

TOWN OF STONY PLAIN

BYLAW NO. 870

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO
ADOPT THE AREA STRUCTURE PLAN FOR THE SOUTH WEST AREA OF STONY PLAIN

WHEREAS, Section 64 of the Alberta Planning Act, R.S.A., 1980 enables a Municipal Council to adopt by bylaw, 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 Deerfield Area Structure Plan addressed the requirements of an Area Structure Plan as outlined in Section 64(2) of the Alberta Planning Act, R.S.A., 1980.

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

1. That this Bylaw should be cited as the Deerfield Area Structure Plan;
2. That the Deerfield 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 School, Recreational and Open Space Locations and Systems.
3. This Bylaw commenced upon the date of it finally being passed.

DONE AND PASSED AS A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF
ALBERTA THIS 26 DAY OF September A.D., 1983.


MAYOR H. KOTSCHEROFSKI


MUNICIPAL SECRETARY
J.A. COSGROVE

READ A FIRST TIME THIS 22 DAY OF August A.D., 1983.

READ A SECOND TIME THIS 12 DAY OF September A.D., 1983.

READ A THIRD TIME THIS 26 DAY OF September A.D., 1983.

BUSINESS ARISING FROM MINUTES

CANQUEST AREA STRUCTURE PLAN

M. Betteridge reviewed the process to date.

Some discussion of the concerns of Council took place. The transitional density of the entire area was discussed. If R-1 were generally to the west and R-2M to the east of the corridor and be more acceptable to those present, changes on the area structure plan would as a normal process, pass through the Municipal Planning Commission.

RES: 459/83 Moved by Councillor T.L. Clarke that Administration be instructed to contact the developer and clarify the concerns of Council regarding the density of development to the west of the drainage corridor and make changes to the Bylaw in order that it be presented to Council on October 11, 1983.

CARRIED UNANIMOUSLY

ADMINISTRATION REPORT - SEPTEMBER 19, 1983

RES: 460/83 Moved by Councillor D.J. Ganske that the Administration Report dated September 19, 1983 be accepted for information.

CARRIED

ACCOUNTS FOR PAYMENT

RES: 461/83 Moved by Councillor T.L. Clarke that the Accounts For Payment totalling \$731,320.75 be approved for payment.

CARRIED UNANIMOUSLY

FINANCIAL STATEMENTS

RES: 462/83 Moved by Councillor D.J. Ganske that the Financial Statements covering the periods January 1 to July, 1983 and January 1 to August, 1983 be accepted for information.

CARRIED

BYLAWS

Bylaw No. 870 - Deerfield Area Structure Plan

M. Betteridge outlined the changes brought forward following the Public Hearing.

J.A. Cosgrove advised that the Bylaw only required third reading.

M. Betteridge advised that C-4 commercial would be an accepted use in the mobile home park under existing zoning.

RES: 463/83 Moved by Deputy Mayor R. Kotch that Bylaw No. 870 be given third and final reading.

CARRIED

Bylaw No. 874 - General Plan

M. Betteridge advised that Mr. Spencer was ill and unable to attend. It was recommended that the Bylaw be given second reading only at this time.

RES: 464/83 Moved by Councillor T.L. Clarke that Bylaw No. 874 be given second reading.

