

BY-LAW NO. 1173/D&P/94

BEING A BY-LAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA  
FOR THE PURPOSE OF ADOPTING THE SOUTH BUSINESS PARK AREA STRUCTURE  
PLAN AND REPEALING BY-LAW NO. 838

WHEREAS Section 64 of the Planning Act, R.S.A. 1980 and amendments thereto, enables the Municipal Council to adopt by by-law an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area in a municipality;

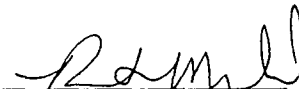
AND WHEREAS the South Business Park Area Structure plan addresses the requirements of an area structure plan as outlined in Section 64(2) of the Planning Act, R.S.A. 1980 and amendments thereto;

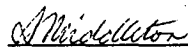
AND WHEREAS the requirements respecting public participation, prior to second reading, have been completed pursuant to Section 139 and 140 of the Planning Act, R.S.A. 1980 and amendments hereto;

NOW THEREFORE the Council of the Town of Stony Plain, duly assembled, enacts as follows:

1. That this By-Law should be cited as the South Business Park Area Structure Plan;
2. That the South Business Park Area Structure Plan attached thereto outlines the following:
  - (a) Layout and Proposed Land Uses
  - (b) Proposed Sequence of Development
  - (c) Proposed Traffic Circulation
  - (d) Proposed Sanitary Sewer, Water and Storm Water Systems
  - (e) Proposed Recreational and Open Space Locations and Systems.
3. This By-Law hereby repeals By-Law No. 838 and amendments thereto.
4. This By-Law shall come into force and take effect upon the date of its final passage.

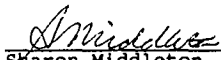
Read a first time this 18th day of July, A.D. 1994.

  
Mayor Peter Marchiel

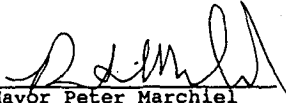
  
Sharon Middleton  
Secretary-Treasurer

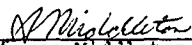
Read a second time this 15th day of August, A.D. 1994.

  
Mayor Peter Marchiel

  
Sharon Middleton  
Secretary-Treasurer

Read a third time this 12th day of September , A.D. 1994.

  
\_\_\_\_\_  
Mayor Peter Marchiel

  
\_\_\_\_\_  
Sharon Middleton  
Secretary-Treasurer

**South Business Park Area Structure Plan**

**Amendment**

**Prepared by ID Group for:  
Buckingham Properties Ltd.**

**Town of Stony Plain**

**RRG Group**

**September, 1994**

## TABLE OF CONTENTS

---

1. INTRODUCTION .....	1
1.1 Background .....	1
1.2 Mandate .....	1
2. DEVELOPMENT OBJECTIVES .....	2
3. THE SITE .....	3
3.1 Location .....	3
3.2 Ownership .....	3
3.3 Existing Development .....	3
3.4 Existing Utility Services .....	3
3.5 Existing Access/Circulation .....	3
3.6 Natural Environment .....	6
3.6.1 Topography .....	6
3.6.2 Surface Drainage .....	6
3.6.3 Vegetation .....	6
4. CURRENT AND ANTICIPATED MARKET .....	7
5. FUTURE LAND USE .....	8
6. ACCESS/CIRCULATION .....	11
7. POPULATION .....	12
8. RESERVE DEDICATION .....	13
9. NEIGHBOURHOOD SERVICES .....	14
10. UTILITY SERVICES .....	15
10.1 Stormwater Management .....	15
10.1.1 Natural Drainage .....	15
10.1.2 Stormwater Management Concepts .....	15
10.1.3 On-site Grading and Surface Drainage .....	15
10.2 Sanitary Sewerage .....	16
10.2.1 Off-site Services .....	16
10.2.2 On-site Services .....	16
10.3 Water Supply and Distribution System .....	16
10.3.1 Off-site Services .....	16
10.3.2 On-site Services .....	16
11. IMPLEMENTATION .....	20

## LIST OF FIGURES

---

Figure 1 - Location .....	4
Figure 2 - Existing Features .....	5
Figure 3 - Development Concept .....	10
Figure 4 - Stormwater Management Concept .....	17
Figure 5 - Sanitary Sewerage Concept .....	18
Figure 6 - Water Supply and Distribution Concept .....	19

## LIST OF TABLES

---

Table 1 - Land Uses .....	8
Table 2 - Neighbourhood Profile .....	12
Table 3 - Municipal Reserve .....	13

**1. INTRODUCTION**

**1.1 Background**

The South Business Park Area Structure Plan was originally approved in 1982. The plan reflected market conditions of the time in that it proposed a combination of industrial and commercial land uses. Some commercial and residential development has since occurred, but no industrial development. This is indicative of current market conditions.

A weak market for industrial land affects the entire Edmonton Region and, as is discussed later in this report, is expected to continue due to diminishing demand and an extreme oversupply of lands designated for industrial use throughout the Edmonton region.

This plan was prepared for the owners of the majority of the remaining land within the plan area as a response to these changes in the local land market.

**1.2 Mandate**

This plan was prepared at the request of Buckingham Properties Ltd., the Town of Stony Plain, and the RRG Group in accordance with terms of reference set out and agreed to by the client group and the consultant.

The plan is intended to be adopted as an Area Structure Plan bylaw under the provisions of the Planning Act (RSA 1980). It will replace the current South Business Park Area Structure Plan.

**2. DEVELOPMENT OBJECTIVES**

- To respond appropriately to current and anticipated market conditions.
- To ensure that future development in the plan area respects and complements existing urban development in the area.
- To provide an appropriate site for the Stony Plain Health Campus, which the Stony Plain General Municipal Plan locates within the plan area.
- To ensure safe and convenient access to development consistent with the Town's overall transportation system and the future role of Highway 16.
- To provide efficiently planned and serviced, affordable housing in a variety of built forms.
- To provide adequate buffers between potentially conflicting uses.
- To respect the natural environment as an amenity feature.
- To create a servicing concept which integrates natural drainage with effective stormwater management.

