

BYLAW 2711/D&P/24

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE NORTH INDUSTRIAL AREA STRUCTURE PLAN

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, Council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

WHEREAS, The North Industrial Area Structure Plan was prepared in accordance with Sections 633 and 636 of the *Municipal Government Act*;

NOW THEREFORE, the Council of the Town of Stony Plain, in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “North Industrial Area Structure Plan”.

2.0.0 General

2.1.0 That “Schedule “A” attached to and forming part of this bylaw is hereby adopted as the area structure plan for the subject lands.

2.2.0 That the information contained within Schedule “A” is conceptual to guide future planning and development decisions within the North Industrial area, and subject to minor variation based on detailed design and planning for each development stage in consideration of other municipal plans, policies and regulations in effect at the time of further planning and development work and decisions.

3.0.0 Severability

3.1.0 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.

4.0.0 Review

4.1.0 This bylaw shall be reviewed within its fifth year, being 2030, or as deemed necessary.

5.0.0 Repeal

5.1.0 Bylaw 2309/D&P/07 is hereby repealed.

6.0.0 Effective Date

6.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this 9th day of December, AD 2024.

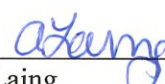
Public hearing held this 13th day of January, AD 2025.

Read a second time this 13th day of January, AD 2025.

Read a third time this 13th day of January, AD 2025.



Mayor William Choy



Ann Laing,
General Manager, Corporate Services

SCHEDULE "A"

North Industrial Area Structure Plan

Town of Stony Plain

Stony Plain North Industrial Area Structure Plan

January 2025

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1. Introduction

1.1 Purpose

This Area Structure Plan (ASP or Plan) has been prepared to provide a framework for the subdivision and development of part of SW6-53-27-W4M, part of SE6-53-27-W4M, and NW6-53-27-W4M. The Plan area comprises 56.72 hectares (ha) and will be developed as a business industrial neighbourhood.

The Stony Plain North ASP meets the requirements of Section 633 of the Municipal Government Act and complies with the policies of the Town's Municipal Development Plan and its figures, namely Figure 2: Urban Growth Pattern, Figure 3: Growth Management Strategy, and Figure 4: Future Land Use. These figures designate the Plan area as an employment area.

1.2 Location Context

The Plan area is adjacent to the North Business Park and is defined by:

- The quarter section line to the north and a 0.94 ha portion in NW6-53-27-W4M;
- The quarter section line to east and a 4.18 ha portion of SE6-53-27-W4M;
- Highway 16A and a row of commercial lots fronting onto Boulder Boulevard to the south; and
- Golf Course Road to the west.

Figure 1 shows the boundaries of the Plan area and its location within the town.

1.3 Land Ownership

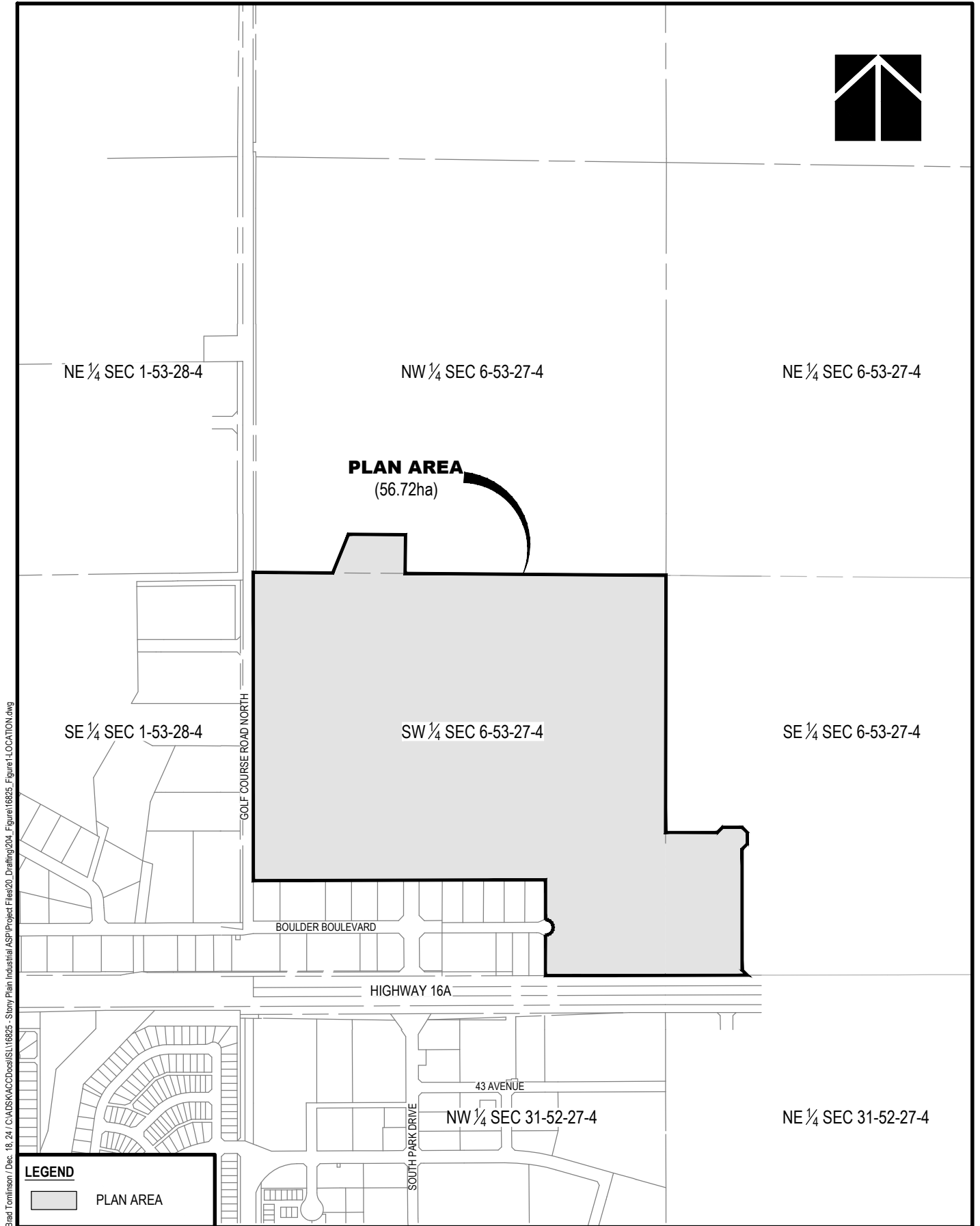
Land ownership within the ASP is shown on Figure 2 and is summarized by Table 1 below.

