

BYLAW 2198/D&P/04

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF
ALBERTA FOR THE PURPOSE OF AMENDING THE GRAYBRIAR AREA
STRUCTURE PLAN BYLAW 2099/D&P/00**

The Council of the Town of Stony Plain in the Province of Alberta, enacts that the Graybriar Area Structure Plan, being Bylaw 2099/D&P/00, be amended as follows:

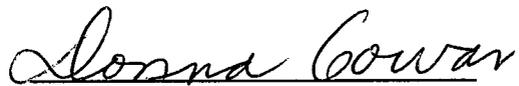
1. That this Bylaw 2198/D&P/04 is to be cited as the "Graybriar Area Structure Plan Amendment".
2. That "Schedule A" attached hereto is hereby adopted as part of this Bylaw.
3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed 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 13th day of April, A.D. 2004.

Public Hearing held on 10th day of May, A.D. 2004.

Read a second time this 10th day of May, A.D. 2004.

Read a third time this 10th day of May, A.D. 2004..



Mayor Donna Cowan



Randy Dubord, CMA
Director, Finance and Administration

GRAYBRIAR
AREA STRUCTURE PLAN
TOWN OF STONY PLAIN

BYLAW NO: 2198/D&P/04

LUP
Consulting
Land Use Planning

DURRANCE
& ASSOCIATES LIMITED

By: LUP Consultants – Land Use Planning
Durrance Projects Ltd. - Engineering

March 2004

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1.0 INTRODUCTION AND BACKGROUND

The Graybriar Area Structure Plan, Bylaw No. 2099/D&P/00, was passed by the Town of Stony Plain Council, on April 25, 2000.

A previous Area Structure Plan, dated March 1990, Bylaw No. 1032/D&P/90, entitled "Golf Course Area Structure Plan", and all amendments relating thereto, was rescinded by the Town Council concurrently with the adoption of the April 2000 Graybriar bylaw.

Development within the plan area has since occurred in accordance with detailed subdivision plans, approved by the subdivision authority. The variances between the conceptual Area Structure Plan and detailed subdivision plan approvals now require that the April 2000 Area Structure Plan bylaw be updated.

The purpose of this proposed Area Structure Plan amendment is to merge the prior Area Structure Plan documents to bring the plan into conformity with development as it has occurred.

This amended Area Structure Plan relates to both text and illustrations that together form this updated Graybriar Area Structure Plan document.

1.1 Location

The plan area is situated East of The Stony Plain Golf Course and South of the CN Rail right-of-way. Boundary Road defines the eastern boundary of the plan area and the south boundary is the south section line of section 31-52-27-W4.

The plan area is illustrated in Figure 1 and includes portions of the "front nine" of the Stony Plain Golf Course. It includes the portion of the west half of section 31-52-27-W4, lying south of the CNR main line, and a portion of the southeast quarter 31-52-27-W4.

Opportunities & Constraints

Key influences affecting development within the Graybriar plan area include utility easement alignments, the Atim Creek ravine system, the "front nine" fairways of the Stony Plain Golf Course and the CN Rail Line.

A TransAlta Utilities right-of-way fragments the north half of the plan area in an east/west alignment. This major utility alignment must be accommodated and incorporated into detailed subdivision designs.

Atim Creek traverses the plan area in a North/South alignment in the eastern portion of the plan area. The Atim Creek ravine provides an open space amenity and a functional drainage course servicing the plan area and beyond. The ravine system influences the design and layout of housing sites adjacent to the creek.

The "front nine" portion of the Stony Plain Golf Course extends into the south half of the plan area and occupies considerable land area. Access across the fairway is defined by the location and proposed extension of Briarwood Way, and which currently terminates at the north boundary of the Golf Course lands.

The CN Rail line borders the north boundary of the plan area, which prohibits access to the North. Access to the plan area is therefore confined to Boundary Road to the East and Briarwood Way to the south.

1.3 Plan Context

The Graybriar plan area is substantially developed or committed in terms of subdivision design and lot layout. Infill pockets of undeveloped land have limited land use flexibility, due to surrounding road development and adjacent subdivision approval.

SITE ANALYSIS

The following features and conditions are key influences respecting the development of land in the Graybriar plan area for urban land use.

Natural Features

A prominent natural feature of the plan area is Atim Creek and its associated ravine system. This permanent watercourse performs an important drainage function for the plan area, as well as, its upstream and downstream catchment area. It provides a key aesthetic and open space feature for the Graybriar area.