**3. THE SITE**

**3.1 Location**

As shown in Figure 1 - Location, the site is located south of Highway 16 and north of the Canadian National Railway main line, between Golf Course Road on the west and Boundary Road on the east. Boundary Road is the eastern boundary of Stony Plain. The site occupies the majority of the north half of Section 31-52-27-4.

**3.2 Ownership**

The northeast quarter of Section 31, consisting of approximately 48.45 ha, is owned by Buckingham Properties Ltd. (Buckingham South Industrial Estates Ltd.) The majority of the undeveloped portion of the northwest quarter is owned by the Town of Stony Plain (21.997 ha). The RRG Group (Gerard Developments Ltd., Rural Investments Ltd., and Ray International Inc.) owns 6.11 ha in the same quarter.

The undeveloped portion of the northwest quarter has been partially subdivided. This plan assumes that where the land is owned by members of the client group, re-subdivision consistent with a new area structure plan is possible.

A number of pipeline rights-of-way affect the site. These are shown in Figure 2 - Existing Features. The major rights-of-way are the Stony Plain Regional Trunk Sewer, a storm drainage sewer, and a water main which parallels the north boundary of the CNR main line. There are powerlines paralleling the east boundary of Golf Course Road. One is a 138 K v transmission line (TransAlta Utilities #739) and the other is a 25 K v distribution line (TransAlta Utilities #477).

**3.3 Existing Development**

In the northwest corner of the site, there is existing commercial and residential development. Except for the rights-of-way noted above, the site is otherwise in agricultural use.

**3.4 Existing Utility Services**

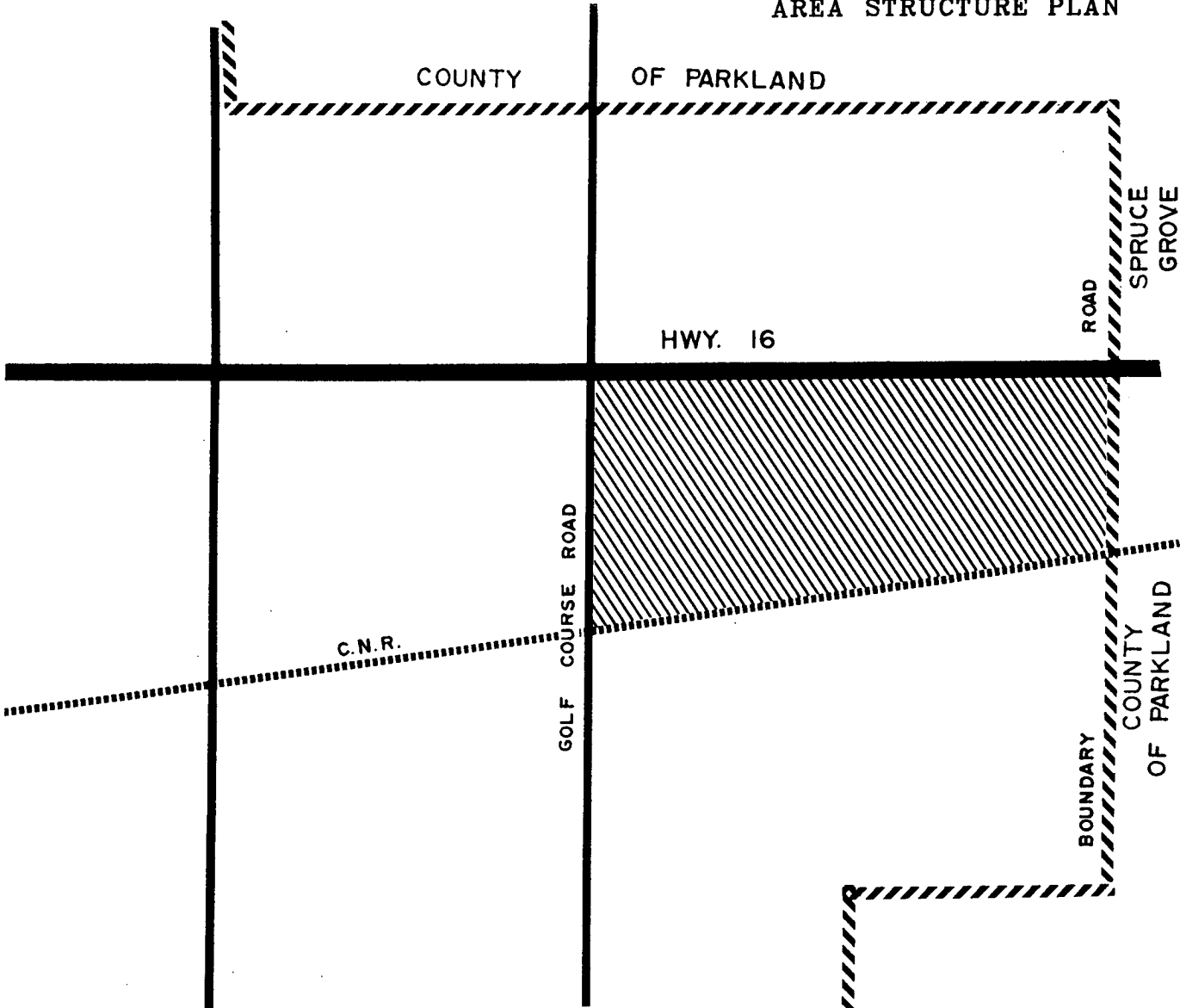
Existing and proposed services are described in Section 10.0 Utility Services.

**3.5 Existing Access/Circulation**

Access to the site is currently available from Golf Course Road to the west from the central area of Stony Plain. Access is also available directly from Highway 16 in the form of an all-directional intersection at 35 Street which connects to Golf Course Road via 44 Avenue. Given the former role of this portion of Highway 16 as a major inter-provincial highway, this access was originally intended to be temporary. However, with the construction of Highway 16X (two miles north) to serve inter-provincial traffic, the role of Highway 16 is evolving to serve inter-municipal and municipal functions. Consistent with the changing function of Highway 16, this plan assumes not only that the access at 35 Street will remain, but that an additional access to the plan area will be permitted.



