

BYLAW 2058/D&P/98

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING BYLAW 1173/D&P/94

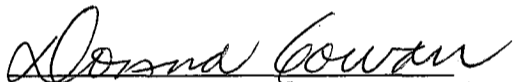
WHEREAS it is deemed advisable to amend the South Business Park Area Structure Plan;

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 1994 enacts as
follows:

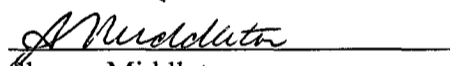
That Bylaw 1173/D&P/94 be amended as follows:

1. That this Bylaw 2058/D&P/98 is to be cited as the "South Business Park Area Structure Plan Amendment".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. That this bylaw shall come into force and effect upon the date of its third and final reading and signing in accordance with Section 213, Municipal Government Act, Statutes of Alberta, 1994.

Read a first time this 20th day of July , A.D. 1998.

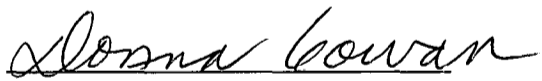


Mayor Donna Cowan




Sharon Middleton
Secretary-Treasurer

Read a second time this 17th day of August , A.D. 1998.



Mayor Donna Cowan



Sharon Middleton
Secretary-Treasurer

Read a third time this 17th day of August, A.D. 1998.

Donna Cowan
Mayor Donna Cowan

Sharon Middleton
Sharon Middleton
Secretary-Treasurer



***SOUTH BUSINESS PARK AREA
STRUCTURE PLAN AMENDMENT***

Bylaw 2058/D&P/1998

*Prepared for:
Town of Stony Plain*

*Prepared by:
Salloum & Associates*

August, 1998

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1.0 INTRODUCTION

1.0 Introduction

The South Business Park Area Structure Plan was originally approved by the Town of Stony Plain in 1982 and amended by Bylaw No. 1173/D&P/94 on August 15, 1994. This is a technical report in support of a further amendment to Bylaw No. 1173/D&P/94. The purpose of this amendment is:

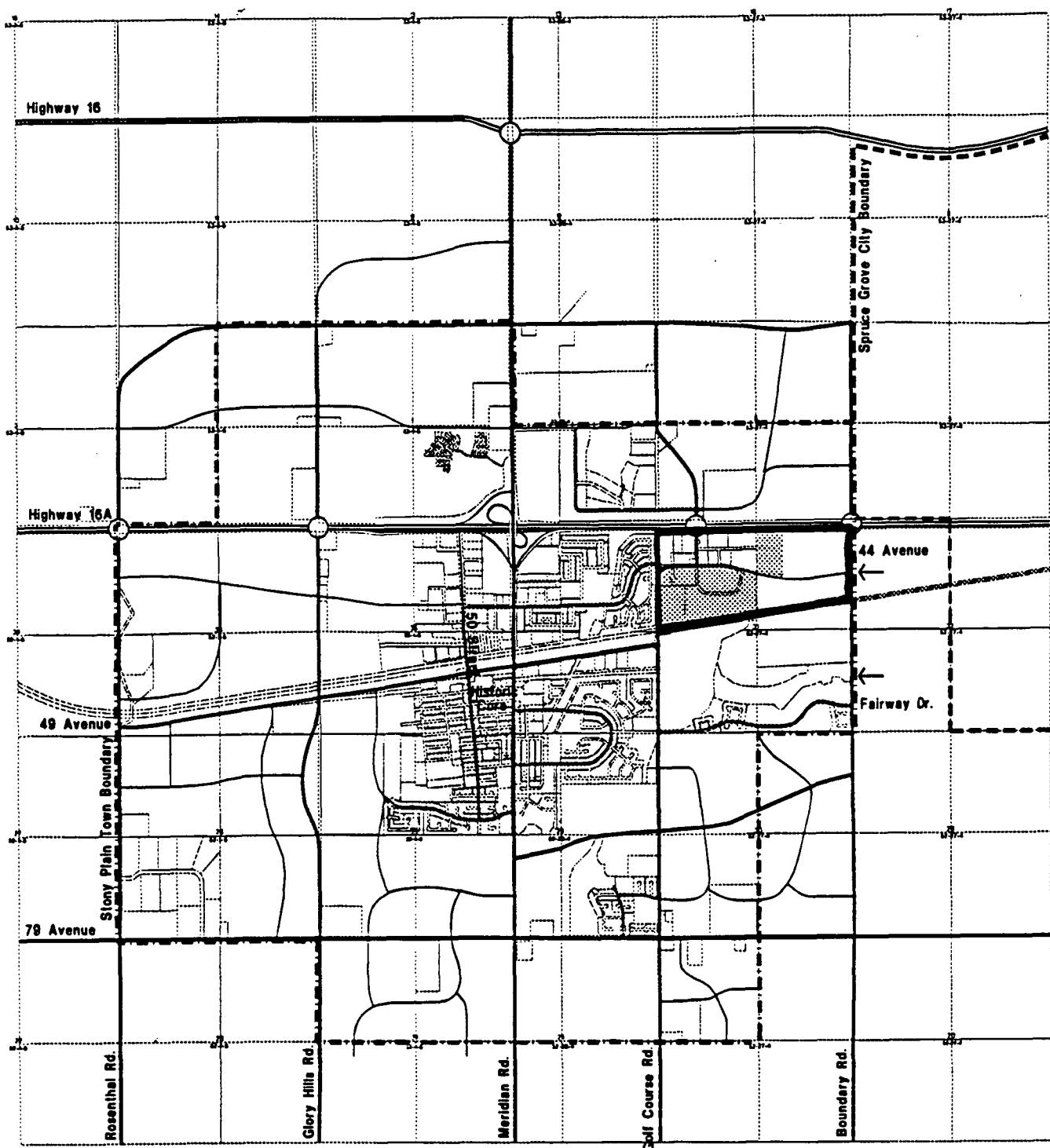
- a) to relocate the health care site from its current location within the Plan Area to the southeast corner of 44th Avenue and South Park Drive. The lands currently identified for health campus under the 1994 Amendment are to be redesignated for future commercial and medium density residential land use;
- b) to eliminate the South Park Drive extension to Golf Course Road and thereby minimize the amount of through traffic within an area which will be predominantly residential in nature;
- c) to redesignate the medium density residential site at the southeast corner of Golf Course Road and 44th Avenue to commercial land use; and
- d) to redesignate lands in the southwest corner of the Plan area to medium density residential.