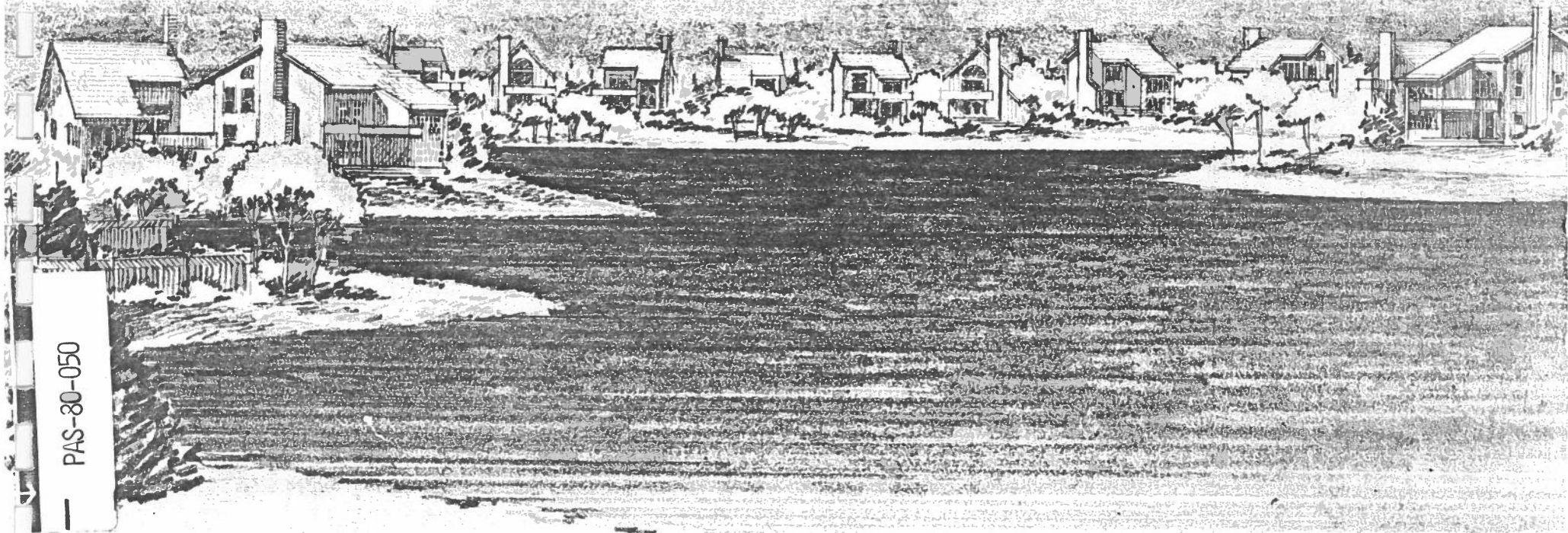
CARRIED

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DEERFIELD

AREA STRUCTURE PLAN

Town of Stony Plain



PAS-80-050

bruyer consulting group

July 19, 1983

Mr. M. Betteridge
Town Planner
Development Control
Town of Stony Plain
4905 - 51 Avenue
Stony Plain, Alberta

Dear Sir:

RE: DEERFIELD AREA STRUCTURE PLAN
TOWN OF STONY PLAIN

We are pleased to submit herewith the revised Area Structure Plan for a portion of the south west sector of Stony Plain. The report has been prepared on behalf of Churchill Developments and J.C.A. Financial Corporation who are owners of the major portion of land encompassed in the area.

During the preparation of the plan, consultations with various Town of Stony Plain departments and other Government agencies as well as affected owners of land within the plan boundary were undertaken.

We are hopeful that the report and plan will satisfy the relevant approving departments and provide a basis for Municipal Planning Commission and Town Council sanction of same.

Yours very truly,

BRUYER CONSULTING GROUP

L.D. Newton
Planner

LDN/djh

introduction and background

1.1 FORWARD

This report and the Area Structure Plan contained herein has been prepared on behalf of two major owners of land encompassed within the area. The objective of the plan is to provide a framework for development of the plan area which encourages attractive and economical residential and other development in a manner which is compatible and complementary to existing developments in Stony Plain. Further, the development plan is based on development objectives to achieve the highest urban residential environment standard possible consistent with market requirements. It is the intent to pursue orderly, economical and staged development at the earliest date practicable. It is intended that the first phase of development will occur in 1984 with the remaining lands being developed as market requirements dictate.

1.2 MANDATE

The Area Structure Plan is submitted in compliance with the Alberta Planning Act 1977 which provides for the formulation of Area Structure Plans and their adoption by the Municipality as a resolution or bylaw, (Section 62 (1) of the Act).

1.3 SCOPE OF THE PLAN

The Area Structure Plan as proposed, provides for the orderly and complementary development of the area, specifying land uses, residential density patterns, park and school location, major roadway structure and transportation requirements, and the servicing and utility requirements.

The design for the area is intended to establish a framework within which development will take place and incorporates municipal requirements for the area, in order that consistent and co-ordinated development may take place responsive to the needs and desires of the future residents.

The Area Structure Plan will provide a sound framework within which the Municipal Planning and review agencies may properly and fully evaluate subsequent specific subdivision applications.

It should be noted that the plan represents an optimum housing mix according to present trends. As such, it must be realized that within the time span for implementation of the development, flexibility is required in order that changing demands can be accommodated. These demands may be for marketing alternatives, new housing forms and building types, housing integration systems, etc.

An Area Structure Plan must be accepted as a projection of a possible form of development, based upon data, analysis and existing implementation systems, while recognizing that any development results from a continuous decision making process involving the community, its administration and the land owners.

A number of reasonable assumptions have been made as a basis for the Area Structure Plan formulation. Firstly, the Area Structure Plan area is envisioned as a logical extension to the Town of Stony Plain, and consequently no radical departure from the present urban pattern is anticipated.

policy factors influencing the plan

2.1 DEVELOPMENT OBJECTIVES

The Area Structure Plan, which is the intermediate link between the Stony Plain General Municipal Plan and the subdivision plan, provides the overall policy framework for the development of the area. The recognition of the potential role of the development area as an important segment of the urban fabric of Stony Plain leads to the formulation of a number of objectives which should guide the development of the area. The area is essentially residential, with supportive land uses. The residential component will be developed in accordance with the following development objectives:

- To provide a needed accommodation area as an additional "southside" housing alternative to the housing areas in other sectors of the Town.
- To provide services to the standards of the Town.
- To provide planning flexibility in design of residential areas.
- To provide for a variety of urban and suburban lifestyles by promoting a range of densities and diversity of development types.

2.2 POLICY CONSTRAINTS

Density:

The Area Structure Plan as proposed represents a housing mix according to present trends and based on development for low-medium density. The Density range for the overall district shall be a minimum of forty-two (42) persons per gross hectare to a maximum of fifty-two (52) persons per gross hectare, (17 - 21 persons per gross acre). The allocation of density to specific neighbourhoods shall be guided by principles established by the Town's General Municipal Plan and at subsequent planning stages dependent upon area analysis and market conditions at that time. We have provided, however, suggested locations for multi-family use which would be appropriate for such sites (i.e. adjacent to or in close proximity to schools/parks; on collector roadways which would be served by a future bus system; as transitional land uses for non-residential uses).

Parks and Open Spaces:

The plan delineates the location for school sites and adjoining neighbourhood parks, for each neighbourhood sector fulfilling the statutory requirements of the Planning Act for 10% municipal reserve.

Further, a functional pedestrian linkage system consisting of local street patterns and minor walkways linking open space components, i.e lake, school park, etc. is provided.

existing features and factors influencing the plan

3.1 GENERAL

In the preparation of the Area Structure Plan it was necessary to examine existing site conditions and inventory existing influences on the type of development.

