

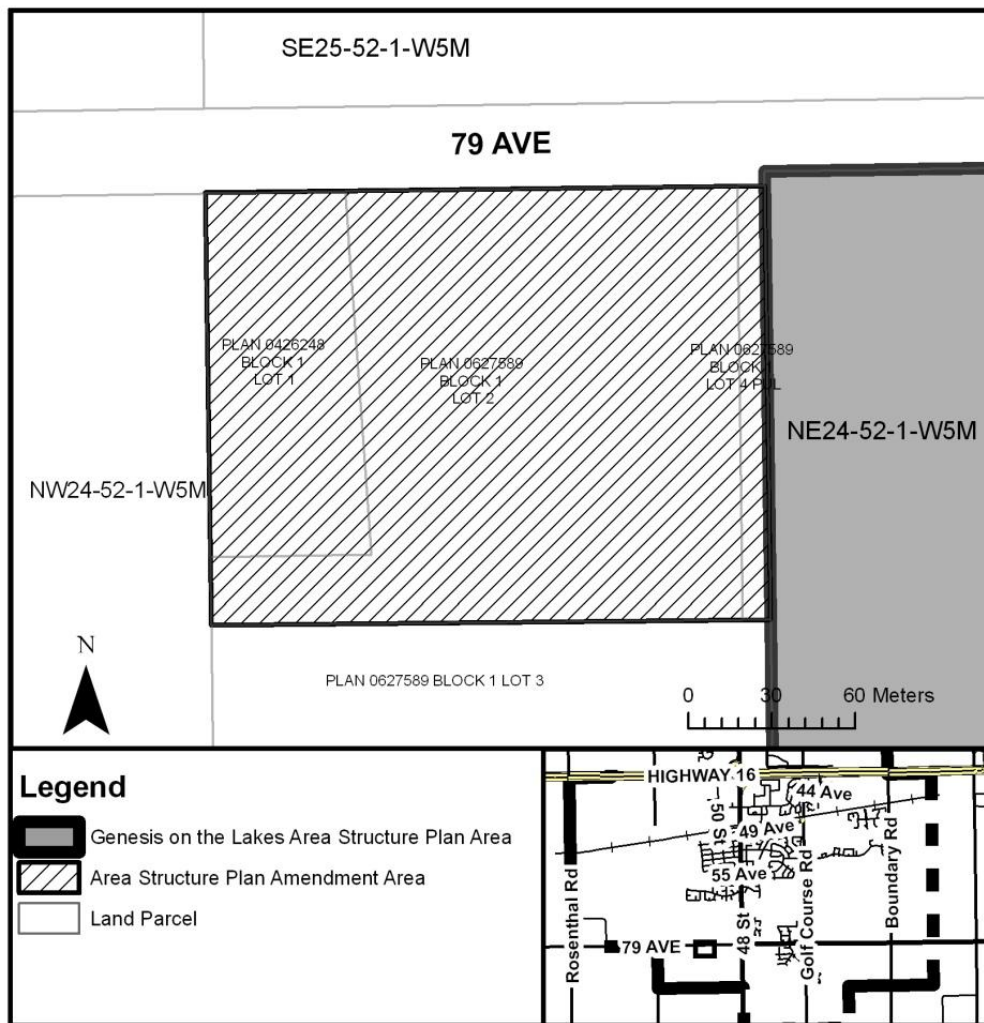
BYLAW 2364/D&P/09

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE GENESIS ON THE LAKES AREA STRUCTURE PLAN BYLAW 2258/D&P/06

The Council of the Town of Stony Plain in the Province of Alberta, enacts that the Genesis on the Lakes Area Structure Plan Bylaw 2258/D&P/06 be amended as follows:

1. That this Bylaw 2364/D&P/09 is to be cited as the “Genesis on the Lakes Area Structure Plan Amendment”.
2. That Schedule “A” attached hereto is hereby adopted as part of this bylaw.
3. That this bylaw shall apply to Plan 0426248 Block 1 Lot 1 and Plan 0627589 Block 1 Lots 2 & 4 PUL; which is 2.98 hectares, more or less, and which is shown on the figure below:

**Figure: Genesis on the Lakes Area Structure Plan Amendment Bylaw 2364/D&P/09
Area of Application**



4. 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.
5. 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 11th day of May, A.D. 2009.