CN Rail

The mainline CN Rail line borders the north boundary of the plan area. This built-up track alignment separates the plan area from existing urban uses to the North of the rail line. Access across the CN mainline is not a feasible option and circulation into the plan area is restricted to access from other directions.

Utility Right-of-Ways

The Northern portion of the plan area is encumbered by a TransAlta utilities easement. This is to be retained and protected within utility lot parcels, open space areas or road right-of way.

Adjacent Land Use

To the East, across Boundary Road is Agricultural land. To the South are lands under development for residential use. To the West is the "back nine" of the Stony Plain Golf Course. To the North is the CN Rail mainline and developed urban land uses.

Site Access

The principal source of access to the plan area is Boundary Road to the East. Secondary access will occur as development takes place South of the plan area via Briarwood Way. Access to the North is not an option because of the presence of the CN Rail mainline. CN has suggested that grade separation of the Boundary Road crossing may be required as a long-term solution to potential crossing requirements.

Soils and Ground Water

Soil conditions have been a major concern for development in the Town of Stony Plain. Generally there is a high water table and potentially unstable surface conditions throughout the Stony Plain area.

In recognition of this, residential development should only occur on areas of higher ground, where the effects of adverse soil conditions can be divided. Normal construction techniques should be possible for installation of utilities and buildings throughout the residential portions of the plan area.

Utilities required to service the proposed residential development should be shallow to ensure that the underlying soils will not become a major problem.

Pipelines, Powerlines, and Utility Easements

An overhead TransAlta powerline traverses the plan area. This powerline is a main feeder line to the Town of Stony Plain and must be retained and be incorporated into the adjacent residential subdivision

2.8 Historical/Archaeological Resources

Alberta Culture's Archaeological Survey has indicated that no historical resources survey or assessment will be required within the plan area.

DEVELOPMENT CONCEPT

The proposed development concept is shown on Figure 2. Table 1 provides a statistical profile of the development concept.

Having regard to previous planning and subdivision approvals within the Graybriar plan area and a need to reconcile and update those approvals, this revised Area Structure Plan document is intended to provide a current and comprehensive framework for developing the balance of the Graybriar community.

The following commentary addresses a number of issues, influences and circumstances that affect the final design and subdivision of the Graybriar Community;

Municipal Development Plan

The current Town of Stony Plain Development Plan (Bylaw No. 2053/D&P/98) designates the amendment area as Residential – Short Term. Section 2.9 requires “a minimum overall density within residential area structure plan areas of approximately 13 to 15 dwellings per gross hectare.” The proposed amendment surpasses this minimum density requirement and is in general conformity with the Municipal Development Plan (MDP).

Land Use Bylaw

The amendment area is currently districted U-S, P, DC-2, and DC-2-3. Implementation of this amendment will require some changes to the Land Use Bylaw district map to accommodate the proposed development.

Atim Creek – Top-of-Bank

In January 2000, the top-of-bank of Atim Creek within the plan area was established by survey. North of Graybriar Drive the 698m contour was established as the 1:100 year flood plain. South of Graybriar Drive the 699m contour was established as the 1:100 year flood plain.

The Atim Creek valley, as defined by the east and west top-of-bank, will be dedicated as Environmental Reserve. This dedication encompasses 1.4 ha.

Storm Water Management

The original Golf Course Area Structure Plan of 1990 proposed storm water retention ponds in the northwest and northeast portions of the plan area. A subsequent storm water management plan determined that ponds are not required and the land required to accommodate water retention were then made available for housing use.

Golf Course Boundary Adjustment

By prior subdivision approval and exchange of lands, the boundaries of the "front nine" fairways of the Stony Plain Golf Course have been adjusted. Adjustments were required to ensure that the "front nine" fairways are functionally integrated into the adjoining subdivided lands.

Residential Development

The majority of the plan area will be developed for single-family residential use. Several appropriate sites for multi-family housing have also been identified at the west entrances to the plan area and on the west side of environmental reserve lands adjacent to the Stony Plain Golf Course.

It is anticipated that multi-family sites will be developed for an adult occupancy or family housing at a minimum density of 15 units/acre (37 units/ha).

Neighbourhood Commercial

A convenience level commercial site has been designated at the eastern entrance to the plan area along Boundary Road. This development is intended to serve the residents of the golf course area, and to take advantage of the high visibility and accessibility provided by Boundary Road.

Circulation

The primary access and internal circulation roadway is Graybriar Drive, which follows an East-West alignment from Boundary Road to the interior of the plan area. A connection southward via Briarwood Way, which crosses the "front nine" fairway, provides secondary access to and through the south portion of the plan area. The balance of the subdivision is served by a series of residential loop roads and cul-de-sacs.

