access through the neighbourhood, as well as providing connections to adjacent developments. Connections throughout the neighbourhood will also be provided by trails within PUL areas. These smaller connection points will be developed at the time of detailed design.

3.3 Access and Transportation – Figure 7.0

The vehicular transportation network is bounded on the west and south by major arterial streets as identified in the Town of Stony Plain's Municipal Development Plan. Boundary Road to the west is currently a rural gravel road that will need upgraded as development occurs in the area. The town has indicated that Boundary Road will be upgraded to a four-lane undivided urban arterial roadway with a 40m right-of-way. The right-of-way expansion is to primarily occur to the east of the existing roadbed. The proposed plans allow for this roadway development.



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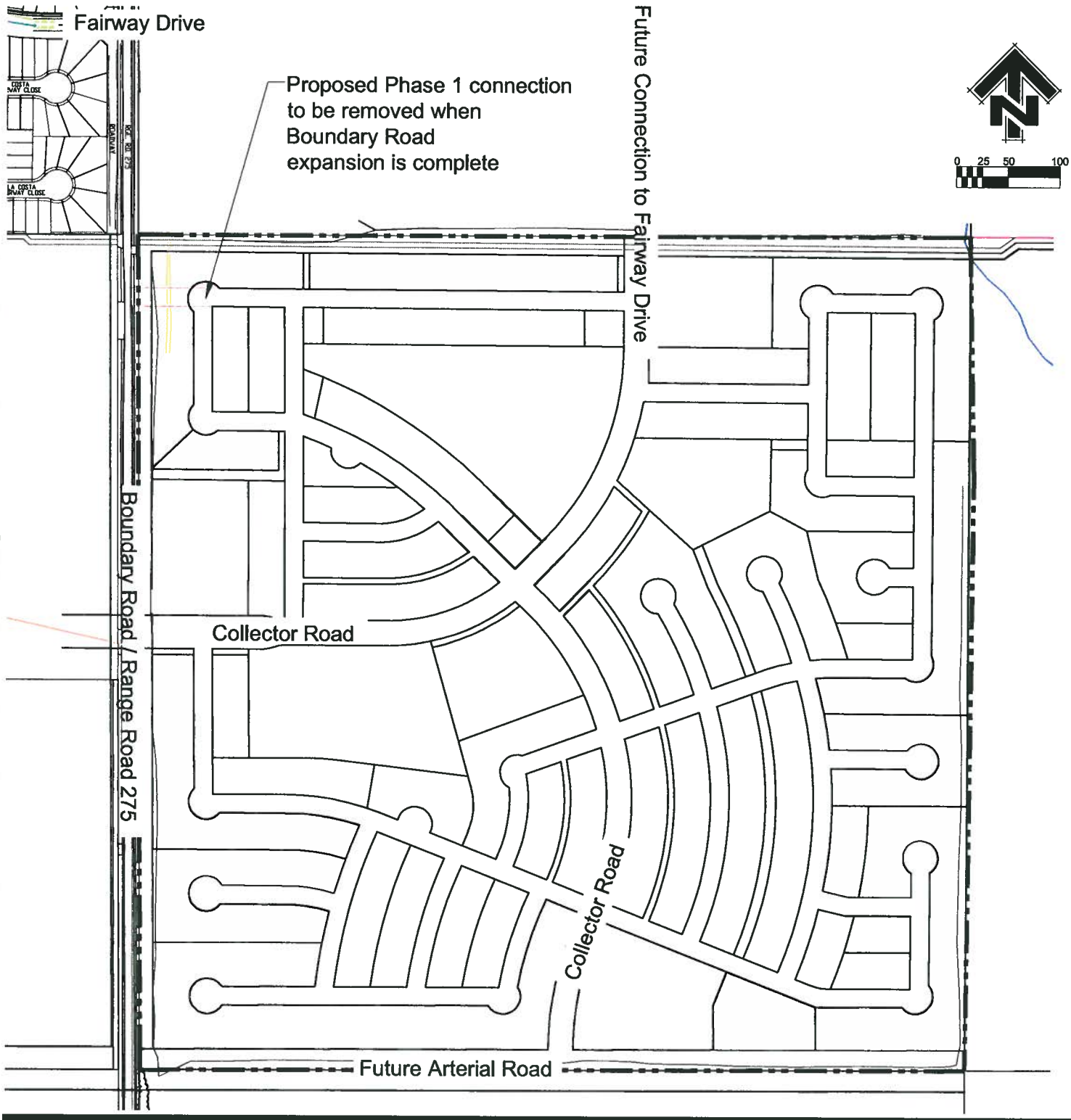
Walkways & Open Space