3.2 LOCATION

The Northeast Area Structure Plan district is comprised of approximately 640 acres, legally described as S 1/2 of Section 25-52-1-W5M and the N 1/2 of Section 24-52-1-W5M. The area is located within the existing municipal boundary of the Town of Stony Plain. The extension of the area and Meridian Road forms the eastern boundaries of the area.

3.3 EXISTING LAND USES

The land use within the area is rural in nature with the greatest portion of the property presently under cultivation. Existing land use poses virtually no constraint to the development of the area.

3.4 LAND OWNERSHIP

Land ownership within the plan area are listed in Appendix I.

DEERFIELD

LOCATION PLAN

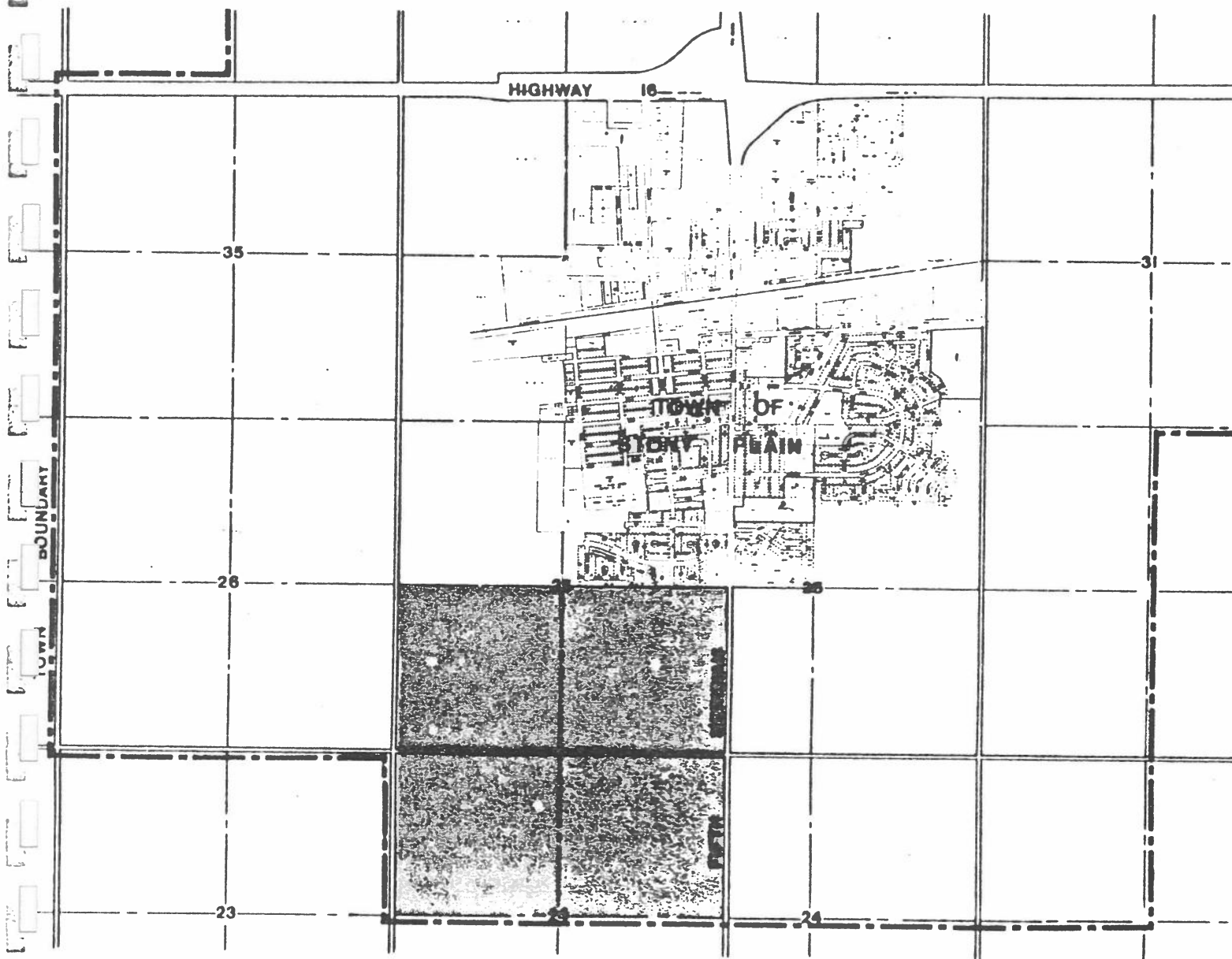


Fig. 1

3.5 SOILS

Information pertaining to surface and subsurface soil conditions were obtained from the "Transportation and Utility System Study" prepared for the Town of Stony Plain and test hole logs taken in the N.E. 1/4 Section 24-52-1-W5M.

As to the surface features, the Transportation and Utility System Study indicates that there is a small area of peat moss in the northwest corner of the plan area. The plan indicates housing at that location which would result in the peat moss being excavated where basements are located or would be in the yard area otherwise. Municipal services will not be affected by the peat moss overburden. A band of low lying poorly drained area exists across the upper half of the plan area, however drainage will be improved by virtue of development.

The available data on subsurface conditions indicates that the predominant soil type will be a clay/silt material underlain by sand deposits. The north half, especially the low lying area, will likely have a higher water table than the south half which has a recorded level of approximately 6 meters below ground. One test hole in the north half shows a water level of 1.9 meters below ground. The Utility Study rates the south of the plan area as good for residential development. This has been verified by test holes logs taken for site evaluation for the technical school. The north half is rated as fair but some firm to stiff material can be encountered.