Table 1: Land Ownership

	Landowner	Legal Description	Area (Hectares)
1	Private Owner	Lot 9 Block 9 Plan 1921594	2.30 Ha
2	Private Owner	Lot 3 Block 10 Plan 2320136	2.43 Ha
3	Private Owner	Lot 4 Block 10 Plan 2320136	10.27 Ha
4	Private Owner	Lot A Plan 2108TR	11.55 Ha
5	Private Owner	Lot 6 Block 2 Plan 0522215	0.60 Ha
6	Private Owner	Lot 7 Block 2 Plan 0522215	1.52 Ha
7	Private Owner	Sec 6-53-27-W4M	4.18 Ha
8	Private Owner	Lot 3 Block 12 Plan 2420858	2.17 Ha
9	Private Owner	Lot 2 Block 6 Plan 1224243	0.28 Ha
10	Private Owner	Lot 1 Block 6 Plan 1224243	0.40 Ha
11	Private Owner	Lot 7 Block 4 Plan 1224243	0.33 Ha
12	Private Owner	Lot 6 Block 9 Plan 1224243	0.47 Ha

	Landowner	Legal Description	Area (Hectares)
13	Private Owner	Lot 5 Block 9 Plan 1224243	0.58 Ha
14	Private Owner	Lot 3 Block 9 Plan 1224243	0.59 Ha
15	Private Owner	SW 1/4 Sec 6-53-27-W4M	0.53 Ha
16	Private Owner	Lot 1 Block 9 Plan 1224243	0.60 Ha
17	Private Owner	Lot 14 Block 3 Plan 1224243	0.40 Ha
18	Private Owner	Lot 13 Block 3 Plan 1224243	0.47 Ha
19	Private Owner	Lot 4 Block 5 Plan 1224243	0.41 Ha
20	Private Owner	Lot 5 Block 5 Plan 1224243	0.40 Ha
21	Private Owner	Lot 6 Block 5 Plan 1224243	0.40 Ha
22	Private Owner	Lot 11 Block 3 Plan 1224243	0.40 Ha
23	Private Owner	Lot 10 Block 3 Plan 1224243	0.40 Ha
24	Private Owner	Lot 16 Block 3 Plan 2321705	4.16 Ha
25	Town of Stony Plain	Lot 8 Block 9 Plan 1224243	2.75 Ha
26	Town of Stony Plain	Lot 4PUL Block 9 Plan 1224243	4.65 Ha
27	Private Owner	NW 6-53-27-W4M	0.94 Ha

Areas are as per Certificate of Titles and AutoCAD. If any differences arise, the areas will be reconciled at the time of survey.

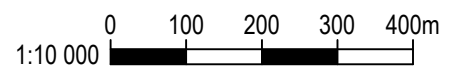


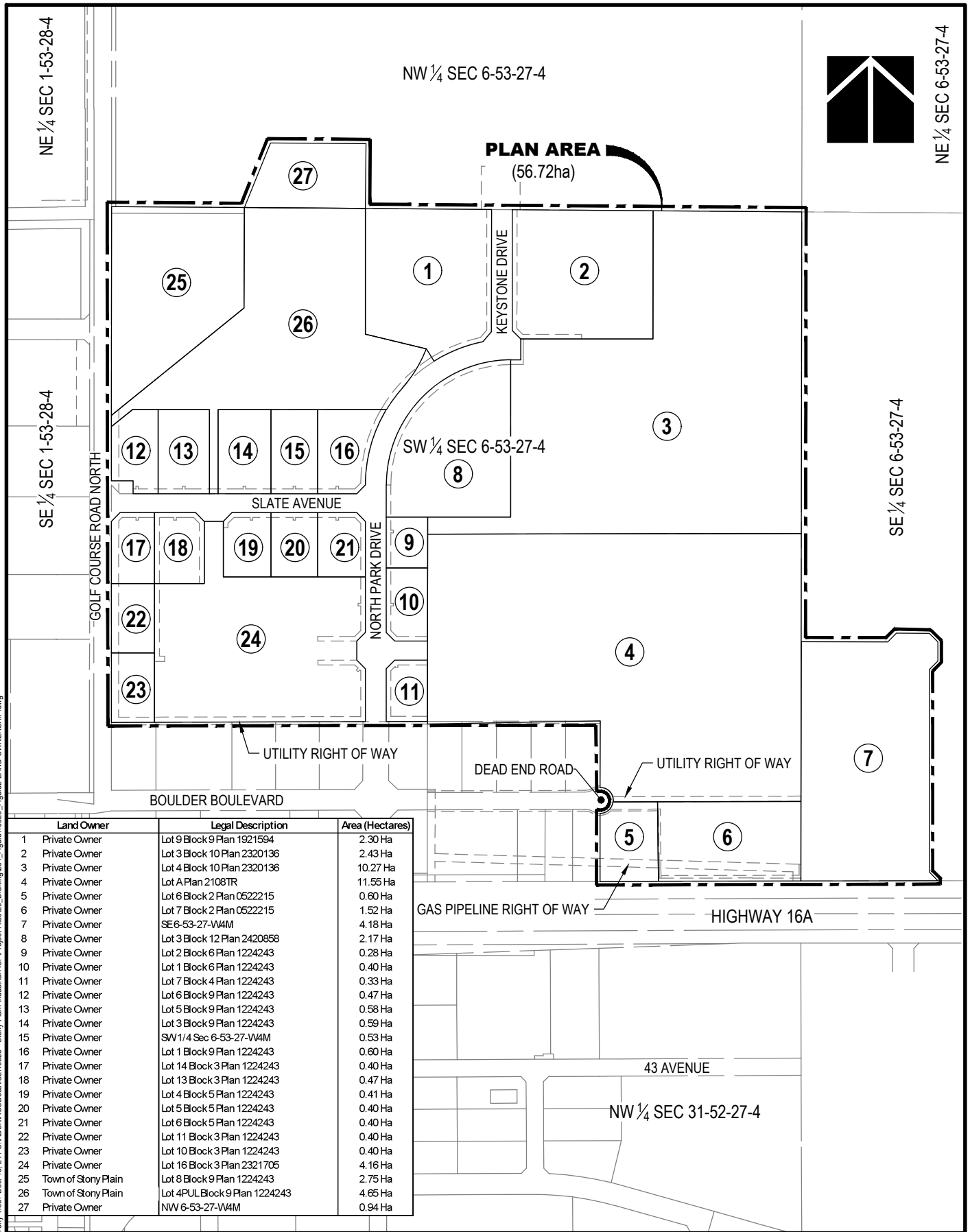
STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN

FIGURE 1

LOCATION PLAN

DECEMBER 2024





Tony Tieu / Dec. 18, 24 / C:\ADSK\KACD\pos\ISL\16825 - Stony Plain Industrial ASP\Project Files\20_Drafting\204_Figure\16825_Figure2_LAND OWNERSHIP.dwg