FIGURE

6.0



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Transportation

FIGURE

7.0

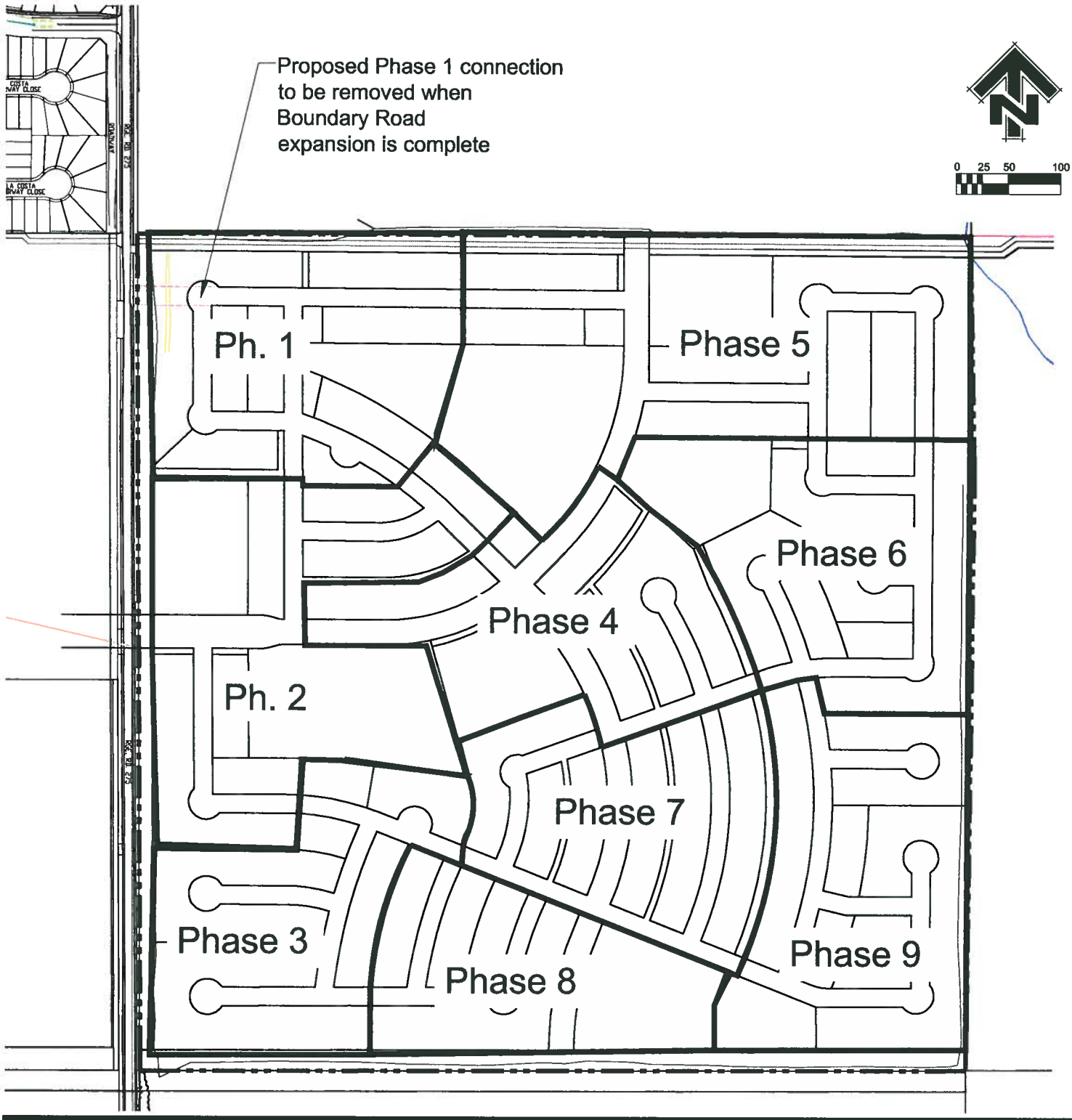
The MDP identifies an east-west arterial that will link this quarter section with developments to the west and east. In order to ensure compatibility with the proposed development to the west, this east-west arterial is proposed to be located at the southern limit of the site. This arterial is proposed to straddle the quarter section line. It is assumed that this road will have 40m right-of-way, in order to develop a four-lane undivided arterial roadway. However, this is dependant on the continued development pressures and future traffic considerations throughout the area.