School and Parks

Development within the plan area will be served by public and separate elementary schools which are to be located South of the section boundary. In the interim, students within the golf course plan area will be bused to existing schools in the Town of Stony Plain. Anticipated student generation is shown in Table 2.

Municipal Reserve Dedication

Land designated for municipal reserve has become part of the Stony Plain Golf Course. A substantial park area of approximately 2.2 ha is provided in the southwest corner of the plan area located between the ninth green and the residential subdivision to the East. Several pockets of municipal reserve open space areas are located throughout the plan area. One such parcel is proposed to buffer residential development from the CNR main line at the northern end of the plan area. Municipal Reserve lands are also used to extend the local park and trail system proposed as part of the Graybriar Area Structure Plan and to incorporate the TransAlta Utilities right-of-way into a usable amenity open space or trail corridor through the area.

Reserve dedication within the plan area exceeds the 10% reserve dedication provided for under the Alberta Municipal Government Act. This includes the Town of Stony

Plain's granting of double the municipal reserve credit for 0.86 ha within the golf course area to the west previously districted for multiple housing.

The following (Table 1) illustrates the area calculation and allocation of Municipal Reserve dedication:

TABLE 1 Municipal Reserve Provisions

	Hectares
Gross Plan Area	34.7
Environmental Reserve	1.8
Gross Developable Area	32.9
Total Required Reserve (10% GDA)	3.3

Land Use Allocation

The following (Table 2) illustrates the allocation of land to various land use designations including public land use categories;

TABLE 2 Land Use Allocation

	Hectares
Gross Area	34.7
Environmental Reserve	1.8
Gross Developable Area	32.9
Residential	21.1
Municipal Reserve	3.2
Circulation	6.7
Public Utility Lots	1.5
Commercial	0.4
Storm Water Management	0.0

Population Projection

Based on the Land Use Allocation under 3.11 the following (Table 3) illustrates the estimated population projections;

TABLE 3 Population Projections

	Area (ha)	Units/ha	Units	People/Unit	Population
Estate Residential	6.9	12	80	3	240
Low Density	7.6	20	138	3	414
Medium Density	6.6	40	290	2.8	812
Total	20.8		507		1466

PPGDH = 73.3

Units PGDH = 24.4

Public & Separate School Student Generation

Based on recognized student generation factors the following (Table 4) illustrates the anticipated public and separate student generation.

TABLE 4 Public & Separate School Student Generation

	Area (ha)	Units/ha	Dwelling Units
Multi-Family	6.6	40.0	264
Single Family	14.5	16.0 (Av.)	232
			496

Total Population = 496 Units x 3.0 people/unit
= 1488

Generation Factor (per dwelling unit)	Public Schools			Separate Schools		
	Elem.	Jr. High	Sr. High	Elem.	Jr. High	Sr. High
Student generation	0.34	0.16	0.13	0.27	0.13	0.10
	169	80	65	134	65	50

NOTE: Generation Factors based on Town of Stony Plain General Municipal Plan, 1986. Numbers have been rounded to reflect whole number projections.

MUNICIPAL SERVICING

The Graybriar community will be a fully serviced urban subdivision;

Storm Drainage

Atim Creek, which drains the Plan Area, will serve to convey storm water runoff from development within the ASP area. Alberta Environment will be consulted with regard to the most appropriate method of handling storm water runoff. To meet best management practices under the Standards and Guidelines For Municipal Waterworks, Wastewater and Storm Drainage Systems (December 1997) provision will be made to direct runoff through swales or equivalent facilities to improve the water quality entering the creek channel. The storm drainage system will be designed to meet the Town of Stony Plain's overall storm water management plans for development along Atim Creek.

Storm drainage will be handled by a piped system and the use of open drainage swales along the east west collector road.

Sanitary Sewerage

Sanitary sewer services will be tied into the sanitary trunk sewer located along the west side of Atim Creek.