Lot	Land Owner	Legal Description	Area (Hectares)
1	Private Owner	Lot 9 Block 9 Plan 1921594	2.30 Ha
2	Private Owner	Lot 3 Block 10 Plan 2320136	2.43 Ha
3	Private Owner	Lot 4 Block 10 Plan 2320136	10.27 Ha
4	Private Owner	Lot A Plan 2108TR	11.55 Ha
5	Private Owner	Lot 6 Block 2 Plan 0522215	0.60 Ha
6	Private Owner	Lot 7 Block 2 Plan 0522215	1.52 Ha
7	Private Owner	SE 6-53-27-W4M	4.18 Ha
8	Private Owner	Lot 3 Block 12 Plan 2420858	2.17 Ha
9	Private Owner	Lot 2 Block 6 Plan 1224243	0.28 Ha
10	Private Owner	Lot 1 Block 6 Plan 1224243	0.40 Ha
11	Private Owner	Lot 7 Block 4 Plan 1224243	0.33 Ha
12	Private Owner	Lot 6 Block 9 Plan 1224243	0.47 Ha
13	Private Owner	Lot 5 Block 9 Plan 1224243	0.58 Ha
14	Private Owner	Lot 3 Block 9 Plan 1224243	0.59 Ha
15	Private Owner	SW 1/4 Sec 6-53-27-W4M	0.53 Ha
16	Private Owner	Lot 1 Block 9 Plan 1224243	0.60 Ha
17	Private Owner	Lot 14 Block 3 Plan 1224243	0.40 Ha
18	Private Owner	Lot 13 Block 3 Plan 1224243	0.47 Ha
19	Private Owner	Lot 4 Block 5 Plan 1224243	0.41 Ha
20	Private Owner	Lot 5 Block 5 Plan 1224243	0.40 Ha
21	Private Owner	Lot 6 Block 5 Plan 1224243	0.40 Ha
22	Private Owner	Lot 11 Block 3 Plan 1224243	0.40 Ha
23	Private Owner	Lot 10 Block 3 Plan 1224243	0.40 Ha
24	Private Owner	Lot 16 Block 3 Plan 2321705	4.16 Ha
25	Town of Stony Plain	Lot 8 Block 9 Plan 1224243	2.75 Ha
26	Town of Stony Plain	Lot 4 PUL Block 9 Plan 1224243	4.65 Ha
27	Private Owner	NW 6-53-27-W4M	0.94 Ha

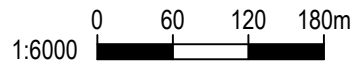


**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

FIGURE 2

LAND OWNERSHIP

DECEMBER 2024



2. Existing Conditions

2.1 Surrounding Land Uses

Existing uses surrounding the Plan area are shown in Figure 3. The lands to the east and north are being used for grazing and crop production, respectively, designated “Employment Land” by the Municipal Development Plan, and districted Future Development (FD) District.

Lands to the west and south, which front onto Boulder Boulevard and parallels Highway 16A, are districted Business Industrial (M1) District. Highway 16A is located to the south of the Plan area.

2.2 Physical Features

The Plan area is mostly cleared and used for industrial use and a stormwater management facility (see Figure 3). The contours show over a six metre (m) change in elevation across the site from east to west. Historical aerial photographs of the site indicate the presence of wetlands on the subject lands. Any removal or infilling of wetlands will require Water Act approvals through Alberta Environment and Protected Areas.

Tree stands and wetland associated sedges and willows surround wetland features. Treed wind rows also exist along the north and east Plan area boundaries. Low lying areas are scattered throughout the site within the cultivated lands. A tributary of Atim Creek extends through the northwest corner of the Plan area and is contained within the lot owned by the Town.

The first three stages of the Plan area is built out with industrial uses and related buildings and structures. Utility and gas pipeline easements extend through the south portion of the Plan area.

As of November 2024, a Biophysical Impact Assessment is being prepared by Spencer Environmental and an Historical Resource Impact Assessment clearance request was submitted by Western Heritage.

2.3 Environmental Impact Assessment

A Phase 1 Environmental Impact Assessment (EIA) was completed in January 2007 by Hoggan Engineering and Testing Ltd. The assessment concluded that no environmental contamination concerns are associated with the past or present usage of the subject site, and that no further environmental investigation is considered necessary.

In December 2024 a Phase 1 Environmental Site Assessment (ESA) was completed by Solid Earth Geotechnical. The lands subject to the ESA are coterminous with a subdivision application, which consists of 18 hectares, and submitted to the Town on November 28, 2024. The ESA advises that “...the potential for environmental impact to the Site from the historical operations of the site and surrounding lands was expected to be low.” The report also documents that historical landfills, environmental spills, and pollutant releases were not within the Plan Area or 300m of it. The ESA concludes that no further ESAs are required.

2.4 Geotechnical Investigation

Four geotechnical investigations have been conducted within the ASP boundaries:

- Shelby Engineering - File No. 1-12, 383, June 2007
- Solid Earth Geotechnical File No. PG18-1382, May 2018
- Solid Earth Geotechnical File No. PG24-1786, July 2024
- Solid Earth Geotechnical File No. PG24-1820.1, December 2024

The studies assessed general development considerations, the installation of underground utilities, building foundation and floor slab options, roadway pavement structures, and follow-up inspection services during construction. The overall findings indicate that the lands are suitable for development, provided that the recommendations outlined in the reports are adhered to.

2.5 Compliance with Statutory Plans and Bylaws

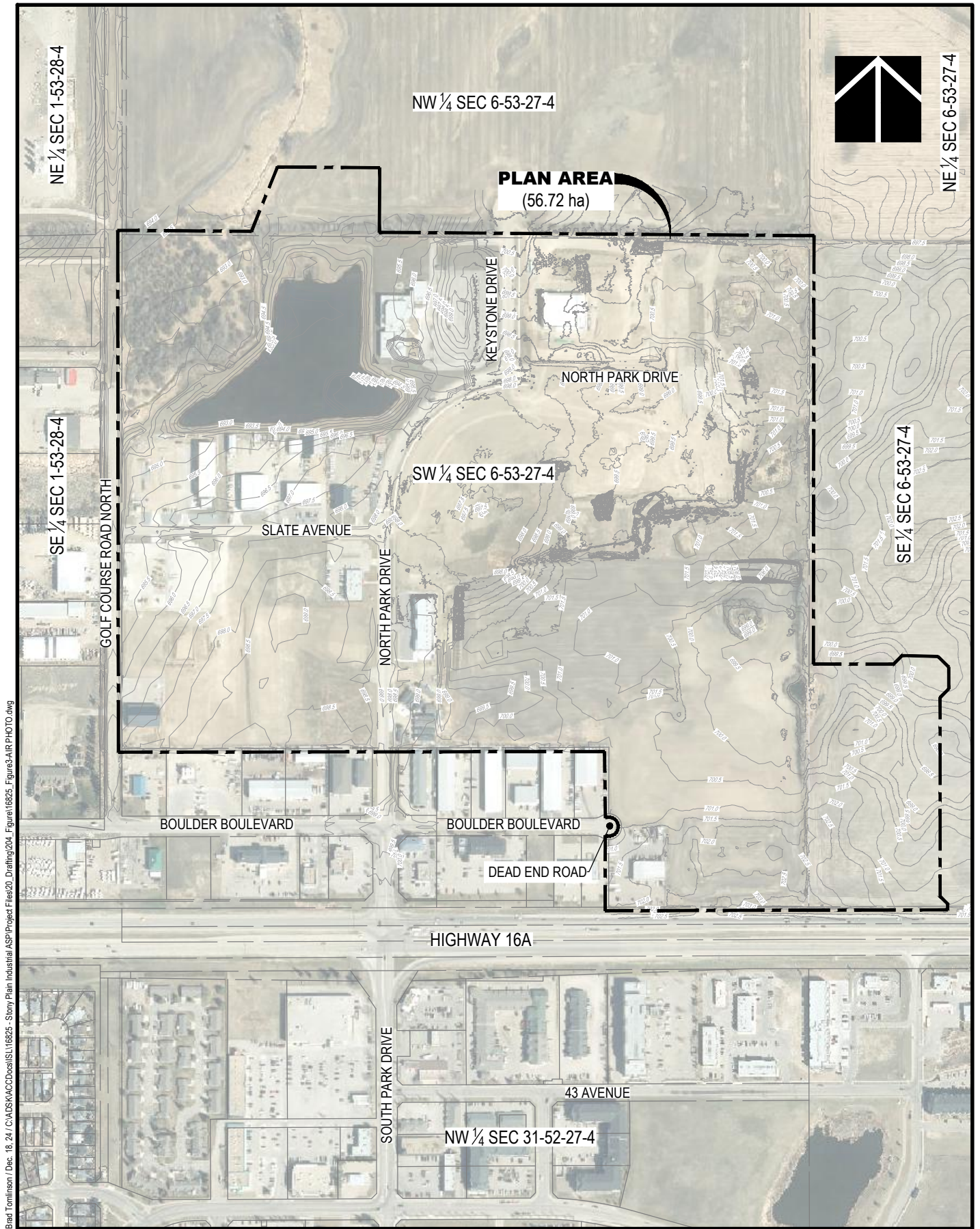
The proposed business industrial use of the Plan area complies with the Town of Stony Plain's Municipal Development Plan. The lands are districted Business Industrial (M1) District and Future Development (FD) District under Land Use Bylaw (LUB). The LUB, which designates the lands as FD District, will need to be amended in advance of subdivision.