In conclusion, the plan area is suitable for development although site specific geotechnical evaluations are recommended as development applications are received.

3.6 VEGETATION

Most of the area is now under cultivation and therefore vegetation in the form of woodlots remains only in isolated pockets. Every effort will be made to retain valuable existing woodlots in the development of the future neighbourhood.

3.7 TOPOGRAPHY & DRAINAGE

The structure plan area can be described as a gently undulating plain. The southerly portion of the area slopes to the north and north and northeast.

3.8 SPECIAL FEATURES

Two pipeline corridors traverse the subject property from northwest sector to the southeast sector. These are:

- (a) Imperial Oil Ltd. pipeline R/W 5917 R.S.
Imperial Oil Ltd. pipeline R/W 5750 M.C.
- (b) Imperial Oil Ltd. pipeline R/W 5358 M.C.
(abandoned)

DEERFIELD

SITE FEATURES



LEGEND

- IMPERIAL OIL PIPELINE R/W
- ABANDONED PIPELINE R/W
- EXISTING SUBDIVISION
- TOWN OF STONY PLAIN BOUNDARY
- EXISTING VEGETATION
- * EXISTING CEMENT PLANT
- NATURAL DRAINAGE FLOW
- ▲ BOREHOLE FOR SOIL TEST

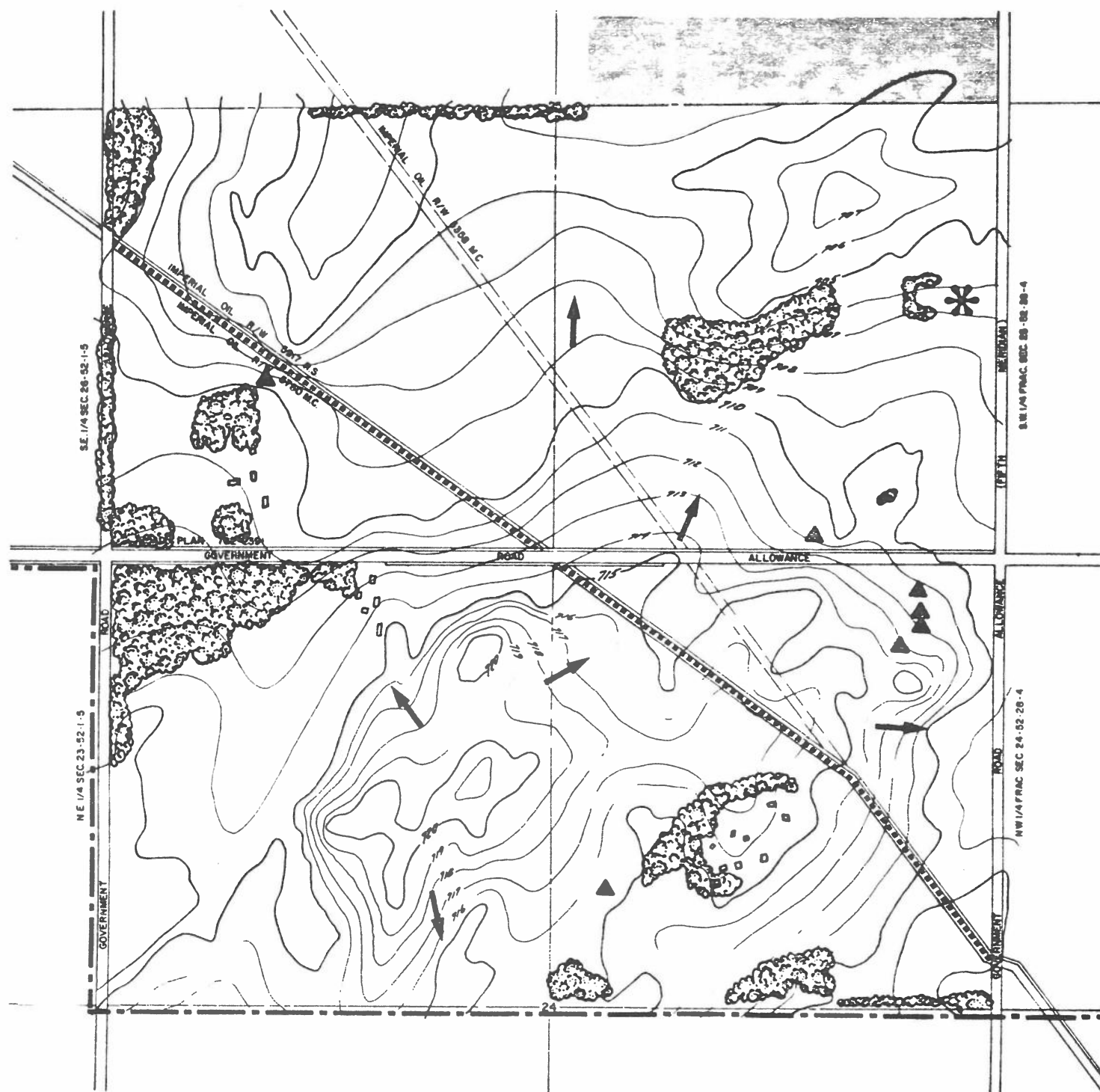


Fig. 2

land use requirements

4.1 GENERAL

Basic to the concept of the plan is the establishment of two residential neighbourhoods. The neighbourhoods have been related to each other and the existing structure of south west Stony Plain, namely the West Glen community, an inter-relationship essential to ensure proper transportation linkages, distribution of community facilities such as school and parks, and commercial uses. Each neighbourhood within the Area Structure Plan area will require the necessary commercial, educational, recreational and service facilities for a healthy residential environment. A strong neighbourhood form emphasized by its facilities will foster a sense of identity for its residents.