Mayor Ken Lemke

Louise Frostad, CMA, CLGM
Director, Finance and Administration

Public Hearing held on the day of , A.D. .

Read a second time this day of , A.D. .

Read a third time this day of , A.D. .

Mayor Ken Lemke

Louise Frostad, CMA, CLGM
Director, Finance and Administration

Schedule A:

**Genesis on the Lakes Area Structure Plan
Amendment**



Genesis on the Lakes

Area Structure Plan Amendment

April 2009

File # 754-02

Table of Contents

- 1. Introduction..... 2
- 2. Background..... 2
 - 2.1. Municipal Development Plan 2
 - 2.2. Genesis on the Lakes Area Structure Plan..... 2
 - 2.3. Development Constraints 2
- 3. Proposed Amendment 2
 - 3.1. Residential 2
 - 3.2. Public Utility Lot 2
 - 3.3. Utility Right-Of-Way 3
 - 3.4. Demography 3
 - 3.5. Transportation..... 3
 - 3.6. Utility Servicing 3
 - 3.6.1. Storm Water Management..... 3
 - 3.6.2. Water and Sanitary Services..... 3
 - 3.7. Development Phasing..... 4
- 4. Rationale 4

List of Figures and Tables

- Figure 1: Proposed Plan 5
- Table 1: Approved Land Use Statistics..... 6
- Table 2: Proposed Land Use Statistics..... 7

1. Introduction

The purpose of this area structure plan amendment is to incorporate a 2.98 ha (7.4 acres) area of land for residential use and a 0.16 ha (0.4 acres) area of land for public utility use into the area structure plan. The subject land is located immediately south of Township Road 524 (79 Avenue) and immediately east of NW 24-52-1-5. The subject land is a part of the same quarter section as the lands within the existing area structure plan (see Figure 1).

2. Background

2.1. Municipal Development Plan

This neighbourhood structure plan amendment conforms to the Town of Stony Plain's Municipal Development Plan 2005-2020, as approved on April 11, 2005.

2.2. Genesis on the Lakes Area Structure Plan

The Genesis on the Lakes Area Structure Plan (Bylaw 2258/D&P/06) was adopted by the Town of Stony Plain in June 2006.

2.3. Development Constraints

Two utility rights-of-way run diagonally through the amendment area, from the northwest to the southeast. These utility rights-of-way have been granted to Esso and are currently used for high-pressure pipelines. Esso has not requested any additional setbacks beyond the boundaries of the right-of-way.

3. Proposed Amendment

3.1. Residential

Figure 1 shows the proposed amendment to the Genesis on the Lakes Area Structure Plan. The subject residential land represents a total of 2.98 ha (7.4 acres). This amendment proposes to designate the subject land Medium Density Residential. This will increase the total area of land in the area structure plan designated Medium Density Residential from 4.7 ha (11.6 acres) to 7.7 ha (19.0 acres).

It is anticipated that the subject land will be redistricted from R-MH (Residential Manufactured Home) and U-R (Urban Reserve) to R-2C (Comprehensive Medium Density Residential).

3.2. Public Utility Lot

Figure 1 shows the proposed amendment to the Genesis on the Lakes Area Structure Plan. The subject Public Utility Lot represents a total of 0.156 ha (0.4 acres). This, in combination with the residential land, will increase the total area of the area structure plan from 56.30 ha to 59.4 ha (146.8 acres). The Public Utility Lot on the east side of the amendment area is for extension of town services in a north south direction.

3.3. Utility Right-Of-Way

The proposed amendment will preserve the utility right-of-way that runs diagonally through the amendment area by restricting development on it to only include amenity areas, internal roadways, and parking, or as permitted by the right-of-way grantee. The utility right of way will utilized as amenity space for the development.