2.6 Implications for Future Development

The existing conditions result in the following implications for future development:

1. The proposed business industrial use of the Plan area will be compatible with surrounding land uses and complies with the Town's Municipal Development Plan.
2. The wetlands located in the Plan area are intermittent and are assumed to be developable with proper filling and grading. Negotiations with Alberta Environment and Protected Areas for mitigation of loss of wetlands will proceed at the time of detailed design.

The foregoing implications are recognized by the Development Concept that is shown on Figure 4.



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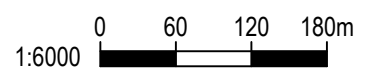


**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

AERIAL PHOTO (2024)

FIGURE 3

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3. The Development Concept

3.1 Concept Plan

The development concept recognizes the current and evolving market opportunities in the town and surrounding area. As such, the concept shown on Figure 4 allows for a range of lot sizes and assumes a mix of business industrial uses. A portion of the Plan area, located in the southeast, is larger than other lots within the Plan area and will accommodate a large format retailer. The northwest portion of the Plan area includes a public utility lot (stormwater management facility), and a municipally owned property without reserve designation that was provided to the Town and contains a tributary of Atim Creek and will remain as natural open space. Municipal reserve for the Plan area will be provided as cash-in-lieu.

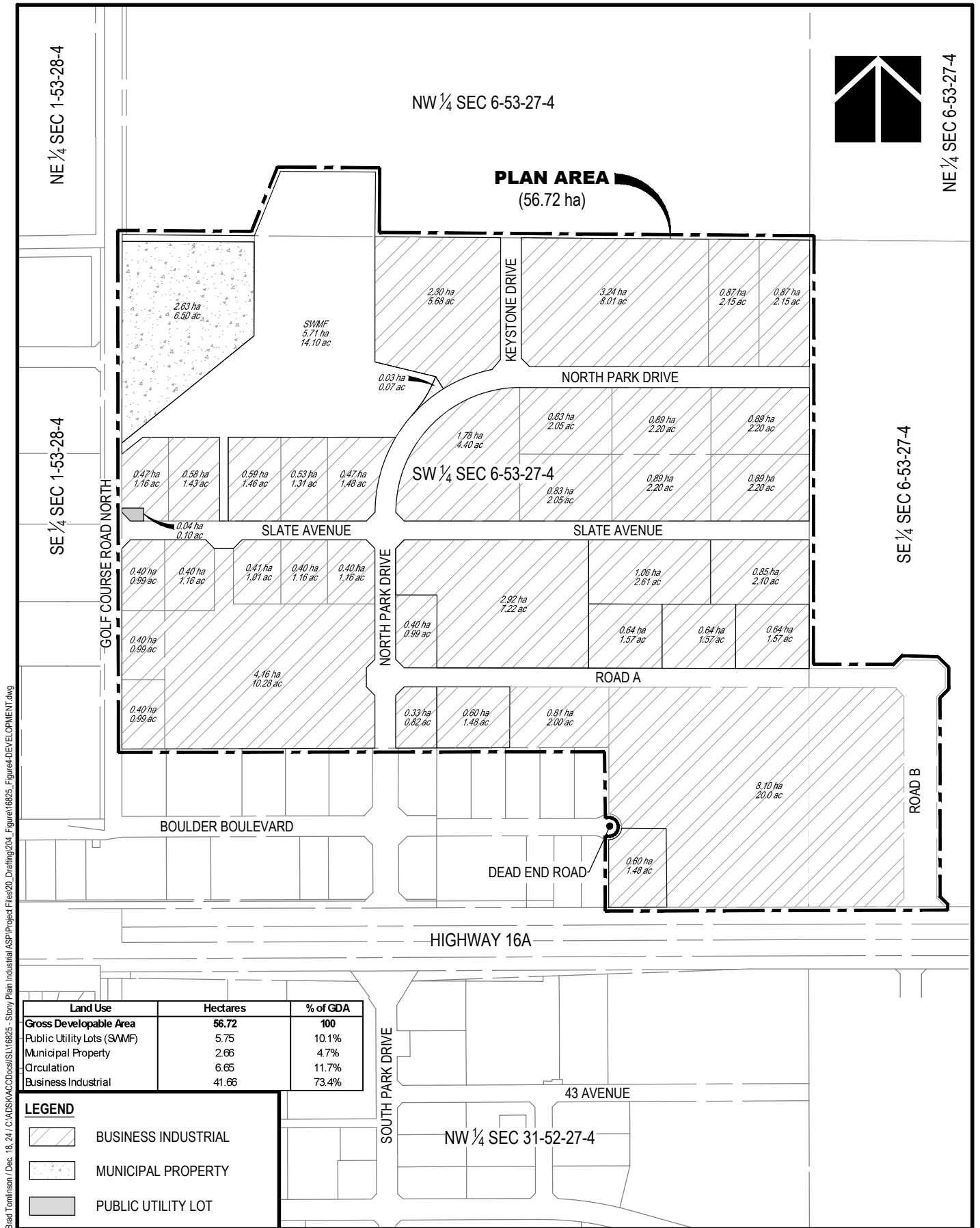
3.2 Land Use

Table 2 provides a summary of the land use breakdown by area proposed by the Development Concept shown on Figure 4.