The development will include three points of access. The first will be from Boundary Road. This access point will be coordinated with the development to the west. The second access will be to the north, and will ultimately connect to the development that is occurring to the north of this site, and to the extension of Fairway Drive, making Fairway drive a significant east-west arterial, and allowing the north-south road within this development to become a collector road. This access point will also be coordinated with the development to the north. The third access will be from the south. The major east-west arterial is proposed along the southern limit of the adjacent quarter section and will be extended east as part of this development.

3.4 Phasing – Figure 8.0

The development of the site will occur in a number of phases. This is to ensure that the development of roads corresponds to the needs and development requirements as the site development progresses.

Phase 1 will include a temporary road connection to Boundary Road, as well as the development of low and medium-density residential and a portion of the storm water management system. As Phase 2 is developed, the major connection to Boundary Road will be completed and the temporary road connection will be removed. Phase 2 will include the establishment of medium and high-density residential units and the centrally located large park space. Phase 3 continues along the west edge of the ASP, where the majority of this phase will consist of low-density residential. The development of Phase 4 will concentrate on providing high and low-density residential. Phase 4 also includes the further development of both collector roads, allowing the rest of the development to occur. With the establishment of Phase 5, the remainder of the storm water retention system along with the development of both low-density and medium-density residential units. Phase 6 will include another park space, as well as low-density residential. Phases 7, 8 and 9 will complete the work in the southeast section with a variety of housing types; low-density, medium-density and high-density residential. In Phase 9 there is also a small pocket park that will be developed. Overall phasing will allow for collector roads to be built in a sequential and logical manner.



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Development Phases

FIGURE

8.0

4.0 MUNICIPAL SERVICES

4.1 Water Distribution – Figure 9.0

The Municipal Development Plan (MDP) identifies a 300mm watermain extension from the adjacent development to the west, as well as a 300mm extension from the north. Watermain will be looped to the north, west and south. A 250 mm diameter pipe will also be used in the southeast looping.

A separate detailed study will be conducted and a Hydraulic Network Analysis Report will be prepared for the development. The HNA will identify and confirm the pipe size required for each part of the development. Stubs will also be provided for extension of the distribution network to the south of the development.

Figure 9.0 shows the conceptual layout of the water distribution system proposed for the development area.

4.2 Sanitary Collection – Figure 10.0

The MDP identifies sanitary services from the adjacent development to the west. The development will be serviced by a 600 mm diameter new gravity sewer trunk, which serves the proposed development area as well as future development area to the south. The trunk will connect to a future 750 mm diameter trunk to the west of the site, which will connect to the existing 900mm trunk located northwest of the development.

The proposed sewer will be extended through the development in order to provide a connection for future development to the south, and will be sized to accommodate flows from future developments south of the area. It is expected that all areas within the proposed development will be serviced by gravity sewers.

Figure 10.0 shows the conceptual layout of the sanitary sewer system proposed for the development. Further details are being developed and will be included in the Drainage Design Report.

4.3 Stormwater Management – Figure 11.0

A stormwater management pond has been provided in the northwest section of the site. The location is based on existing low point. This pond will have approximate capacity of 45,000.0 m3. The stormwater management pond will discharge into the Atim Creek at a controlled rate not

exceeding 2.5 L/s/ha Quality of the discharging water will meet the requirements specified by the Alberta Environment.

The storm water management facilities will be designed in accordance with Alberta Environment Standards and Guidelines as well as the Town of Stony Plain Municipal Development Standards. Approvals under the Water Act and EPEA will be obtained for each of the facilities.

Figure 11.0 shows the conceptual storm water system proposed for the development area.