TOWN OF  
**STONY PLAIN**  
SOUTH BUSINESS PARK  
AREA STRUCTURE PLAN

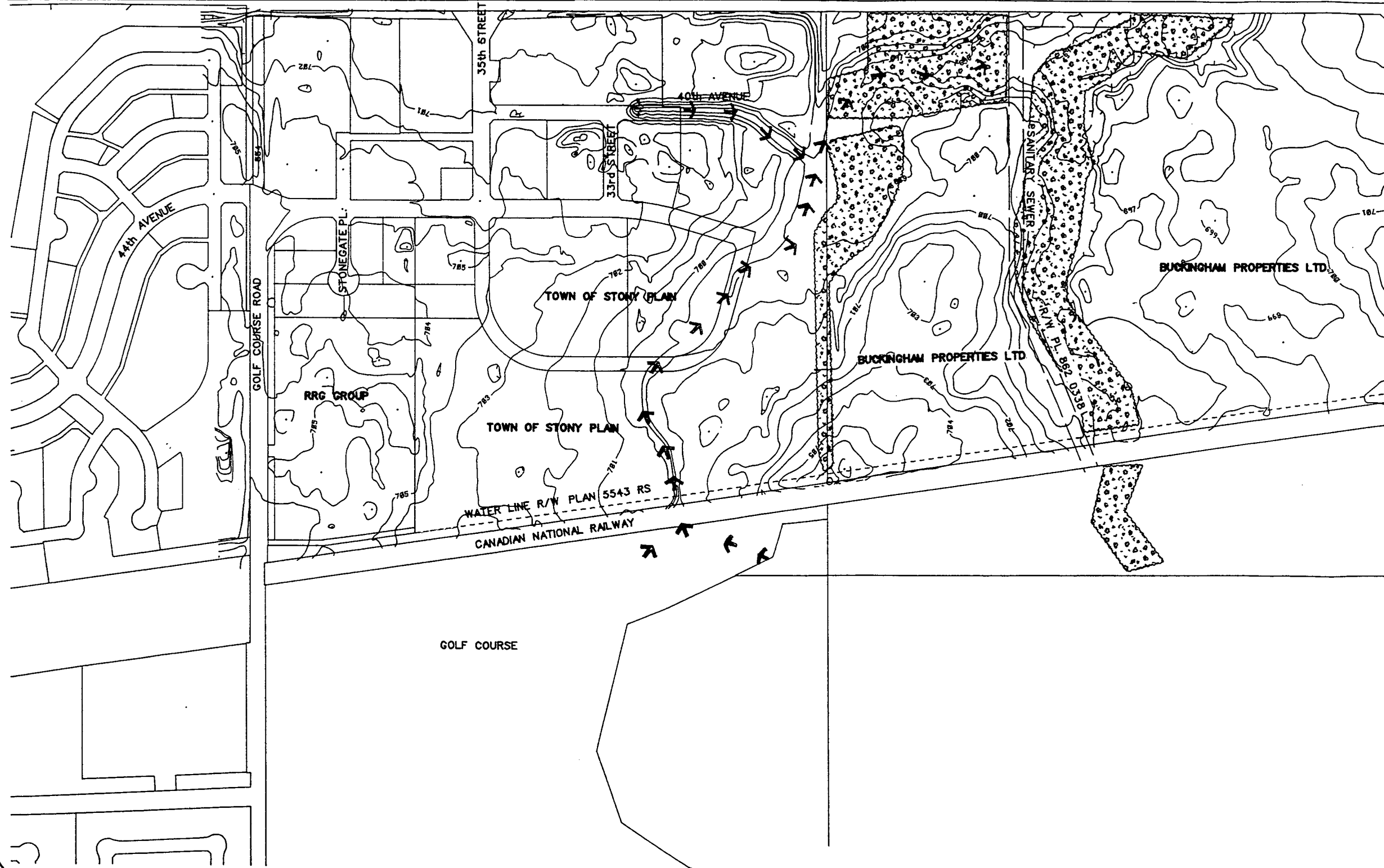


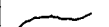
I.D. ENGINEERING COMPANY LIMITED  
Planners and Engineers


Location Plan

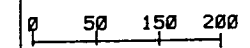
Figure 1

TOWN OF  
**STONY PLAIN**  
 SOUTH BUSINESS PARK  
 AREA STRUCTURE PLAN



-  VEGETATION
-  STORM DISCHARGE
-  CONTOURS

 LD. ENGINEERING COMPANY LIMITED  
 Planners and Engineers



Existing Features

Figure 2

44 Avenue is partially complete within the northwestern portion of the plan area. It provides access to the residential area to the west (north of the CNR tracks), and to the neighbourhood services located in that area.

Access will also ultimately be available from Boundary Road west into the site. Grade-separated crossings of both Highway 16 and the CNR main line at Boundary Road have been discussed in the past. These could be accommodated within this plan without need for formal amendment.

### **3.6 Natural Environment**

#### **3.6.1 Topography**

The site is characterized by undulating terrain with an overall difference in elevation of approximately eight metres. A ridge runs north/south across the central part of the site. There are two drainage channels on either side of this ridge: Atim Creek on the east side and Stream Course Number 3, a tributary of Atim Creek, on the west side. The northern portion of the site is low lying from the quarter line east to Atim Creek.

#### **3.6.2 Surface Drainage**

Surface drainage is into either Atim Creek or Stream Course Number 3 with both stream courses draining from the south to the northeast. The confluence of Atim Creek and Stream Course Number 3 is at the northern limit of the site near the midpoint of NE 31. Stream Course Number 3 has been channelized as part of a regional flood reduction strategy. Before flowing into Atim Creek, Stream Course Number 3 discharges into a wetland area that has been channelized into Atim Creek.

#### **3.6.3 Vegetation**

The site has been developed previously for agricultural use. As a result, most of the native vegetation has been cleared from the site including the vegetation in the riparian zone along Stream Course Number 3. The vegetation in the riparian zone of Atim Creek is still intact, and a wetland area exists at the confluence of Stream Course Number 3 and Atim Creek. Mature trees exist along the quarter section line.