Table 2: Area Breakdown




<u>Land Use</u>	Hectares	% of GDA
Gross Developable Area	56.72	100
Public Utility Lot (SWMF)	5.75	10.1
Municipal Natural Area	2.66	4.7
Circulation	6.65	11.7
Business Industrial	41.66	73.4

Note: The areas shown in Table 2 are approximate and will be verified at the time of detailed survey.



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Land Use	Hectares	% of GDA
Gross Developable Area	56.72	100
Public Utility Lots (SWMF)	5.75	10.1%
Municipal Property	2.66	4.7%
Circulation	6.65	11.7%
Business Industrial	41.66	73.4%

LEGEND	
	BUSINESS INDUSTRIAL
	MUNICIPAL PROPERTY
	PUBLIC UTILITY LOT



STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN
 DEVELOPMENT CONCEPT

FIGURE 4

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4. Municipal Services

4.1 Water Distribution Concept

The site is serviced by the extension of watermains along both Boulder Boulevard (300mm) and Golf Course Road (250mm), as shown in Figure 5. Allowance will be made for a future connection to lands to the east, ultimately connecting south of Highway 16A to complete the looping. The internal distribution system will be sized in accordance with the Town's water network model to provide adequate flows and fire protection for the site.

4.2 Sanitary Drainage Concept

Sanitary mains will be extended along the proposed North Park Drive, Slate Avenue and Road A of the proposed development, tying into the existing system off North Park Drive. The sanitary mains will flow to a lift station located at the northeast corner of Golf Course Road and Slate Avenue, which has a wet weather capacity of 46 L/s. All gravity sewers will have a minimum diameter of 250 mm and be sized to handle the flows from each lot.

4.3 Storm Drainage Concept

Surface run-off from the site will be conveyed to the stormwater management facility (SWMF) by a piped storm sewer system designed to accommodate the 1 in 5 year storm event, supplemented as necessary by culverts and overland drainage along ditches and through PUL's, as shown in Figure 7. The storm water management facility (SWMF) is located in the northwest portion of the quarter section with a proposed expansion into the adjacent quarter section to the north, as shown in Figure 8. The SWMF will be expanded to provide additional storage capacity to meet the stormwater management requirements for the subject lands.

Drainage from this development is kept separate from existing drainage on Golf Course Road, and from the existing tributary of Atim Creek, which currently passes through the Town lands in the northwest of the site.

The SWMF is designed as a wet pond, discharging into the tributary of Atim Creek. Discharge to the tributary will be controlled to current release rates as dictated by Alberta Environment and Protected Areas. The SWMF has been designed to comply with both quality and quantity requirements.

4.4 Circulation

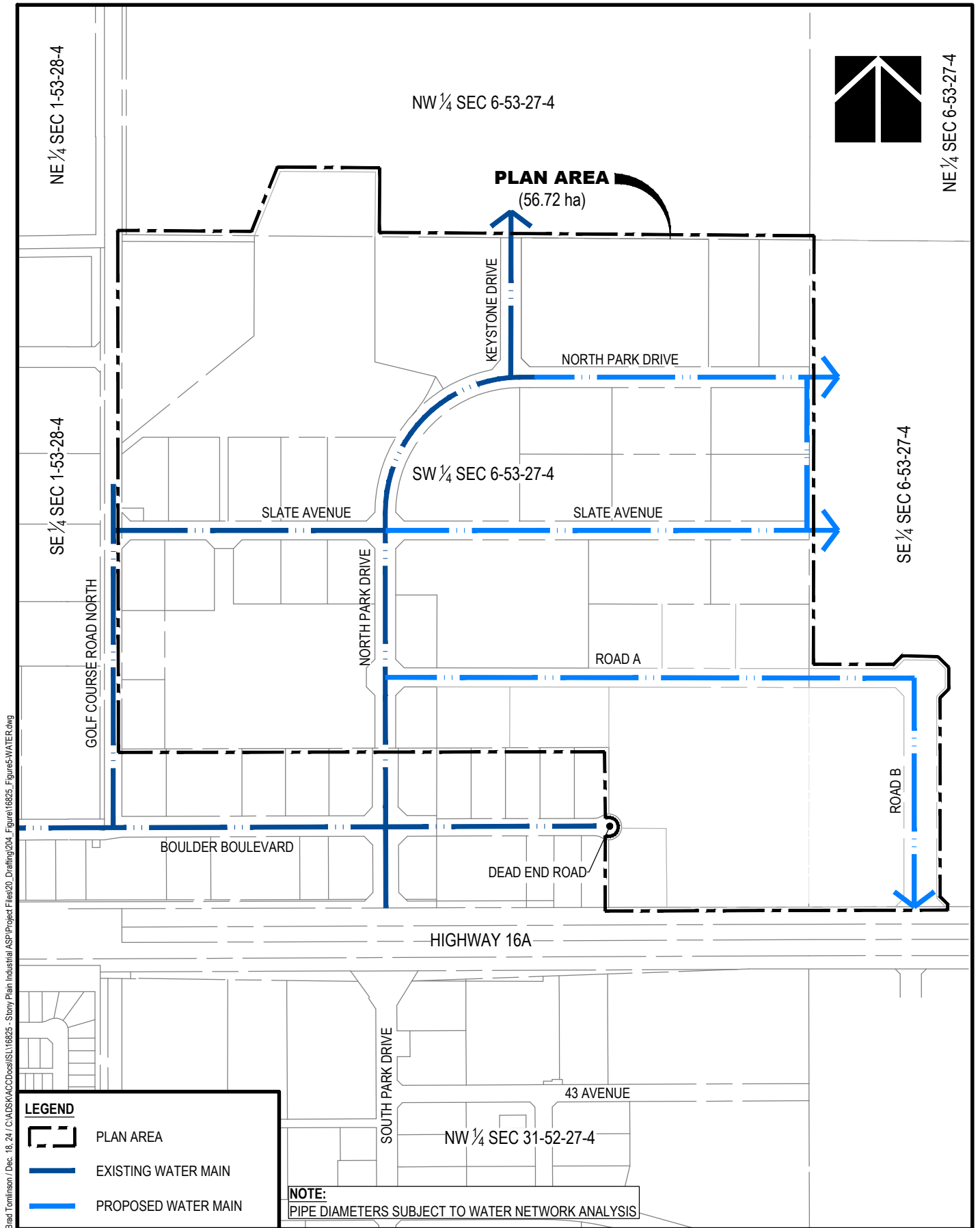
The principal access points to the development include a road extension from Boulder Boulevard to the south, a connection to Golf Course Road along the western boundary, and a new intersection with Highway 16a at 28 Street. The proposed Highway 16a intersection will be subject to review and acceptance from Alberta Transportation and Economic Corridors.

As development continues, future road connections into the northern and eastern lands will be completed. The road networks of neighboring future developments are expected to integrate with the proposed road network for the Plan Area.

The Plan Area will feature a network of local, collector and arterial roadways. The cross-sections of these roads will adhere to the recommendations provided in the Traffic Impact Assessment (TIA). As of December 2024, a draft TIA has been prepared on behalf of the Town of Stony Plain, examining the key intersections within the study area. The proposed road network is consistent with the findings from the TIA, which includes the eventual need to implement traffic signals at intersections along the extension of 28 Street.