3.4. Demography

This change will result in an increase of ninety (90) medium density units, thereby increasing the future population of the plan area by two hundred and sixteen (216) persons. The percentage of medium density units will increase from 15.2% to 22.8%.

The approved area structure plan statistics are shown in Table 1 and the amended statistics are shown in Table 2.

3.5. Transportation

The eastern boundary of the amendment area abut the rearyards of proposed residential lots within the approved Genesis on the Lakes Area Structure Plan. The western and southern boundaries of the amendment area abuts land that is currently undeveloped and not covered by an area structure plan. This amendment proposes to provide vehicular access to the amendment area from the north, via 79th Avenue. An emergency access in the north west corner of the site will be provided to 79 Avenue for the second stage of the development.

3.6. Utility Servicing

3.6.1. Storm Water Management

This amendment proposes to direct storm water flows to the southeastern corner of the amendment area. From there, stormwater flows would then drain south in an underground storm pipe to the Genesis Lake storm water management facility. This facility has been sized to include the water runoff from our site. The underground storm pipe from the southeast corner of our site to the pond has also been located to ensure drainage from our lands and the land south of our site into the pond.

3.6.2. Water and Sanitary Services

This amendment can accommodate the extension of municipal water and sanitary services to the amendment area in two ways, depending on the sequence of development in the area. First, if municipal water and sanitary services are developed in the existing Genesis on the Lakes Area Structure Plan area, these services can be extend into the amendment area from the east and south. Second, municipal water and sanitary services can be supplied to the amendment area by extending the existing services located east of the amendment area along 79 Avenue. The servicing design for the amendment area will utilize one of these two options, and will largely depend on the sequence of future development in the area.

3.7. Development Phasing

Given the area of the subject land, and the development constraints posed by the utility right-of-way, it is anticipated that development will occur in two phases. The first stage will be north of the utility right of way corridor and the second stage will be south. Access to 79 Avenue will be via one joint access.