#### 4. CURRENT AND ANTICIPATED MARKET

I.D. Engineering Company Limited recently completed a review of the Edmonton regional market (supply, demand absorption) for industrial land. This 1992 study concluded, based on approved area structure plans only and not including lands designated only at the general municipal plan level, that the Edmonton region had more than a sufficient supply of industrial land. Similar conclusions were reached when industrial land was broken down into specific types (i.e., business, light, medium, and heavy industrial uses).

Recent trends in Alberta toward "service" and "high-tech" industries and away from land intensive, resource oriented industries, suggest that even given general industrial growth in the economic sense, we are not likely to see a corresponding increase in demand for industrial land.

The Town of Stony Plain in its recent review and updating of its General Municipal Plan has responded to these circumstances by reducing the area within its boundaries designated for industrial development. The majority of these changes occurred north of Highway 16.

This plan reflects the proponents' conviction that a further reduction in the area of land for industrial development in the Town will have no negative effect on industrial growth potential. Such a change within the plan area from **Light and/or Business Industrial** designations to residential reflects the realities of current and anticipated market demand.

5. FUTURE LAND USE

As shown in Figure 3 - Development Concept, future land use will respond to current and anticipated market demand, and will build on the urban development which has already occurred. Generally, the development concept calls for the retention of the commercial development already existing in the plan area. However, the majority of the undeveloped portion will be replaced by residential and related development. Table 1 provides a breakdown of land uses in the plan area.

Table 1 - Land Uses

Use	Ha
Commercial	25.5
Institutional	5.8
Open Space	
<i>Possible School Site</i>	6.0
<i>Atim Creek</i>	8.0
<i>Buffer</i>	<u>3.9</u>
	17.9
Medium Density Residential	21.0
Manufactured Housing	21.1
Circulation	15.0
TOTAL	106.3

The area south of the existing development and south of 44 Avenue is designated for a combination of low and medium density residential. The eastern half of the plan area will be developed for manufactured housing.

Highway 16 frontage will continue to be designated for commercial use to take advantage of its high visibility and accessibility. This commercial development will continue as far east as Boundary Road, except for the Atim Creek drainage course area. New commercial development will be restricted to areas north of 44 Avenue. This development will provide a separation between residential development and Highway 16.

An exception is an area of proposed commercial development in the southwest corner of the plan area, south of the Golf Course Road/35 Street connecting road.

In response to the needs of the school authorities, a possible school site of approximately 6.0 ha (15 acres) has been designated south of 44 Avenue, in the centre of the area. This location is highly accessible via 44 Avenue. A pedestrian underpass of the railway, located at the Atim Creek crossing, will ultimately provide pedestrian access to and from residential areas south of the tracks. Stony Plain's school needs are currently under review, and, depending on the outcome of this review, this site ultimately may not be required or may be reduced in size. Should this be the case, the land not required for school purposes may be developed for

residential use. This question should be resolved at the subdivision stage, when dedication of reserve normally occurs. However, it is possible that the Town, the school authorities, and the subdivision applicant could agree to defer dedication/development of the land beyond the early stages of subdivision in the area.

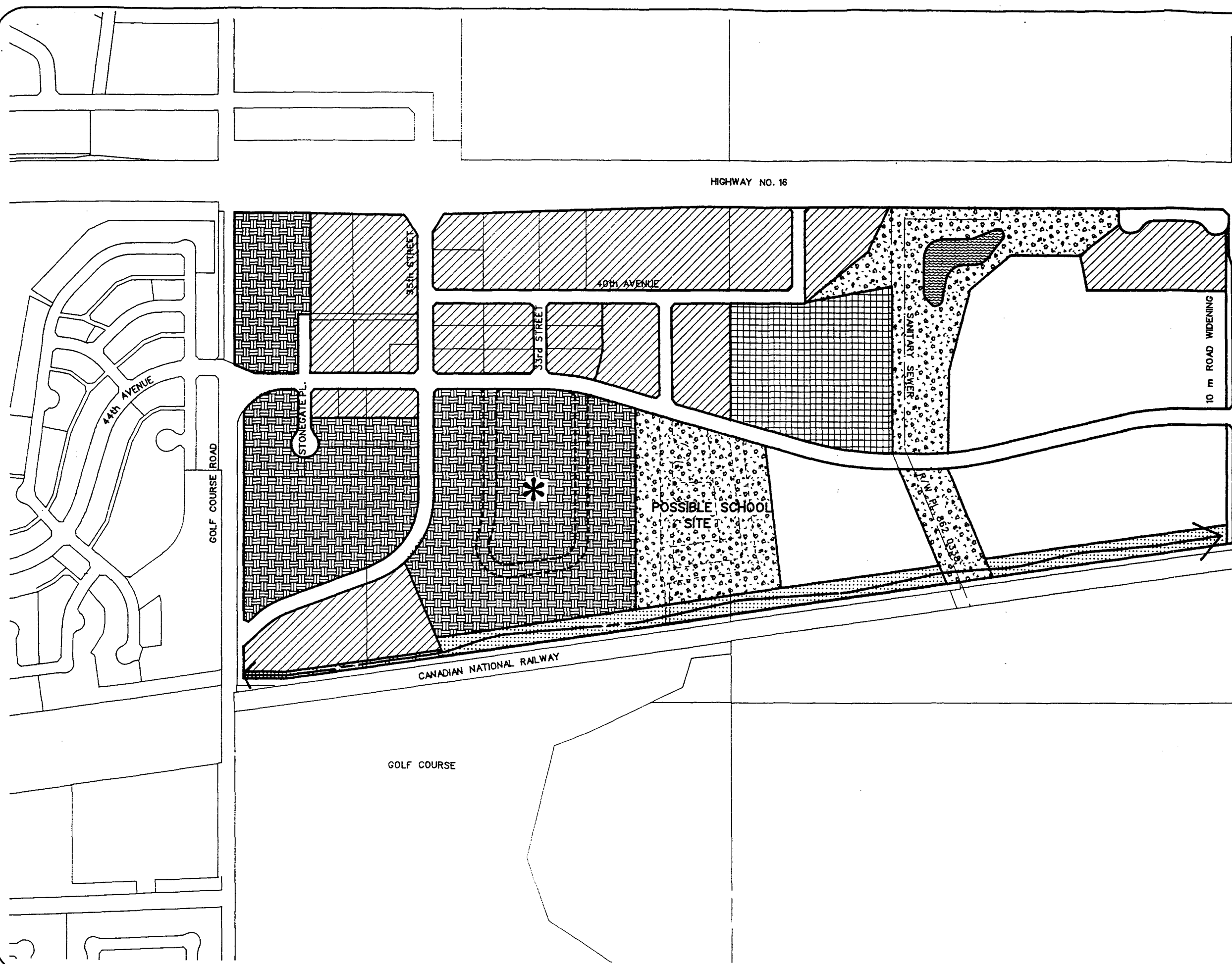
It is intended that a small area of park be provided in the medium density residential area west of the possible school site to accommodate a public "tot lot". A similar feature may be provided in the area east of Atim Creek if facilities proposed for the open space area do not adequately serve this purpose.