4.4 Utilities

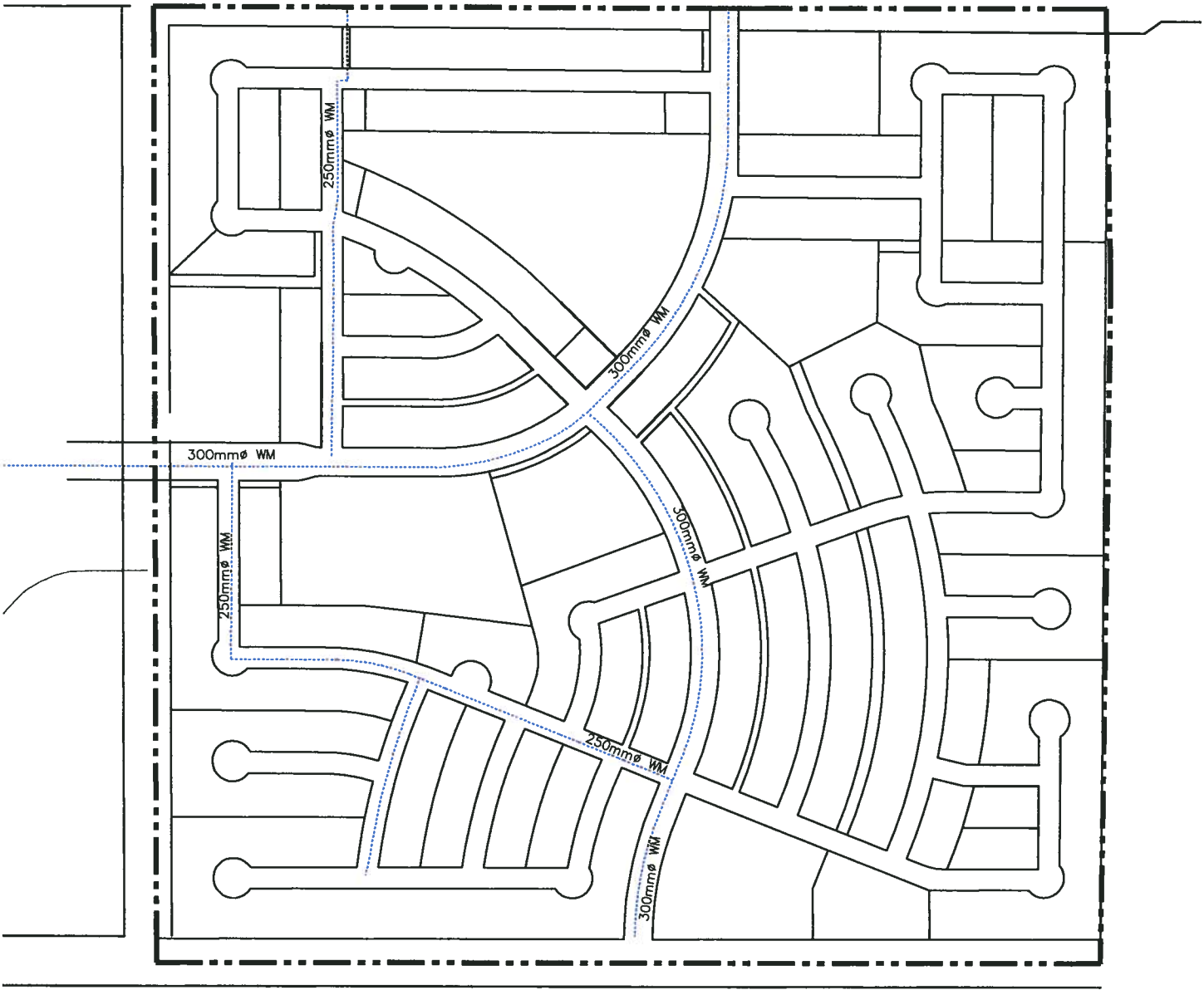
All shallow utilities including phone, gas, cable and power, will be provided by extending existing services.