The first neighbourhood encompasses the S 1/2 of Section 25-52-1-W5M and the second neighbourhood comprises of the N 1/2 24-52-1-W5M.

In terms of physical planning, the principal factors pertaining to the design of the land uses within the Area Structure Plan are:

Commercial:

The Area Structure Plan area will, as a result of its size, structure, and projected population, require commercial facilities. These will be provided consistent with the requirements of the General Municipal Plan.

The commercial system within the development area is organized to provide appropriate degrees of service on the neighbourhood level.

Neighbourhood Commercial Centres:

The plan area is comprised of areas which will generate populations adequate to support neighbourhood shopping facilities. These will be established to serve the immediate local shopping requirements of the residents and will be located at the focal points connecting major and minor collector roadways.

Two neighbourhood commercial centres are proposed, oriented to the major roadway corridors so the operation can be adequately accommodated regarding traffic without impairing the amenities of the neighbourhood areas. These centres will range in size from 1.0 to 1.5 acres dependent on the neighbourhood form and requirements at the time of development.

Educational Facilities:

The identification of location of schools within the Area Structure Plan is a prime consideration in developing a balanced neighbourhood. The concept has identified educational centres located appropriately in each neighbourhood. The school site within Neighbourhood 1 could share a catchment area for the West Glen subdivision to the north.

Neighbourhood 1 would contain 1 public elementary school, 1 separate elementary school and a public junior high school. As well, the site created in Neighbourhood 1 is of substantial size to contain a high school should it be deemed necessary.

A second site for a public elementary school has been identified in Neighbourhood 2 at the approximate geographic centre of the neighbourhood. As well, Neighbourhood 2 will contain adequate lands to locate a separate elementary and public junior high school, should the need arise.

Flexibility is essential if the concept plan is to remain viable over a long period of time in that the number and type of schools may vary in response to changing market conditions, housing mix and educational planning.

It will be necessary during the subdivision design stage of this development to consider several points relative to the educational system. These will relate to land use, the transportation system, student generation, the current trends in the educational process and the flexibility of the school structure.

Residential:

The majority of lands within the Area Structure Plan are designated for residential use, with other supportive land uses to enhance the residential environment. It is contemplated that a range of dwelling types will be planned at the detailed planning phase. These could include R2M multi family sites (cluster townhouse sites and street townhouse sites) semi-detached housing sites (R2) and a wide range of detached housing sites.

The Area Structure Plan reflects areas which would be appropriate for the location of multi-family sites, however, further detailing of specific locations would be established at subsequent planning stages dependent on area analysis and market conditions at the time of development.

area structure plan

5.1 GENERAL

The development concept for the Area Structure Plan area is directed to the creation of a balanced and attractive urban environment. The area will offer a range of low to medium to high density housing, (i.e. single family detached and semi-detached, townhouses and apartments). The Area Structure Plan map is contained herein as Figure 3. A Neighbourhood Structure Plan is provided in folio at the back of this document.

5.2 LAND USES

Educational

In developing the plan, a structure plan has been developed which provides educational facilities located in accordance with the distribution of housing types and density levels as related to current school generation ratios. With anticipated future trends and standards, there is some room for flexibility without altering the number and type of educational centres.

The educational requirements of the Public and Separate School Authorities are listed below:

- Public Elementary Schools, (2 sites) - Two sites for public elementary schools to be reserved in each neighbourhood.
- Separate, (Catholic), Elementary Schools, (2 sites) - A site for a separate elementary school is to be situated at the approximate geographic centre of each neighbourhood.

- Public Junior High Schools, (2 sites) - Two sites to be reserved in the approximate centre of each neighbourhood.
- Public High School, (1 possible site) - The site provided in Neighbourhood 1 is adequate to support a high school, should the need arise.

Park Sites:

The provision of land dedicated to open space is a prime consideration in developing a balanced neighbourhood. In attempting to meet same, two factors must be considered; firstly, the preservation of existing features where possible and secondly, the assurance that the open space standards reflect the needs of the neighbourhood and conform with regulatory requirements. Therefore, the open space system is an integral element of the Area Structure Plan area. The basic component of the system is a park site which has been located in the area in conjunction with the school sites.

As well, parks are combined with the lake facilities so as to provide the neighbourhood as a whole with an amenity. It is recognized that the precise park size and configuration will be determined at the detailed subdivision plan stage.

Commercial:

Two neighbourhood commercial centres, up to 1.5 acres in size are located in the Structure Plan area. The sites are strongly oriented to the major roadway corridors so that operations can be adequately accommodated, regarding traffic without impairing the amenities of the neighbourhood residential areas.

These neighbourhood shopping centres will provide basic daily retail necessities to the neighbourhood residents and their specific size detailed at the subsequent planning stage.

5.3 RESIDENTIAL

The overall concept is based on the premise that each neighbourhood will be comprised of a wide range of housing types and tenures, fostering and encouraging a neighbourhood of diverse characteristics broadly representing those found presently in Stony Plain and contemplated in the Land Use Bylaw and General Municipal Plan.