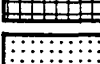
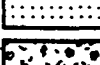



A 5.8 ha site has been designated for general institutional use. It is located between the quarter section line and Atim Creek. It will have access from both 44 Avenue and Highway 16. The site offers the amenity of Atim Creek and is separated from residential development by 44 Avenue and Atim Creek. The land is currently in private ownership, and its development for public use will require land purchase or trade. Although it is assumed that a health campus will be developed on the site, a specific user has not yet been identified.

The Atim Creek drainage course will be retained as open space and for storm water retention. North of 44 Avenue, adjacent to Highway 16, a storm water management facility in the form of a small lake will be developed. The lake will serve recreational and amenity purposes, along with its utility function.

The open space associated with Atim Creek will, at the north end, serve as a buffer between the residential development and Highway 16. In addition, a 30 m open space buffer is proposed along the CNR tracks to minimize their impact on residential development. This buffer will contain a continuous walkway connecting Boundary Road, the Atim Creek natural area, the possible school site, Golf Course Road, and an existing walkway to the west.

TOWN OF  
**STONY PLAIN**  
 SOUTH BUSINESS PARK  
 AREA STRUCTURE PLAN



-  MANUFACTURED HOUSING
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL
-  HEALTH CAMPUS
-  BUFFER
-  OPEN SPACE/SCHOOL
-  STORM POND
-  WALKWAY
-  TOTLOT

↑  
**IDE** I.D. ENGINEERING COMPANY LIMITED  
 Planners and Engineers

0 50 100 150

Development Concept

SEPT. 21 .1994

Figure 3

## 6. ACCESS/CIRCULATION

As noted, major access to the plan area will be via Golf Course Road and Boundary Road. Direct access from Highway 16 will be available via the existing 35 Street intersection, which will become permanent, and a new right-in/right-out intersection between 35 Street and Atim Creek.

Internally, the area will be served by the 44 Avenue collector which will be extended east to Boundary Road. Local roads will be extended from 44 Avenue. The commercial development along the Highway will be served by 40 Avenue which will extend east to the new access to Highway 16.

To discourage external traffic from using 35 Street and 44 Avenue to travel through the residential area to the west to Stony Plain's downtown, 35 Street will extend directly south, then west to connect with Golf Course Road. This will encourage traffic from the highway to travel south on Golf Course Road, rather than west along 44 Avenue through the residential area. It also leaves the Town the option of closing 44 Avenue between 35 Street and Golf Course Road to eliminate the direct route between the highway and 44 Avenue west of Golf Course Road. Other measures, such as intersection configuration, entrance features, and/or one-way streets, may also be provided for as development proceeds.

Plans for a grade separated interchange at Highway 16 and Boundary Road have been changed. It is now intended that an at-grade intersection will be developed at that location. The specific land requirements and configuration of the intersection must be determined and provided for at the subdivision stage.

It is possible that a grade separated crossing of the railway may be constructed at Boundary Road. Although this is a long term consideration, and subject to change in the future, the need for such a crossing and its associated land requirements must be finalized before subdivision occurs in the vicinity. Accommodation of such a facility will not require formal amendment to this plan.



7. POPULATION

Development of the land uses proposed will result in a population within the plan area as generally described in Table 2. Given the uncertainty associated with future development of the school and the institutional sites, some variation from these projections (in addition to that normally expected) must be anticipated.

Table 2 - Neighbourhood Profile

	Medium Density Residential	Manufactured Housing	Total
Net Area	21.0 ha	21.1 ha	
Dwelling Units/Net Ha	40.0	17.0	
Dwelling Units	840	359	1199
Person/Dwelling Unit	3.0	2.7*	
Population	2520	969	3489
Public Elementary Students/Dwelling Unit	0.34	0.37	
Public Elementary Students	286	133	419

\*Based on Evergreen Mobile Home Park, Edmonton, 1993.

**8. RESERVE DEDICATION**

Subdivision in the undeveloped portion of the plan area will generate, based on the provisions of the current Planning Act, the following areas of municipal reserve:

**Table 3 - Municipal Reserve**

Town of Stony Plain	2.52 ha
RRG Group	0.505 ha
Buckingham South Industrial Estates	4.845 ha
<b>TOTAL</b>	<b>7.870 ha</b>

A number of factors which cannot be resolved in the context of this plan have the potential to dramatically affect reserve dedication from the plan area. First, the need for the school site within the plan area cannot be confirmed at this time. This possible requirement may be reduced or even eliminated. Second, the reserve credit granted to the Atim Creek open space/storm water management facility cannot be properly determined until a specific design for the site is prepared. In addition, any environmental reserve dedication and the provision of a "tot lot" west of the school/park site will also affect the reserve balance in the plan area.

Consequently, specific resolution of reserve related questions must be deferred to the subdivision stage.

**9. NEIGHBOURHOOD SERVICES**

The area population will be well-served by convenience and higher order commercial services already developed or planned for the north portion of the plan area.

Public and separate elementary and junior high school students may ultimately attend schools located on the designated school site within the plan area. However, in the interim, students will be accommodated in Stony Plain's existing school facilities.