Legend

SITE BOUNDARY

450mmø PROPOSED WATER MAIN AND DIAMETER

0 25 50 100



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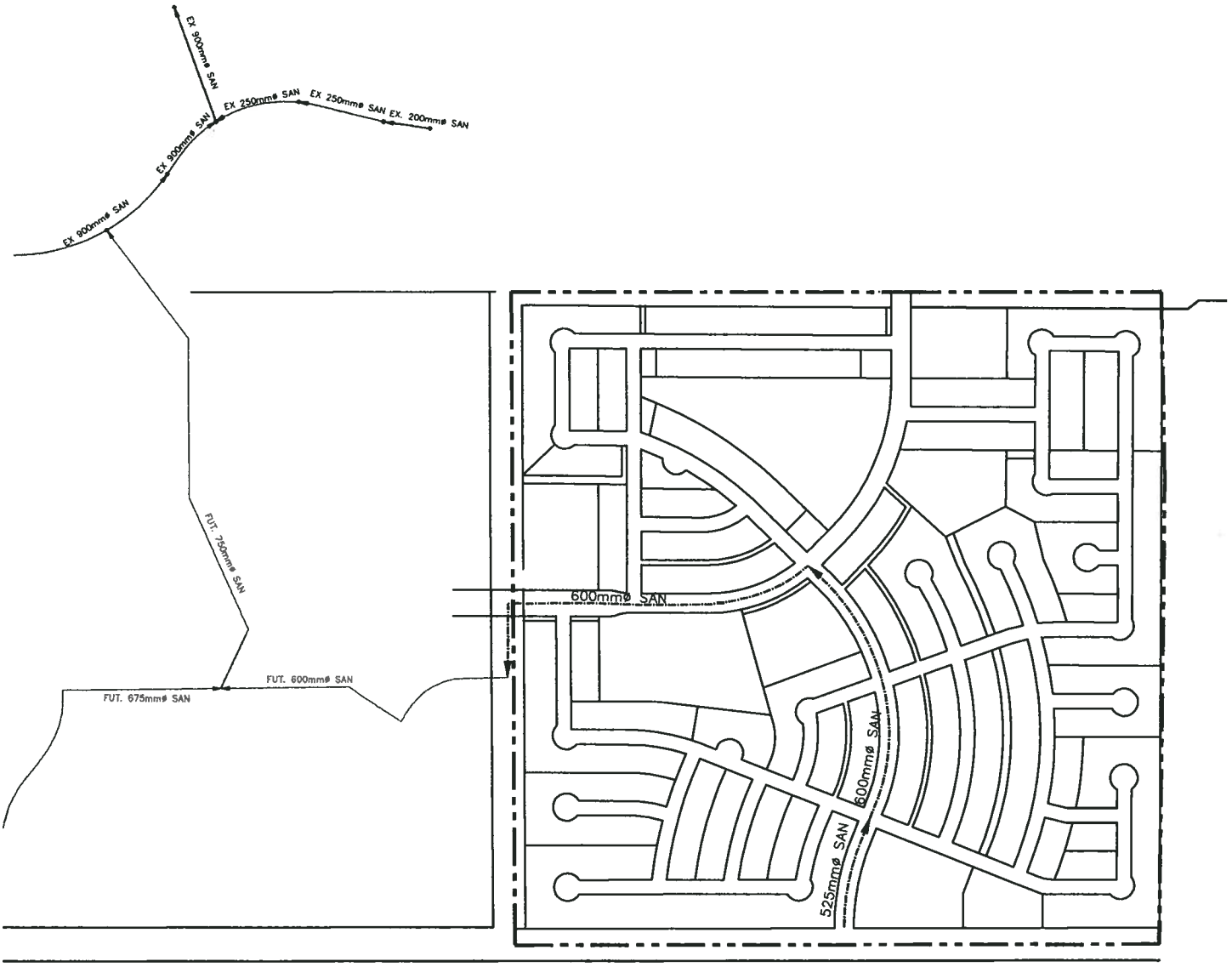
Water Distribution

FIGURE

9.0

Legend

- SITE BOUNDARY
- BASIN BOUNDARY
- 600mmø — PROPOSED SANITARY SEWER AND DIAMETER
- EX. 600mmø — EXISTING SANITARY SEWER AND DIAMETER
- 600mmø — FUTURE SANITARY(BY OTHERS)
- EXISTING LOTLINE