4.5 Franchise Utilities

Power telephone and gas will be provided to the area by the extension of existing facilities. Existing easements and rights-of-way shall be carried forward as needed.



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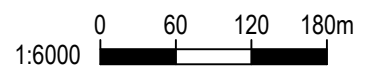


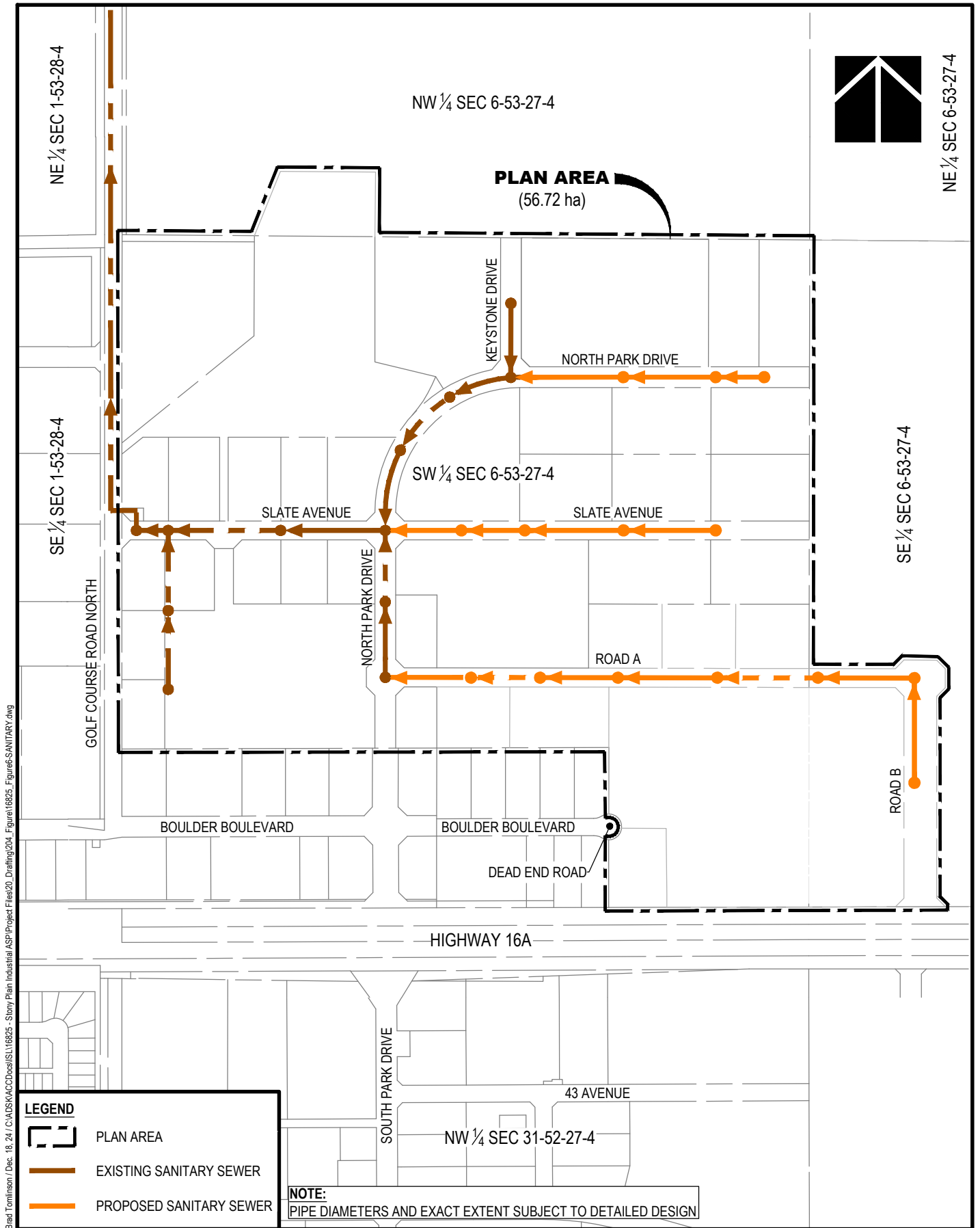
**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

FIGURE 5

WATER DISTRIBUTION SYSTEM CONCEPT

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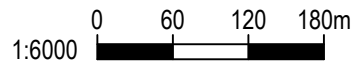
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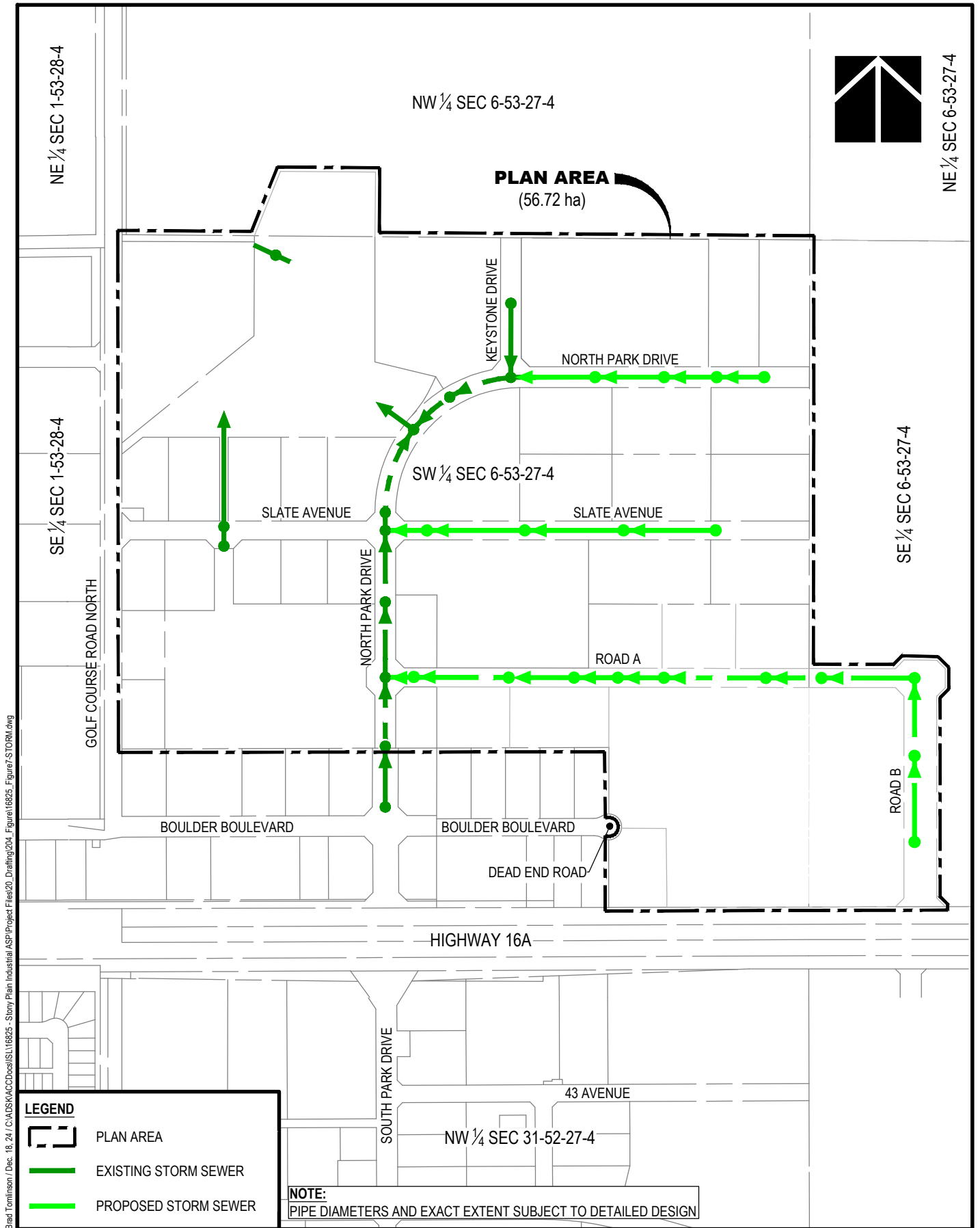


STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN
SANITARY DRAINAGE CONCEPT

FIGURE 6

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LEGEND

- PLAN AREA
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

NOTE:
 PIPE DIAMETERS AND EXACT EXTENT SUBJECT TO DETAILED DESIGN

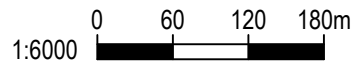


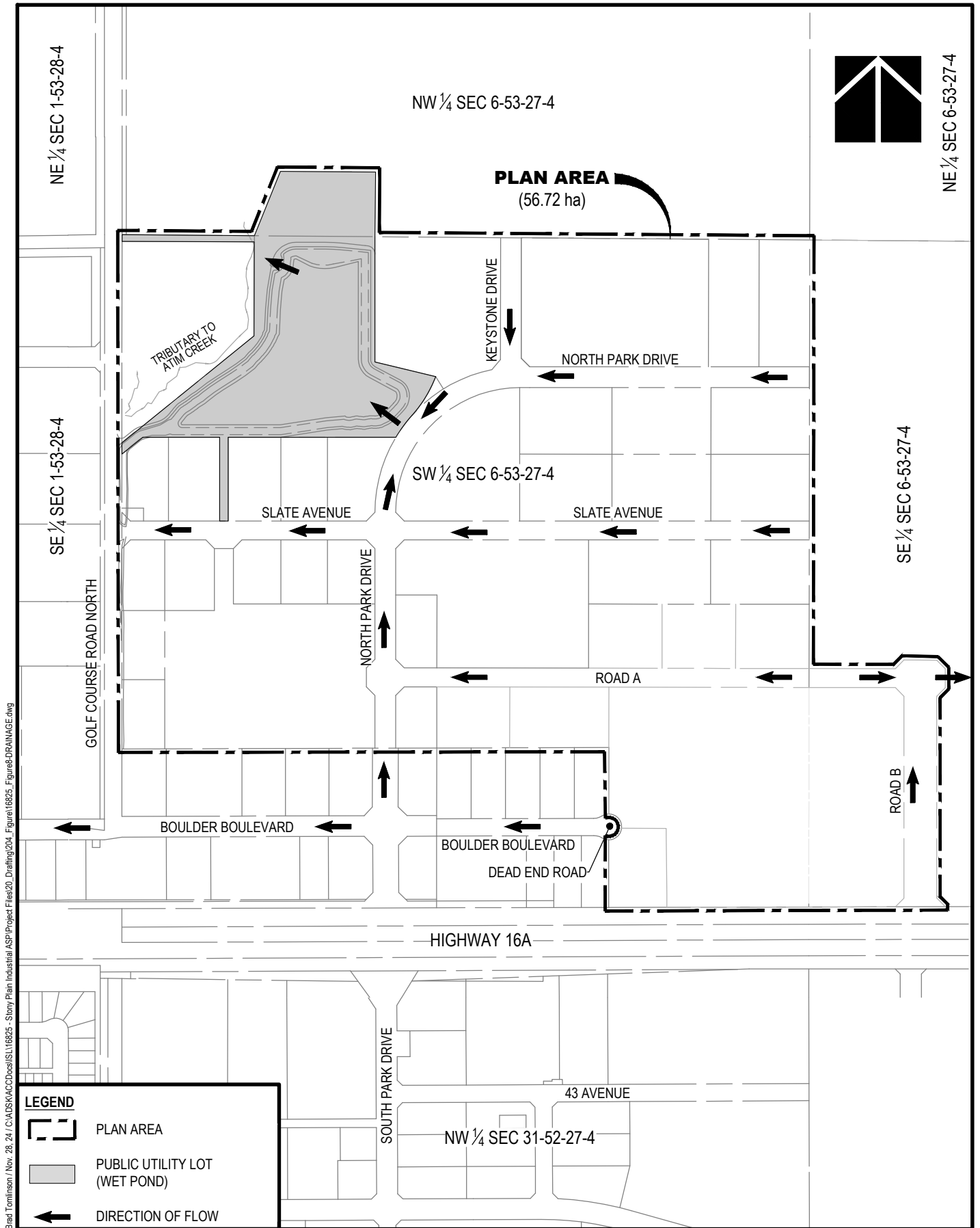
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 AREA STRUCTURE PLAN**

STORM SEWER CONCEPT

FIGURE 7

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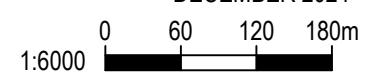