Based upon review of the housing trends, the concept has been based on a density level between 17 and 21 persons per gross acre.

The proposed land use statistics according to the plan are contained herein as Appendix 2.

(a) Medium Density Residential R2M:

The proposed location of the medium density areas will enable residents, by their proximity, to fully utilize open space, educational and recreational facilities provided within the neighbourhood. Further, for the most part, the multi-family sites will be located such that they are oriented to the neighbourhood collector roadway so as to take advantage of a future bus system.

(b) Low Density Residential:

The lower residential densities, (single family, duplexes) for the most part, are located within the inner sector of the neighbourhood with pedestrian access oriented

along local streets and minor walkway systems leading towards the neighbourhood school/park complex, and where appropriate, to the park and open space associated with the lakes (storm retention ponds).

5.4 CIRCULATION SYSTEM

Vehicular:

Form and design of all roadways in the Area Structure Plan are dictated by their function and hierarchic status. This promotes the system that the major arterials feed neighbourhood collectors, hence the local roadway systems.

A major premise for this system is one of traffic volume and type of road section. Each classification of road corresponds to the number of people and vehicles desiring to use the facility and possesses corresponding characteristics.

The major arterial roadway dissects the area and separates the residential neighbourhoods and accommodates the primary traffic movements. The neighbourhood collector roadways focus internal neighbourhood traffic towards and onto the arterial roadway.

Pedestrian:

The pedestrian system is designed essentially to connect housing groups to the neighbourhood school/park complex.

The pedestrian system consists of the local street pattern and connecting minor walkways such that integrated pedestrian linkages to the future bus routes and school/park is achieved. This will be further delineated at a subsequent planning stage.

DEERFIELD

AREA STRUCTURE PLAN



LEGEND

-  COMMERCIAL
-  MOBILE HOME PARK
-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM WATER RETENTION PC
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  MINOR ARTERIAL
-  BUFFER
-  IMPERIAL OIL PIPELINE R/W
-  ABANDONED PIPELINE R/W
-  TOWN OF STONY PLAIN BOUND

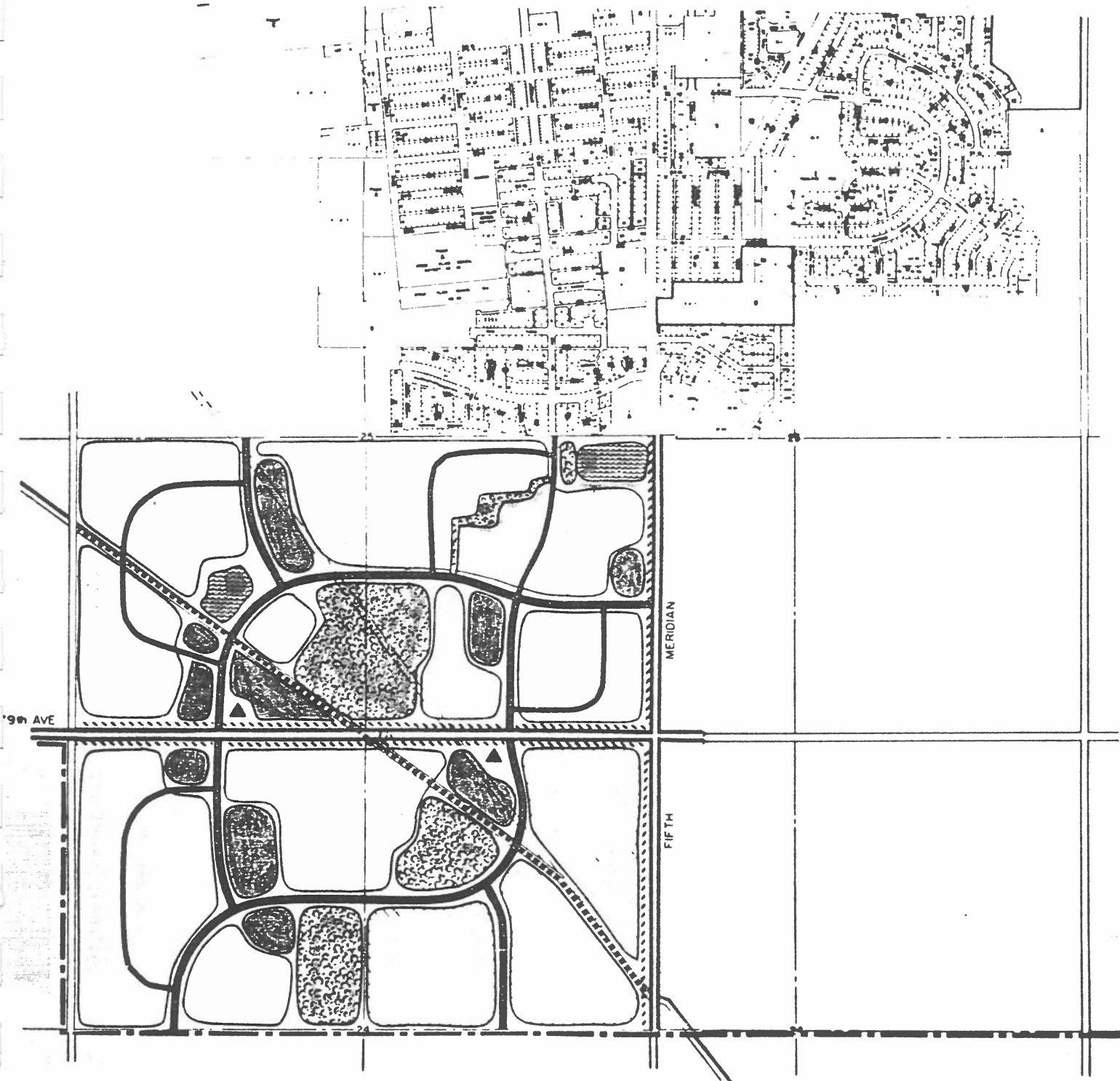


Fig.

engineering services and utilities

6.1 GENERAL

As with any major residential project, the provision of municipal and utility services is a major concern, both to the civic administration who expect an efficient and economic servicing program, and to future residents who expect convenience in addition to quality of service.