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Sanitary Collection

FIGURE

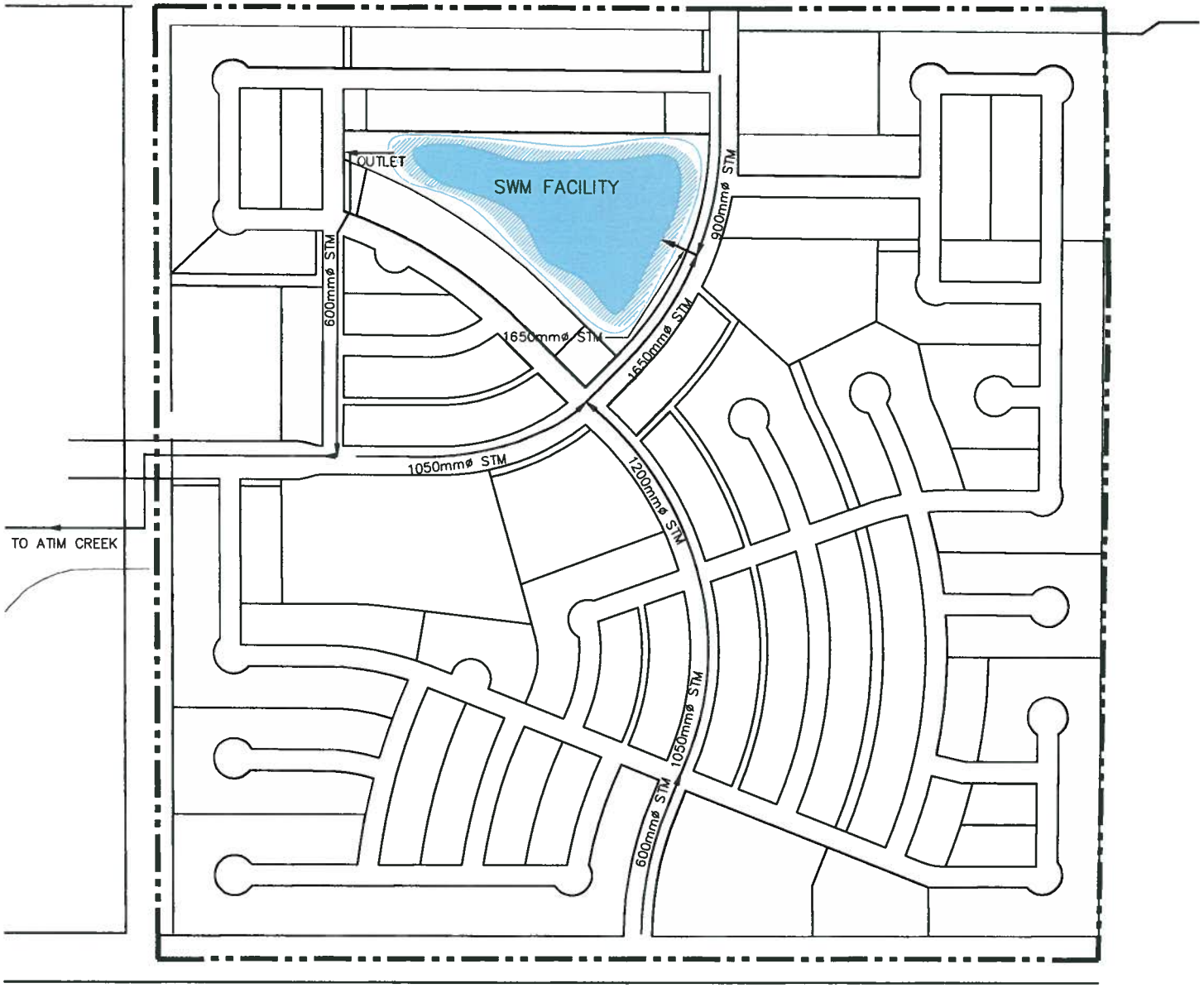
10.0

Legend

SITE BOUNDARY

900mmø PROPOSED STORM SEWER AND DIAMETER

0 25 50 100



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Stormwater Management

FIGURE

11.0

APPENDIX A

LAND USE SUMMARY

Table 1 **Stony Plain Area Structure Plan**

Land Use Summary

	Sq.m.	Hectares	*Acres*
Gross ASP Area	644200	**64.42**	*159.18*
Arterial Road Dedication - Boundary Rd (W side)	10206	1.02	*2.52*
Arterial Road Dedication - South Road (S side)	15804	1.58	*3.91*
Total Arterial Road Dedication		2.6	
Developable Area	618190	**61.8**	*152.75*
Municipal Reserve @ 10% of GDA	61819	6.18	*15.28*
Park Aa -SW (central) of SWM	1367.22	0.14	*0.34*
Park Ab - portion above HWL	6697	0.67	*1.65*
Park Ac - NE of SWM	1322	0.13	*0.33*
Park Ad - SW (west) of SWM	646.34	0.06	*0.16*
Park Ae - NW of SWM	669	0.07	*0.17*
Park B -portion between 1:25 year flood level and HWL	2997	0.30	*0.74*
Park C - East MR around fiber optic easement	4632	0.46	*1.14*
Park D - West MR around fiber optic easement	5819	0.58	*1.44*
Park E	210	0.02	*0.05*
Park F	1509	0.15	*0.37*
Park G	11656	1.17	*2.88*
Park H	350	0.04	*0.09*
Park I	1329	0.13	*0.33*
Park J	2595.4	0.26	*0.64*
Park K	5790	0.58	*1.43*
Park L	554.4	0.06	*0.14*
Park M	22033.5	2.20	*5.44*
Park N	210	0.02	*0.05*
Park P	210	0.02	*0.05*
Park Q	240	0.02	*0.06*
Total Municipal Reserve Dedicated	70836.86	7.08	*17.50*
% of Developable Area (MR)		**11.46%**	
PUL			
Pond - total area of 1:25 year flood level	22010	2.20	*5.44*
East fiber optic easement	1550	0.16	*0.38*
West fiber optic easement	2283	0.23	*0.56*
Total amount of PUL		*2.58*	*6.39*
% of Developable Area (PUL)		**4.18%**	
Stormwater Management Facilities to HWL		2.50	*6.18*