1.1 Location

The South Business Park comprises a portion of those lands situated in the north half of Section 31-52-27-W4th. It is located between Golf Course Road and Boundary road on the west and east and between Highway 16A and the Canadian National Railway main line on the north and south, respectively. The amendment areas are located in the southwest and northeast quadrants of the South Business Park area and are illustrated in Figure 1.0: Context.

1.2 Existing Land Use

The northwest quadrant of the Plan Area, located north of 44th Avenue has been developed for predominantly commercial purposes with an existing residential site located in the northwest corner. There is also a partially developed commercial node located between Golf Course Road and South Park Drive along the south side of 44th Avenue. The Stonegate Village residential area is located immediately south of the commercial node. The remainder of the Plan Area is under agricultural production.



- AREA STRUCTURE PLAN BOUNDARY
- ▨ AMENDMENT BOUNDARY



July, 1998

FIGURE 1.0: CONTEXT

1.0 INTRODUCTION

Within the undeveloped portion of the Plan Area, the 1994 Amendment, provides for predominantly residential land uses with some additional land for commercial purposes, open space, a future school site and a health care facility.

1.3 Land Ownership

The northeast quarter of Section 31, consisting of approximately 48.45 hectares is owned by Buckingham Properties Ltd. The majority of the undeveloped portion of the northwest quarter of Section 31 is owned by the Town of Stony Plain 22 hectares. The RRG Group (Gerard Developments Ltd., Rural Investments Ltd., and Ray International Inc.) owns 6.11 hectares in the same quarter.

The Plan Area is affected by a number of pipeline right-of-ways. These are illustrated on Figure 2.0: Land Development Concept. The major right-of-ways are the Stony Plain Regional Trunk Sewer, a storm drainage sewer, and a watermain which parallels the north boundary of the CNR main line. There are also power lines paralleling the east boundary of Golf Course Road. One is a 138 KV Transmission line (TransAlta Utilities #739) and the other is a KV distribution line (TransAlta Utilities #477).

1.4 Policy Context

1.4.1 Municipal Development Plan

The amendments to the South Business Park comply with the intent of the Town of Stony Plain Municipal Development Plan. Final approval of the districting, subdivision and servicing will be subject to the standard planning and engineering requirements of the Town of Stony Plain.