Residents in the plan area will be provided with emergency services (police, ambulance, fire protection) through extension of services currently in place in the Town of Stony Plain.

## 10. UTILITY SERVICES

### 10.1 Stormwater Management

#### 10.1.1 Natural Drainage

The study area contains two natural drainage courses. The first drainage course is Atim Creek which bisects the NE 31-52-27-4 flowing in a northerly direction towards Highway 16. This second drainage course (Stream Course Number 3) enters the site from the south and proceeds in a northeasterly direction through the NW 31-52-27-4. This channel connects to Atim Creek at the northern boundary of the site. Ground slopes direct the runoff into these two channels giving the site a gently undulating appearance.

#### 10.1.2 Stormwater Management Concepts

A single storm water management (SWM) facility across Atim Creek is proposed for this development. As part of this scheme, Stream Course Number 3 north of the CN Railway will be directed through the development via the sewer system and an overland flow system into this SWM facility. The Atim Creek storm pond concept assumes that flow rates similar to predevelopment rates from lands outside of the site will continue to flow through it.

Since the Atim Creek flood hydrograph would be delayed compared to the local inflow there is an opportunity to design the Atim Creek pond as an integrated storage and flood routing facility.

The size and configuration of the Atim Creek pond has to be determined after a more detailed analysis of the flood plain storage and the storm water storage requirement for the area. A wet pond would provide opportunities for multiple uses including recreation. Since the Atim Creek has a large area to the south the storage in the creek must allow for the 100-year flood to pass through the site.

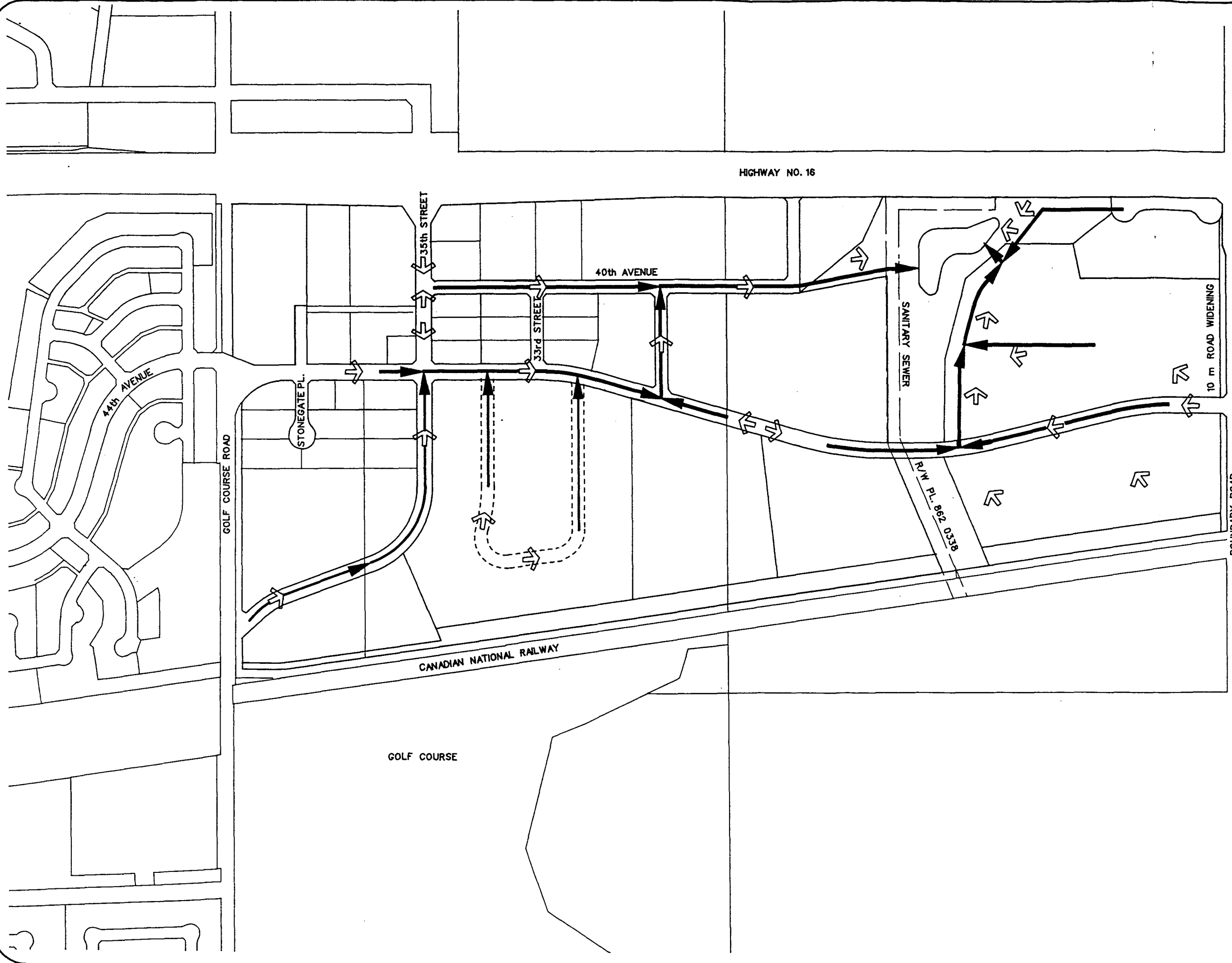
#### 10.1.3 On-site Grading and Surface Drainage




The one in 100 year event flood plain elevation on the Atim Creek drainage course has to be determined. On-site grading must be employed to provide proper overland flow system and stormwater management. Drainage channel improvements and diversions in conjunction with filling of low areas will enhance the site.

Compacted fill material obtained on-site from storm pond excavation, roadway grading, drainage channel improvements and general site grading must be placed on some of the low lying areas to eliminate flooding conditions. The Atim Creek drainage south of the major collector road (44 Avenue) will be improved to maximize the capacity of the channel.