This section of the Deerfield Area Structure Plan is meant to describe the methods available for providing services to the plan area. The program was derived from discussions with the Town of Stony Plain, Associated Engineering Services Ltd. and the Transportation and Utility System Study prepared for the Town of Stony Plain.

6.2 STORM DRAINAGE

As shown by the enclosed Figure 4, the plan area is contained within two drainage basins which are serviced by stream courses designated as Stream Course #1 and Stream Course #3 in the Utility Systems Study.

Stream Course #1 exits to Meridian Road. In lieu of extending Stream Course #1 through the plan area, it is proposed to design two stormwater management lakes with an interconnecting pipe. These systems would be designed to accommodate flows attributed to Stream Course #1. Discharge rates from the lakes would be limited to the discharge rate contemplated for Stream Course #1. These details would be determined during latter design phases of the project.

DEERFIELD

STORM DRAINAGE



LEGEND

- DRAINAGE BOUNDARY
- ▨ STORM WATER RETENTION PON
- ← DIRECTION OF FLOW

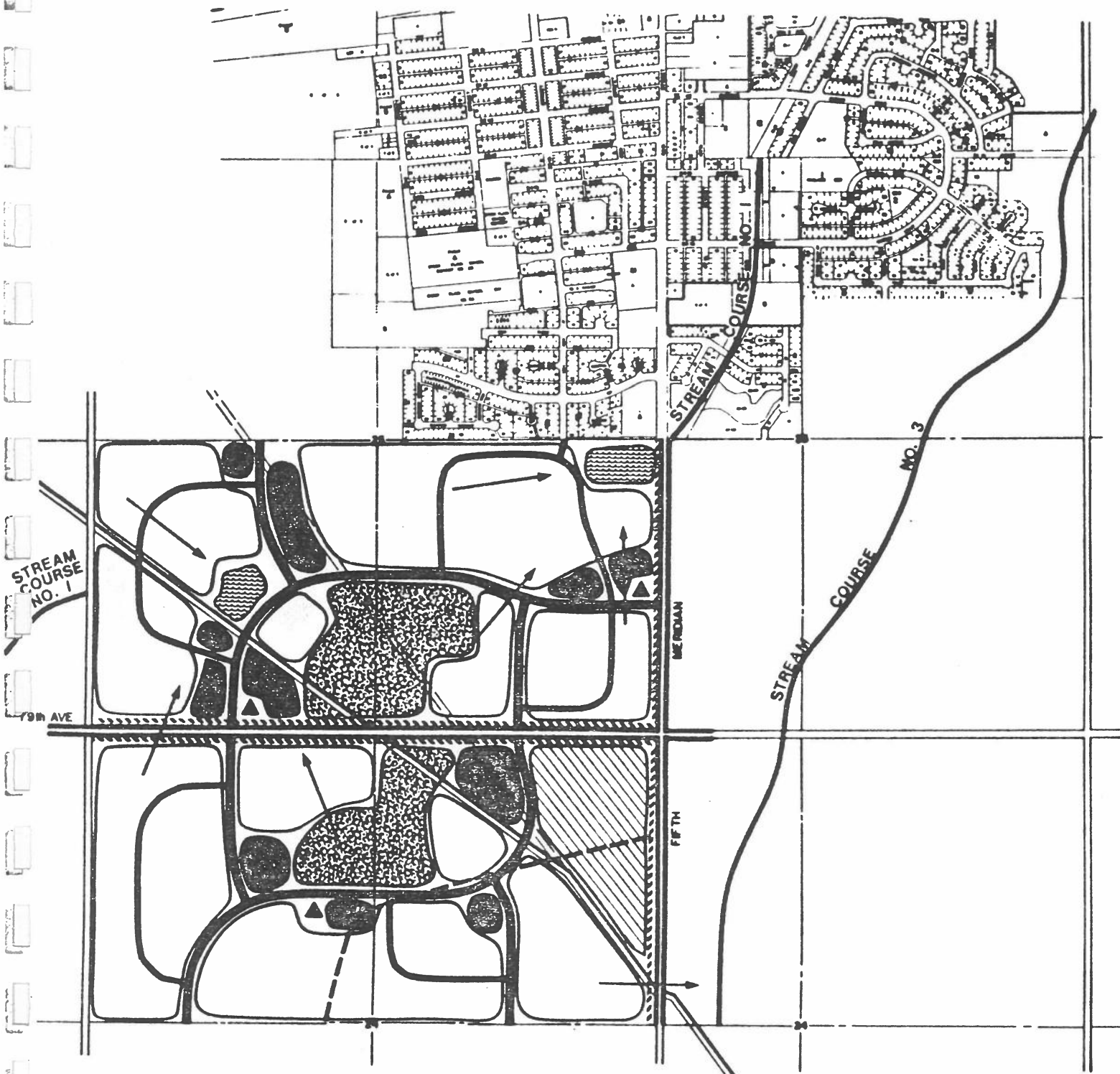


Fig. 4

There is a portion of the plan area that drains to Stream Course #3. This stream course will be constructed to 79 Avenue to provide service to the Technical School located south of 79 Avenue and just east of Meridian Road. A trunk sewer system will need to be constructed to Stream Course #3 with a suitable alignment selected at the detailed design stage of this project.