1.4.2 Land Use Bylaw

An amendment to the Land Use Bylaw will be subject to the standard procedures of the Town of Stony Plain.

1.5 Site Characteristics

The site is characterized by undulating terrain with an overall difference in elevation across the site of approximately eight (8) metres. The site generally drains from the southwest and south to the northeast via two drainage channels - Stream Course

1.0 INTRODUCTION

Number 3, a tributary of Atim Creek, located along the east boundary of the NW 31-52-27-W4th and Atim Creek located centrally within the NE 31-52-27-W4th. The northern portion of the Plan Area is low lying from the quarter line east to Atim Creek.

The amendment preserves the natural stormwater flows and natural vegetation associated with the creek in the northeast quadrant of the Plan Area.

2.0 LAND USE CONCEPT

2.1 Objectives of the Amendment

The objectives of the amendment are as follows:

- a) to minimize thru traffic within and adjacent to existing and future residential areas;
- b) to provide for an efficient and effective roadway system;
- c) to maintain the integrity of existing residential development within the Plan Area;
- d) to minimize incompatibility between land uses by providing for a proper transition of land uses, and/or visual buffers;
- e) to maintain natural stream courses and where possible enhance recreational amenity;

2.2 Land Use Concept

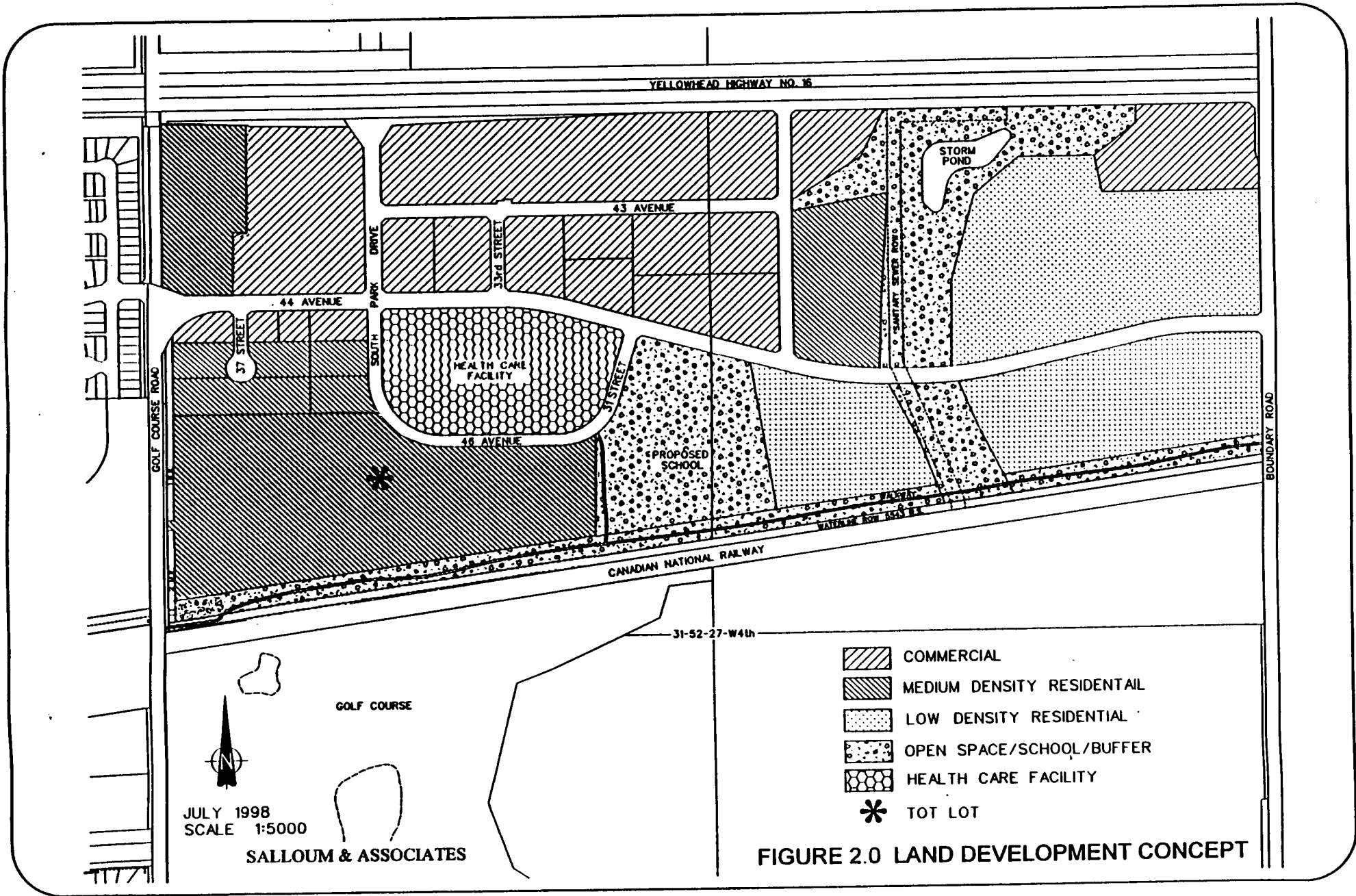
Figure 2.0: Land Development Concept illustrates the overall land use concept and roadway network for the South Business Park Area Structure Plan.