Water

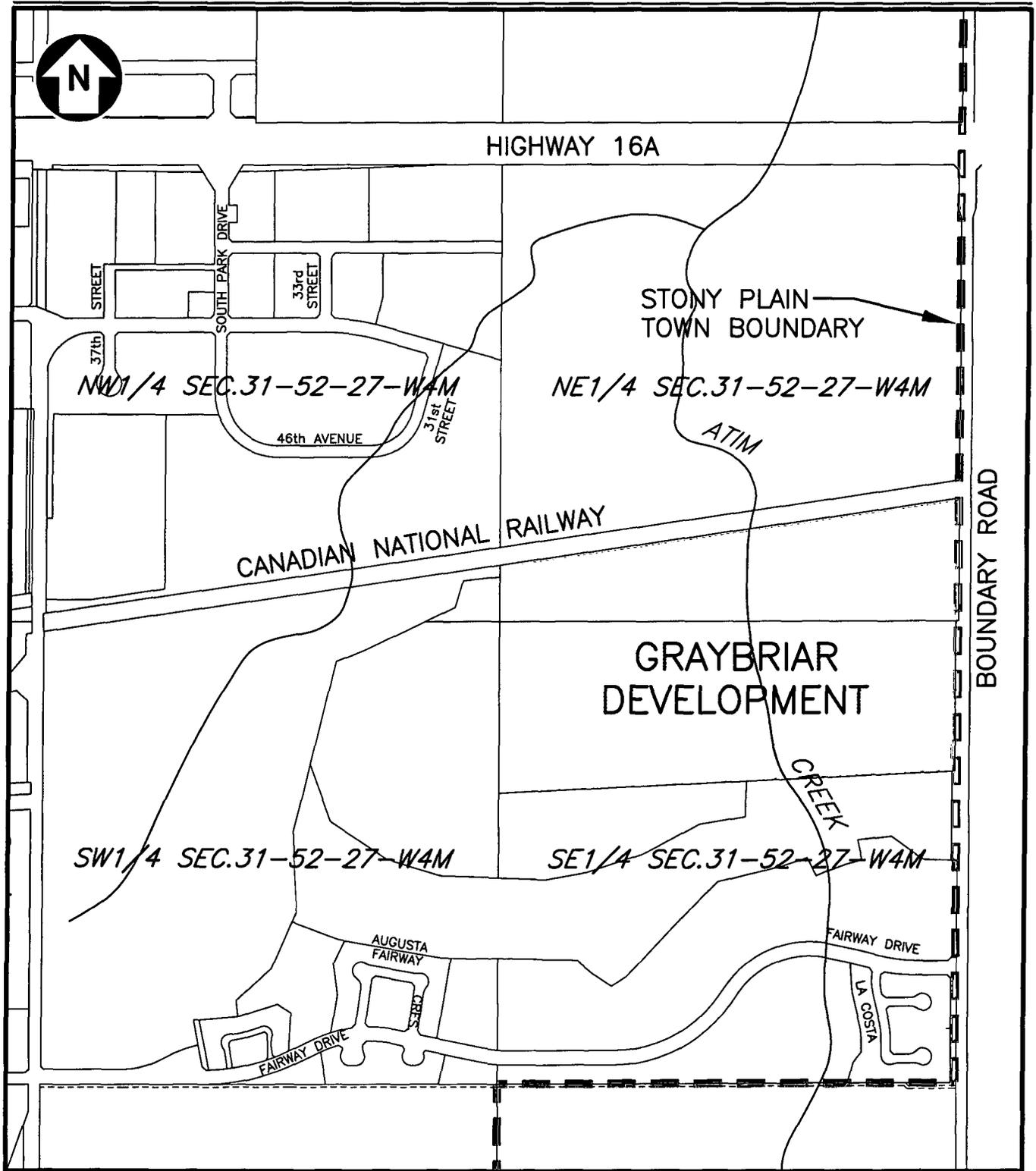
Water services will be extended from the Town's existing infrastructure by constructing a water line loop from north of CN railway to Fairways Drive. The water line loop will be constructed in two stages, with the first stage being from the Graybriar Drive north and the second stage being from Graybriar Drive south to Fairways Drive.