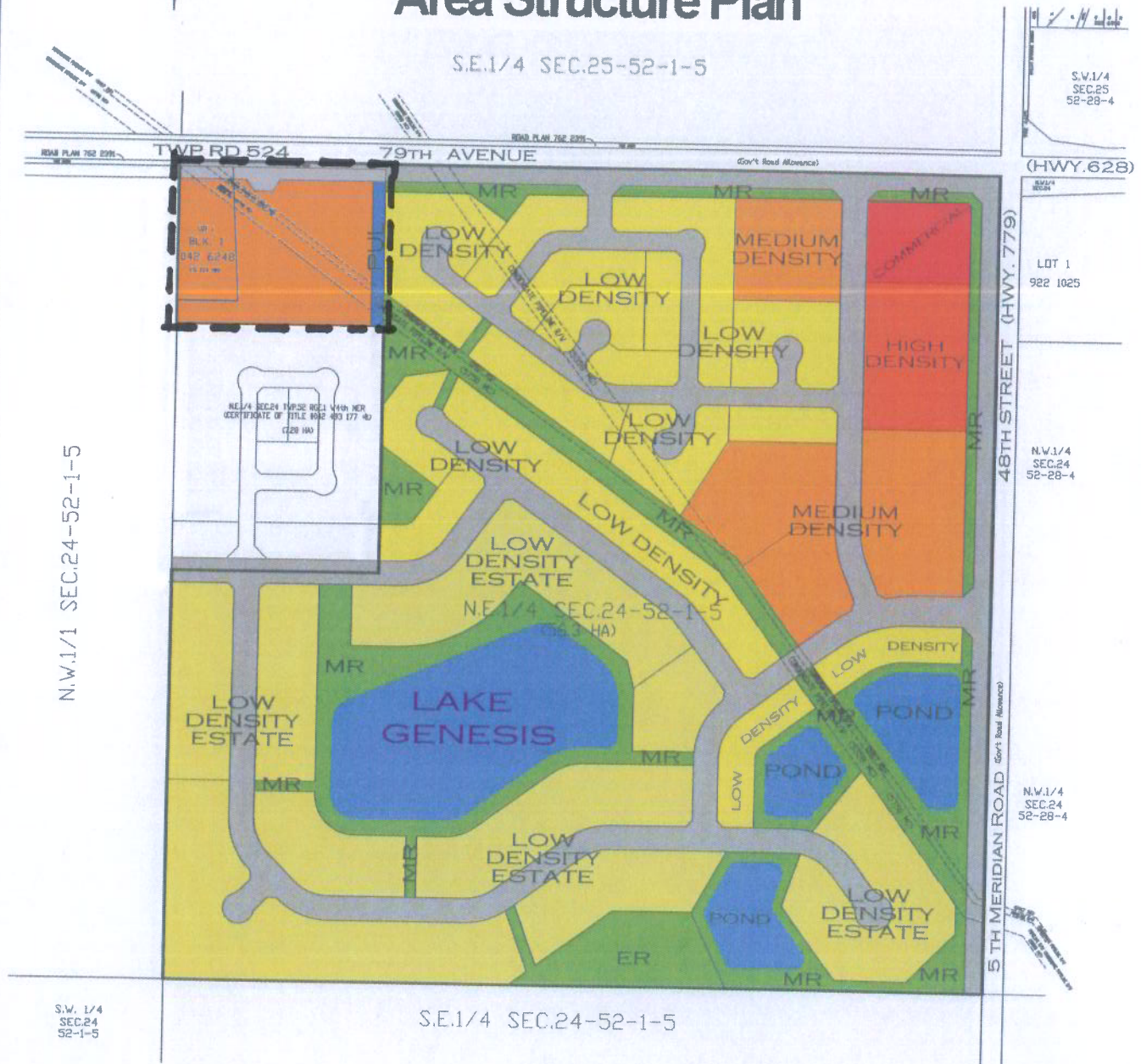
4. Rationale

The proposed amendment responds to recent and anticipated housing market demand, and is in keeping with the overall objectives and policies of the Genesis on the Lakes neighbourhood.

Figure 1: Proposed Plan

Genesis on the Lakes Area Structure Plan

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



NOTES / LEGEND

- | | | | |
|-----------------------|---------|-------------|---------|
| 1. ASP Boundary | 59.4 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 | 6.2 ha |
| 5. Medium Density | 7.7 ha | | |
| 6. High Density | 1.5 ha | | |

Scale 1:6000

GENESIS on the Lakes AREA STRUCTURE PLAN

**DEVELOPMENT
CONCEPT**

Table 1: Approved Land Use Statistics

Land Use	Area (ha)	%	Dwelling Units	%	Population	%
Gross Area	56.3	100.0%				
Roadways	10.5	18.7%				
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	100.00%	1417	100.00%
Low Density Estate	14.2	46.1%	71	13.1%	227	16.0%
Low Density Estate	10.4	33.8%	166	30.7%	532	37.6%
Medium Density	4.7	15.3%	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

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

Assumptions:	
Number of students per dwelling	0.61
Number of dwellings	542
Proportion of students in Public System	65%
Proportion of students in Separate System	35%

Table 2: Proposed Land Use Statistics

Land Use	Area (ha)	%	Dwelling Units	%	Population	%
Gross Area	59.4	100.0%				
Roadways	10.5	17.7%				
PUL (including storm pond)	6.2	10.4%				
Municipal Reserve	7.2	12.1%				
Environmental Reserve	1.1	1.9%				
Commercial	0.8	1.3%				
Residential	33.6	56.6%	632	100.00%	1633	100.00%
Low Density Estate	14.2	42.2%	71	11.2%	227	13.9%
Low Density	10.4	30.9%	166	26.3%	532	32.6%
Medium Density	7.7	22.8%	208	32.9%	499	30.6%
Higher Density	1.5	4.5%	187	29.6%	374	22.9%

Overall residential density: 26.9 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

	K-6	7-9	10-12	Total
Public School System	139	56	56	251
Separate School System	75	30	30	135
Total	214	86	86	386

Assumptions:

Number of students per dwelling	0.61
Number of dwellings	632
Proportion of students in Public System	65%
Proportion of students in Separate System	35%