The South Business Park Area Structure Plan Amendment provides for the relocation of the health care facility within the Plan Area, while building on existing urban development within the Plan Area. The amendment ensures a proper land use transition and/or visual buffering between existing and future potentially incompatible land uses. Generally, forty-fourth Avenue provides a natural separation between lands designated for future residential and institutional development in the southern portion of the Plan Area and lands designated for future commercial development in the northwest portion of the Plan Area. By using 44th Avenue as the separation between future commercial and residential development, potential land use incompatibility and thru traffic within future residential areas are minimized. The plan provides for a naturalized open space system along Atim Creek.

2.2.1 Institutional Land Use

The amendment proposes to redesignate a 6.03 ha parcel of land located east of South Park Drive between 44th and 46th Avenue for a future health care facility. The health care facility will provide a variety of services which will enhance the overall quality of life within the community. The services include:

- a) Community Health Services including continuing care services;
- b) Acute inpatient Services;
- c) Administrative Services;
- d) Clinical Support Services; and
- e) Ambulatory Care & Treatment



YELLOWHEAD HIGHWAY NO. 16

STORM POND

43 AVENUE

44 AVENUE

45 AVENUE

HEALTH CARE FACILITY

PROPOSED SCHOOL

CANADIAN NATIONAL RAILWAY

31-52-27-W4th

GOLF COURSE

JULY 1998
SCALE 1:5000

SALLOUM & ASSOCIATES







-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  OPEN SPACE/SCHOOL/BUFFER
-  HEALTH CARE FACILITY
-  TOT LOT

FIGURE 2.0 LAND DEVELOPMENT CONCEPT

2.0 LAND USE CONCEPT

In addition to the many services to be provided through the health care facility, the Parkland Ambulance Authority plans to locate its facility on the northwest corner of the site and a helicopter landing pad is to be located in the southwest corner of the health care site. Based on heliport usage at similar health care facilities, it is anticipated that the number of STARS transports will be in the order of 3 to 5 trips per year. Heliport approach and departure surface requirements are satisfied through the current building height regulations stipulated in the Land Use Bylaw for single family and medium density residential development.

The health care facility will be oriented on the site to take advantage of the southerly views. Staff access and parking are to be located on the north side of the facility with patient/client access and parking located on the south side of the facility. Emergency access is to be provided on the northwest corner of the site at South Park Drive away from the school entrance. In the interim, until such time as 44th and 46th Avenue are constructed the primary entrance into the site shall be located at South Park Drive in the northwest corner of the site.

2.2.2 Residential Development

Under the proposed amendment, the eastern half of the Plan Area is to be retained for low density residential development. Under the low density designation the amendment provides for either future conventional single detached residential or manufactured housing depending on future market demand. Lands within the southwest quadrant of the Plan Area located south of 44th Avenue are to be designated for medium density residential development. With the relocation of the health campus from the north side of 44th Avenue to the south side of 44th Avenue, a portion of the lands (3.17 ha) on the north side will be redesignated for medium density residential housing. The medium density residential parcel is to be located along the west bank of Atim Creek. In conjunction with the relocation of the health care facility to the southeast corner of the 44th Avenue and South Park Drive, land currently designated for medium density residential development will be redesignated to institutional. The amendment proposes that the commercial parcel at the southwest corner of the Plan Area be redesignated to medium density residential.