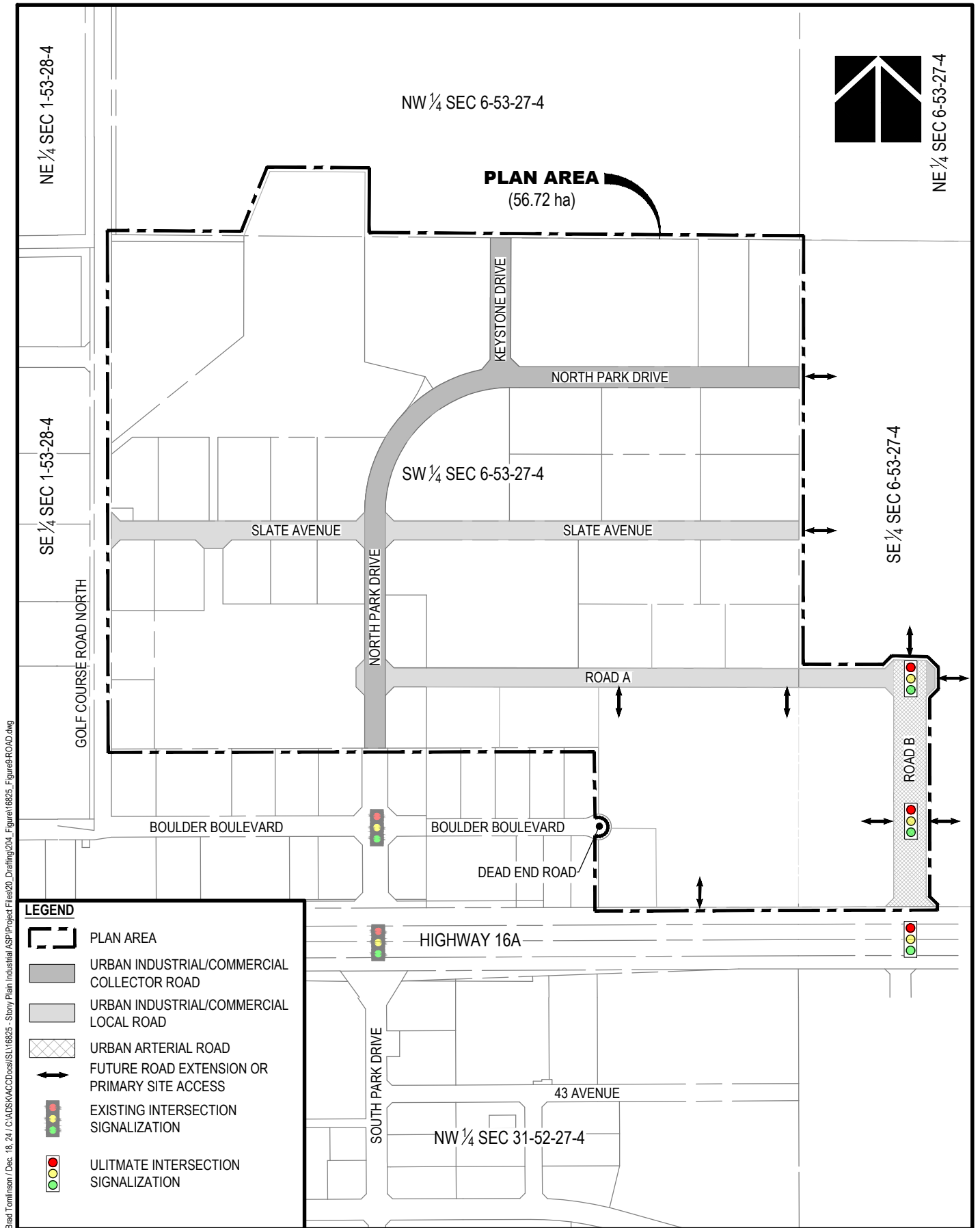
**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

STORM DRAINAGE CONCEPT

FIGURE 8

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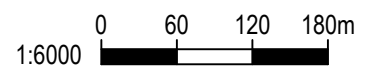


**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

CIRCULATION CONCEPT

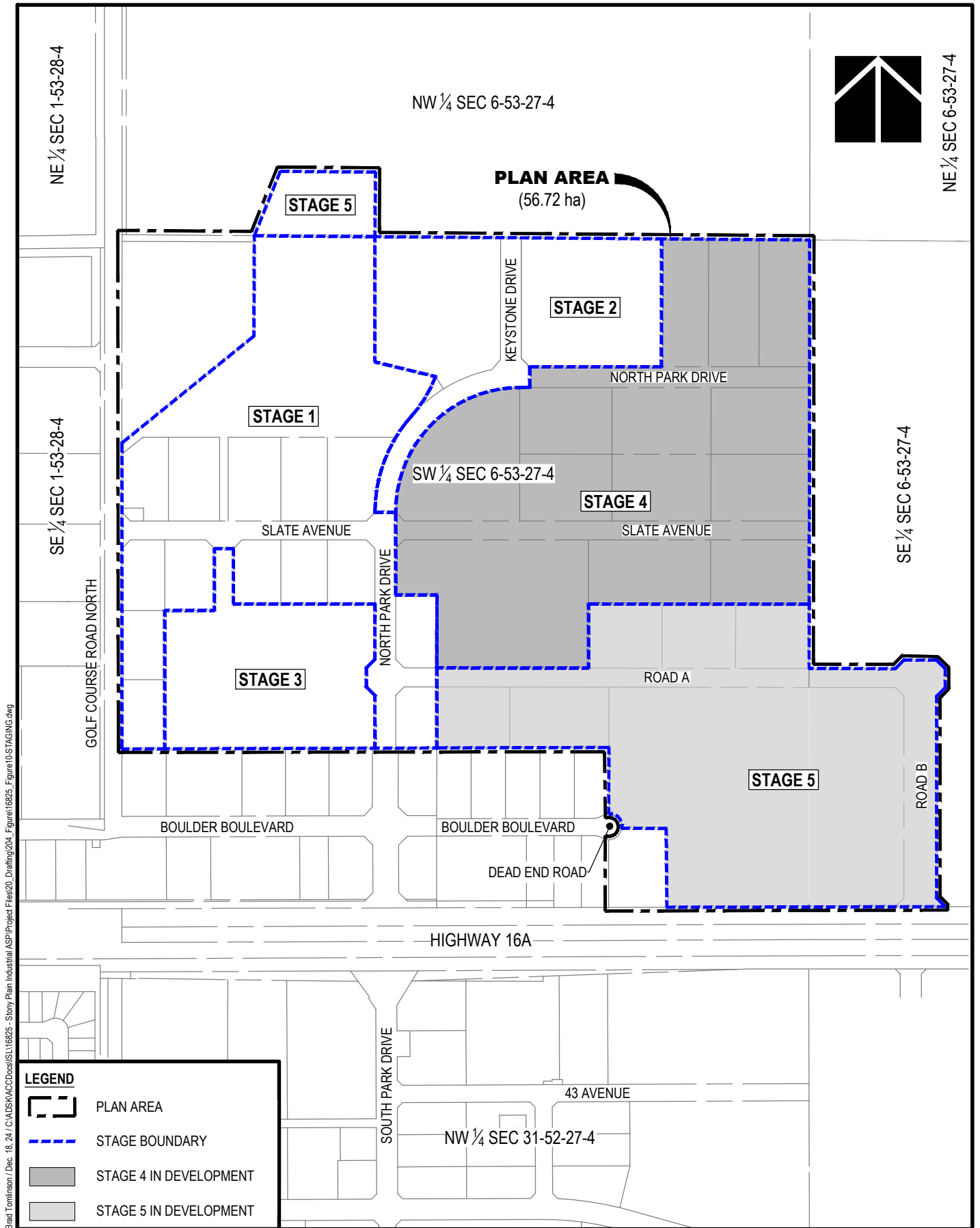
FIGURE 9

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5. Staging and Implementation

The study area is being developed in stages, with Stages 1-4 either developed or underway, as shown in Figure 10. Stage 5 has led to an amendment of the LUB to redistrict a 4.18 ha section of SE6-53-27-W4M from Future Development (FD) District to Business Industrial (M1) District. Additionally, a 0.94 ha section of NW6-53-27-W4M will be redistricted from Future Development (FD) District to Utility (P3) District before subdivision.



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**STONY PLAIN NORTH INDUSTRIAL PARK
AREA STRUCTURE PLAN**

FIGURE 10

STAGING PLAN

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