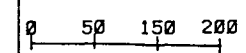
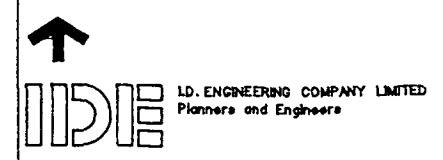
Figure 4 - Stormwater Management Concept depicts all site grading and surface drainage aspects of the stormwater management concept.

TOWN OF  
**STONY PLAIN**  
 SOUTH BUSINESS PARK  
 AREA STRUCTURE PLAN



-  STORM POND
-  STORM SEWER
-  GENERAL SURFACE DRAINAGE

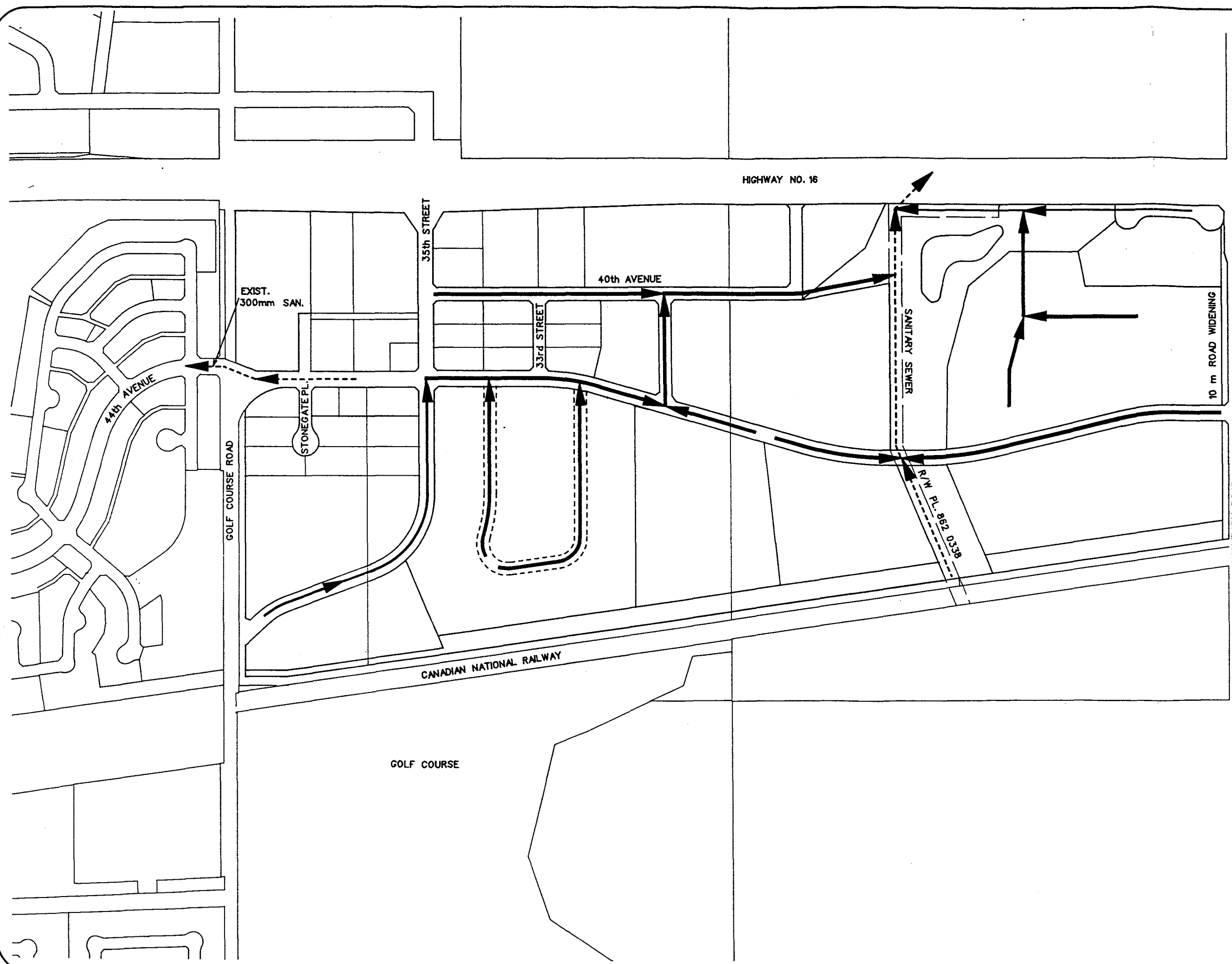
**NOTE**  
 THE GRADING PLAN, STORMWATER POND  
 AND SERVICES TO BE SIZED TO  
 MEET SERVICING NEEDS AND  
 STANDARDS



Stormwater Management  
 Concept

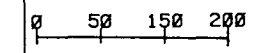
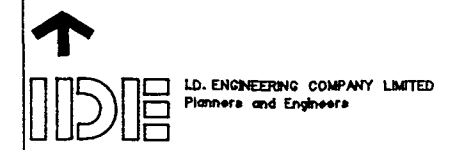
Figure 4

TOWN OF  
**STONY PLAIN**  
 SOUTH BUSINESS PARK  
 AREA STRUCTURE PLAN



- > EAST TRUNK SANITARY (CONSTRUCTED)
- > LOCAL SANITARY SYSTEM (PLANNED)

**NOTE**  
 THE SEWER NETWORK TO BE SIZED TO MEET SERVICING NEEDS AND STANDARDS



Sanitary Sewerage  
 Concept

Figure 5

## **10.2 Sanitary Sewerage**

### **10.2.1 Off-site Services**

The existing 300 mm sanitary sewer in the St. Andrews Place subdivision has capacity to service a portion of the site as indicated on Figure 5 - Sanitary Sewerage Concept. The remainder of the site will be serviced by the East Trunk Sanitary Sewer. The trunk sewer (750 mm) has been constructed to accommodate sewage flows from the site.

### **10.2.2 On-site Services**

Sewage from the proposed development will be collected by means of gravity sewers. The size of the onsite sewer mains will have to be designed to meet the service needs and the Town's design criteria. The sewers in the western portion of the site will drain westward into the St. Andrews Place 300 mm sanitary sewer. The sewers for the remainder of the site will be discharged into the East Trunk Sanitary Sewer main, as shown on Figure 5.