2.0 LAND USE CONCEPT

2.2.3 Commercial Development

The amendment makes provision for the majority of the commercial lands within the Plan Area to be located north of 44th Avenue. The planning rationale for locating commercial land north of 44th Avenue is influenced by:

- a) the desire to maintain a separation between potentially incompatible residential and commercial land uses;
- b) accessibility of commercial land uses to Highway 16A;
- c) desire to minimize commercial commuter traffic within a residential area; and
- d) accessibility of residential land uses to commercial services located north of 44th Avenue.

The amendment designates 2.63 ha of the former health campus site for future commercial development. The amendment provides for a second, small commercial parcel through the redesignation of a 0.34 ha site at the southeast corner of Golf Course Road and 44th Avenue. This site is to be redesignated for commercial purposes because, the small parcel size precludes its use for residential purposes.

The amendment proposes to redesignate the commercial parcel in the southwest corner of the Plan Area to medium density residential. Safety and compatibility with established residential land uses were considered in the proposed redesignation of the site in the southwest corner of the plan area.

2.2.4 School Site, Parks and Open Space

No changes to the school site and open space system are contemplated through the amendment. In accordance with the existing Bylaw, the Atim Creek drainage course will be retained as part of the open space system and will form part of the stormwater management system for the Plan Area. A thirty (30) metre open space buffer along the CNR line is to be maintained to minimize impact on residential development. The buffer will contain a continuous walkway connecting Boundary Road, the Atim Creek natural area, the proposed school site, the health care facility, Golf Course Road and an existing walkway to the west. The Plan shall continue to make provision for a tot lot west of the proposed school site to ensure a balanced distribution of open space/park within the Plan Area.

In addition to the provisions under the previous Bylaw, the future school site design should have regard for the relationship between the proposed school site and the health care facility. Development guidelines should emphasize:

2.0 LAND USE CONCEPT

- a) standards for landscaping of perimeter site areas facing the health care facility;
- b) siting of the parking lot on the school site; and
- c) provision for a pathway system along the west side of the school site linking 46th Avenue with the proposed east/west pathway system located along the north side of the Canadian National Railway line.

Pursuant to the 1994 South Business Park Amendment, the details respecting reserve dedication provisions will be deferred to the subdivision stage.

2.2.5 Land Use Distribution

Table 2.0 provides a breakdown of the land uses within the Plan Area.

Land Use Distribution	
Land Use	Area (ha)
Low Density Residential	21.1
Medium Density Residential	22.04
Commercial	24.97
Open Space - Proposed school site	6.00
- Atim Creek	8.00
- Buffer	<u>4.51</u>
	18.51
Health Care Facility	6.03
Circulation	13.65
TOTAL	106.30

3.0 TRANSPORTATION NETWORK

3.1 External Transportation Network

Access and circulation within the South Business Park Area Structure Plan are illustrated in Figure 3.0 Transportation Network. No amendments to the external road network are contemplated under this amendment. Direct access to the Plan Area from Highway 16A will be available via South Park Drive and Boundary Road as well as a proposed right-in/right-out intersection between 35th Street and Atim Creek. The proposed right out/right-in intersection is subject to an engineering and geometric assessment proving its feasibility at this location. The specific land requirements and configuration of the proposed right-in/right-out intersection must be determined and provided for at the subdivision stage and is subject to the approval of Alberta Transportation and Utilities.