Aiming for 5% of Developable area to HWL		*3.09*	*7.64*
% of Developable Area (SWM)		**4.04%**	
Circulation		**13.87**	*34.27*
% of Developable Area		**22.43%**	
Gross Residential Area		38.28	*94.60*
% of Developable Area		**61.93%**	

Table 1
Land Use Summary

Stony Plain Area Structure Plan
15-Oct-07

Medium / High Density Residential			
Unit 1 - NW section	12175	1.22	*3.01*
Unit 2 - Central W section	10995	1.10	*2.72*
Unit 3 - SE section	13490	1.35	*3.33*
Total	36660.00	3.67	*9.06*

Residential Summary (area calculations)	**Hectares**	*Acres*	**Units/ Hectare**	**Units**	**Number of People**
Low Density Residential (ha)	27.87	*68.87*	22.3	620	1,984
Medium Density Residential (ha)	5.71	*14.11*	27.5	157	377
Medium Density Block Residential (ha)	1.04	*2.57*	40.0	42	100
High Density Residential (ha)	3.67	*9.06*	100.0	367	880
Total	38.28	*94.60*	n/a	1,185	3,341

Note that the following are based on linear frontage with the exception for the High Density Residential Calculation, which is based on Ha: **Residential Summary (frontage calculations)**	**Frontage (lin.m.) or Ha**	**Units/ Frontage lin.m. or (ha)**	**Units**	**Number of People**
Low Density Residential	7435.70	12.0	620	1,983
Medium Density Residential	1414.06	9.0	157	377
Medium Density Block Residential (ha)	1.04	40.0	42	100
High Density Residential (ha)	3.67	100.0	367	881
Totals	n/a	n/a	1,185	3,341

Overall Unit Density	19.2	units/hectare
Overall Population Density	54.0	persons/hectare

% of Developable Area	
Low Density Residential	45.08%
Medium Density Residential	9.23%
Medium Density Block Residential	1.68%
High Density Residential	5.93%
Total	61.93%

Housing Mix	Units	Ratio
Low Density Residential	620	52.3%
Medium Density Residential	157	13.3%
Medium Density Block Residential	42	3.5%
High Density Residential	367	30.9%
Total Housing Units	1,185	100.0%