Power, Natural Gas, Telephone and Cable

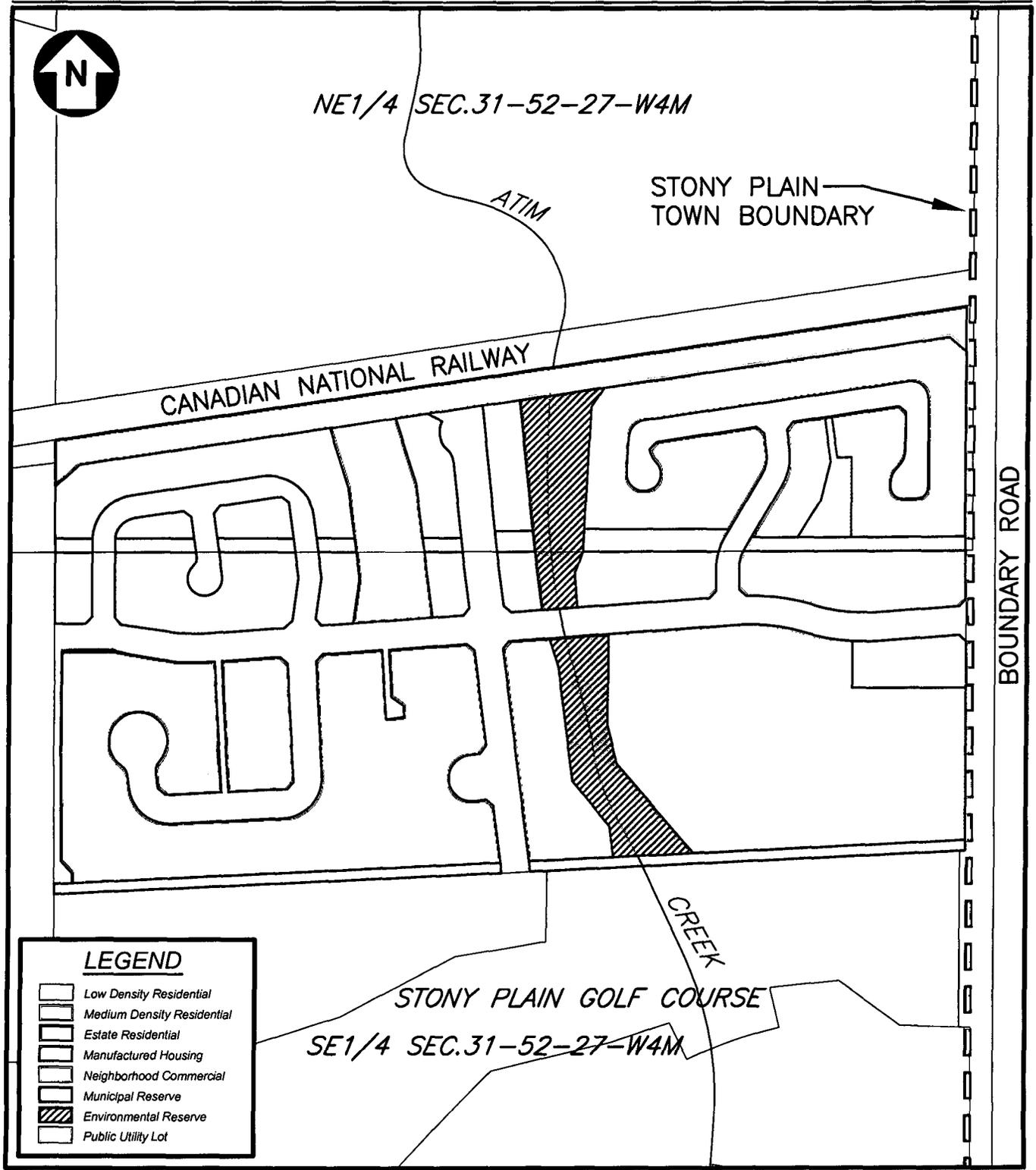
Facilities for the provision of electrical power, natural gas, telephone and cable are available within the plan area.

5.0 STAGING

Staging of development will be determined by the availability of connections to the existing engineering systems. A critical constraint to servicing is the timing of installation of the trunk sanitary sewer across the area. Once that line has been installed, it will be possible for the development to proceed in an orderly fashion commencing at the southwest corner.



<p>GRAYBRIAR LAND CO. STONY PLAIN, ALBERTA</p>	<p>LUP <i>Consulting</i> Land Use Planning</p>	<p>DURRANCE & ASSOCIATES LIMITED</p>
<p>GRAYBRIAR AREA STRUCTURE PLAN</p> <p>LOCATION</p>	<p>DESIGNED BY: RGG</p>	<p>JOB NUMBER: 50294</p>
	<p>DRAWN BY: RGG</p>	<p>DRAWING NUMBER: FIGURE 1</p>
	<p>CHECKED BY: EJD</p>	<p>DATE: 04/03/01</p>
	<p>DATE: 04/03/01</p>	<p>LAST EDIT DATE: 04/03/01</p>



GRAYBRIAR LAND CO.
 STONY PLAIN, ALBERTA

**GRAYBRIAR
 AREA STRUCTURE PLAN**

DEVELOPMENT CONCEPT

LUP
Consulting
 Land Use Planning

DURRANCE
 & ASSOCIATES LIMITED

DESIGNED BY: RGG	JOB NUMBER: 50294
DRAWN BY: RGG	
CHECKED BY: EJD	DRAWING NUMBER: FIGURE 2
DATE: 04/03/01	

LAST EDIT DATE: 04/03/01