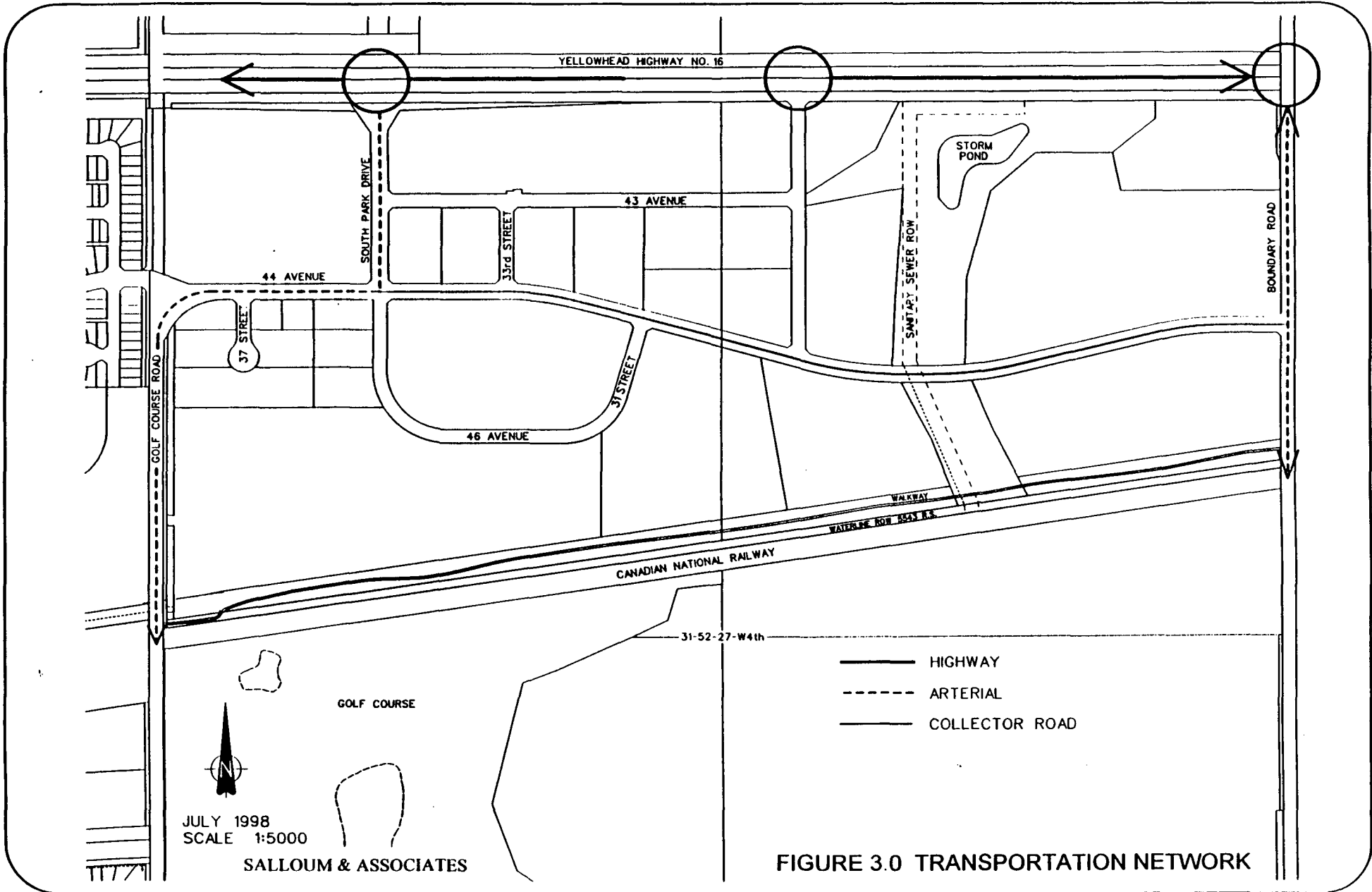
3.2 Internal Transportation Network

The amendment proposes that the southwest extension of South Park Drive to Golf Course Road be eliminated due to changes in traffic flow patterns and economic implications. The extension of South Park Drive to Golf Course Road was introduced through the 1994 South Business Park Area Structure Plan Amendment to encourage traffic from Highway 16A to travel south on Golf Course Road rather than traveling west on 44th Avenue through the St. Andrews subdivision.

Since the 1994 Amendment, the Town has constructed 49th Avenue which provides an alternative, more convenient, east/west route into the central part of Town. This has significantly reduced the amount of commuter traffic using 44th Avenue to get to the downtown. Much of the traffic currently utilizing 44th Avenue through St. Andrews consists of local residents living within the subdivision. For this reason, traffic diversion measures suggested in the 1994 Amendment such as intersection reconfiguration, entrance features, and/or one way streets are not considered to be necessary.

Given the potential increase in activity within the South Business Park area once construction of the health care facility is complete, the amendment proposes that signal lights be installed at the intersection of South Park Drive and 44th Avenue upon construction of the health care facility.

The amendment proposes that 31st Street north of 44th Avenue be eliminated and a new more direct north/south local roadway be developed to the east as illustrated on Figure 3.0 Transportation Network.



4.0 MUNICIPAL SERVICES

4.1 Sanitary Servicing

The health care facility is to be serviced by the East Trunk Sanitary Sewer by extending a line along the future 44th Avenue alignment.

4.2 Water Servicing

There are no changes to the proposed water servicing scheme as a result of this amendment. Looping of the municipal water system will provide continuous service in the event of a water main break.

4.3 Stormwater Servicing

There are no changes to stormwater management for the South Business Park as a result of this amendment.