## **10.3 Water Supply and Distribution System**

### **10.3.1 Off-site Services**

Water supply for the industrial development will be provided by connecting to two existing water mains. A 300 mm diameter water main is located on 44 Avenue east of Golf Course Road. The other existing main, 300 mm diameter in size, is contained in the North Business Park. The North Business Park is north of Highway 16 and west of Golf Course Road.

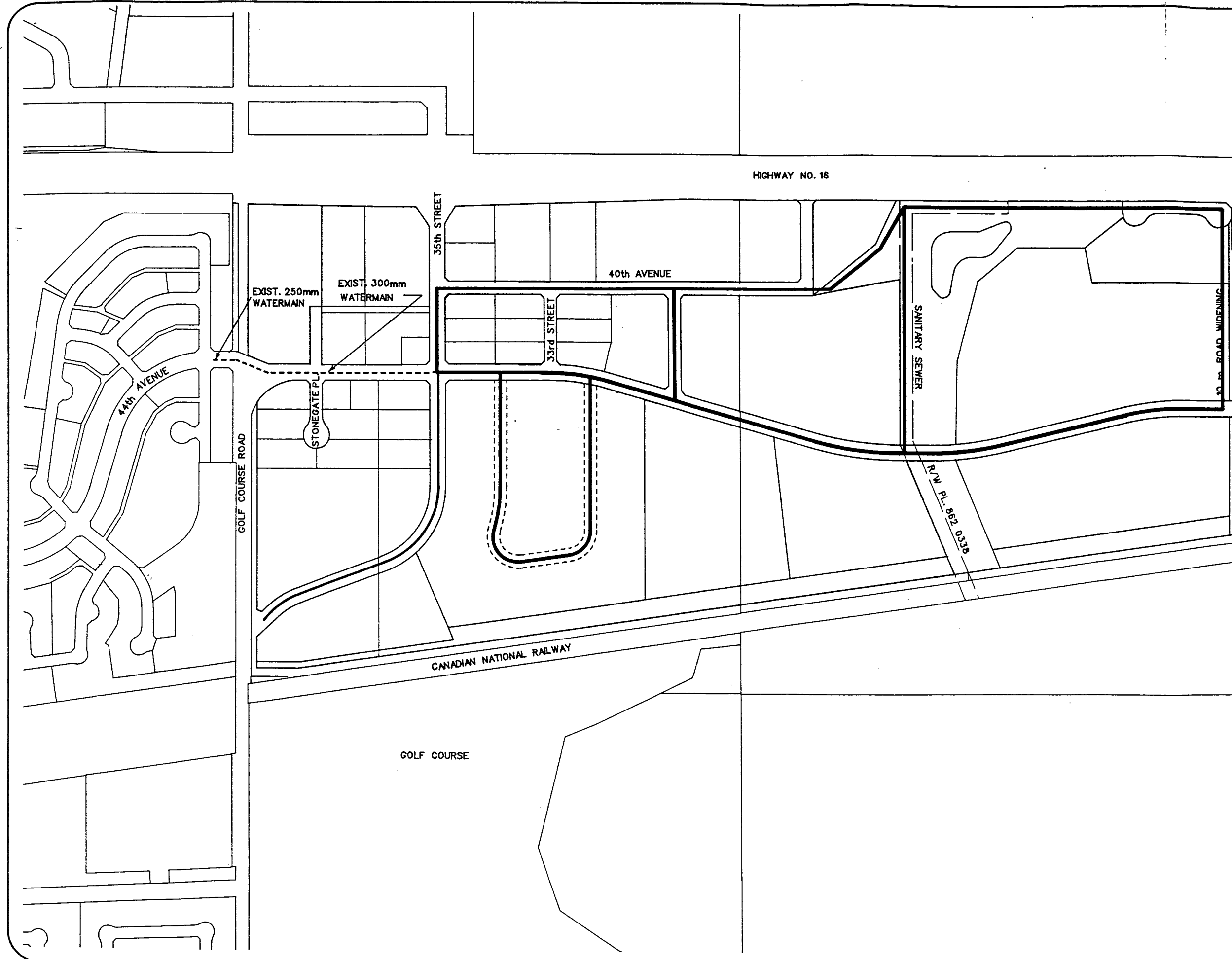
An off-site, 300 mm diameter water main is required to connect on-site water mains to the existing 300 mm diameter main in the North Business Park.




As part of the overall water transmission system, 300 mm diameter line is proposed to connect south, through the possible school site, across the railway, to the easterly tip of the golf course. An alternative alignment, dependent on development staging, would parallel the east trunk sewer line beside Atim Creek as shown in Figure 6.

### **10.3.2 On-site Services**


The heart of the on-site distribution system would be as shown on Figure 6 - Water Supply and Distribution Concept. The looping will provide continuous service in the event of a water main break. Mains throughout the subdivision will be designed at the subdivision stage after the land use and population for the area are approved.

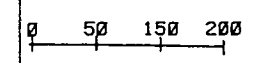
TOWN OF  
**STONY PLAIN**  
 SOUTH BUSINESS PARK  
 AREA STRUCTURE PLAN



-  STORM POND
-  EXISTING WATERMAIN
-  PROPOSED WATERMAIN

**NOTE**  
 ALL PROPOSED WATERMANS ARE TO BE  
 SIZED TO MEET SERVICING NEEDS  
 AND STANDARDS

 I.D. ENGINEERING COMPANY LIMITED  
 Planners and Engineers



Water Supply and  
 Distribution Concept

JUNE 17 . 1994

Figure 6



**11. IMPLEMENTATION**

The approval of this plan will require an amendment to the Town of Stony Plain General Municipal Plan, which designates this area for commercial and industrial development exclusively.

Continued development in the plan area will require the usual redistrictings, subdivisions, and development agreements. In some cases, development and the provision of municipal and/or school reserves will require specific agreements between land owners.

In general, development is expected to proceed from west to east. Given that the area is partially serviced at present, several acceptable options for staging exist. While the staging of development should be left flexible, specific proposals must be reviewed to ensure that proper access and servicing standards (permanent or interim) are met.