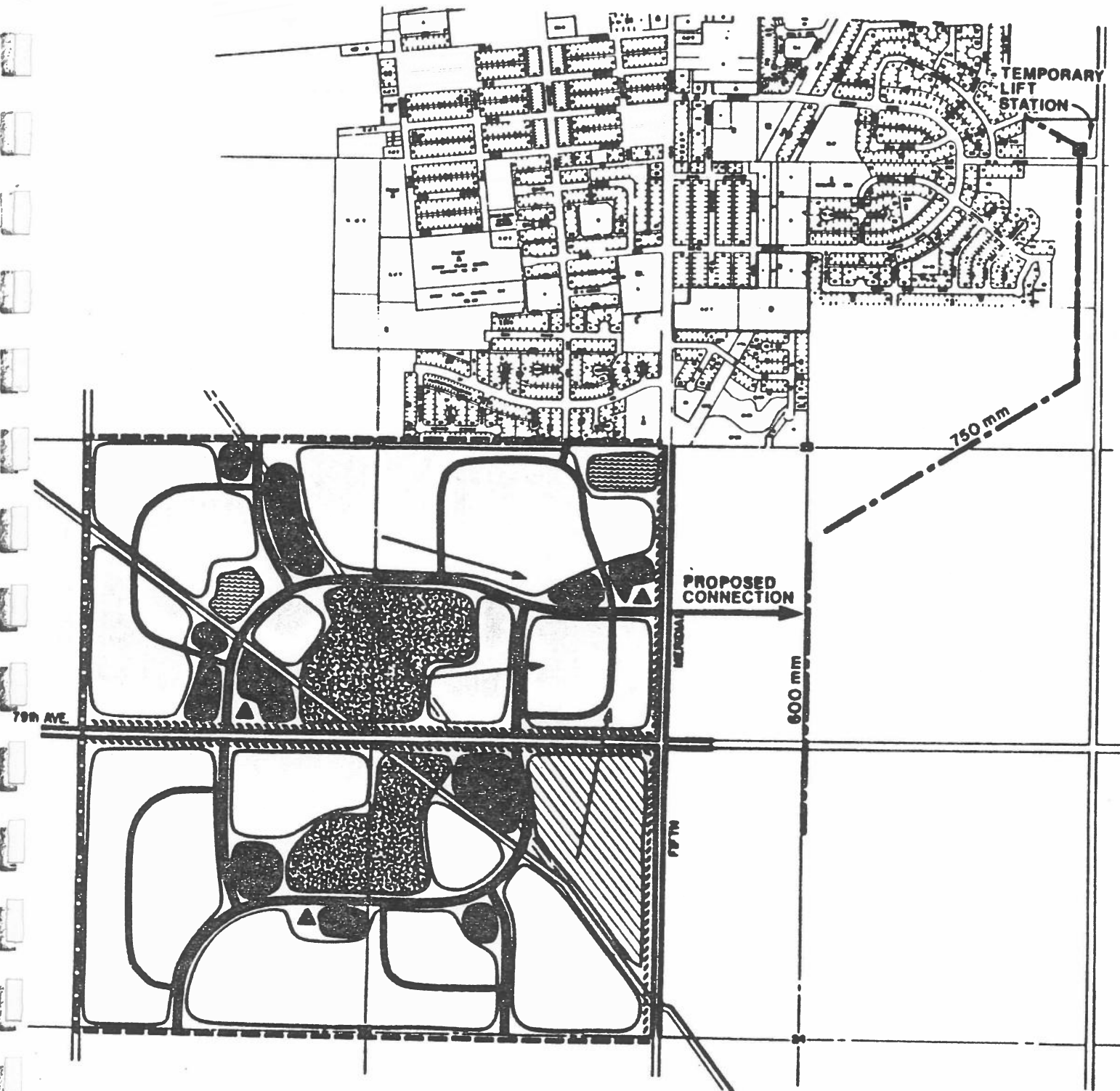
6.3 SANITARY SEWERAGE

As shown on the enclosed Figure 5, the plan area is contained within a drainage basin that is serviced by a 600mm sanitary trunk sewer. The trunk system is designed and under construction for service to the Technical School.

The trunk system will be discharged via a temporary lift station to existing adjacent sanitary sewers. Ultimately, the sanitary sewer trunk will be extended in a northeasterly direction to drain to the Parkland Sewage Transmission Line projected to be in operation late 1984 or early 1985.

6.4 WATER WORKS

As noted on Figure 6, the subject area will be serviced by extending watermains designed and constructed for the Technical School. A 300mm is being extended south along Meridian Road as well as 450mm main along 79 Avenue. A 1 million gallon reservoir is designed to be located at Golf Course Road and 79 Avenue primarily for fire protection for the school.



DEERFIELD

SANITARY SEWERAGE



LEGEND

- DRAINAGE BOUNDARY
- - - EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

Fig. 5

DEERFIELD

WATERWORKS



LEGEND

- EXISTING WATERMAIN
- - - PROPOSED WATERMAIN

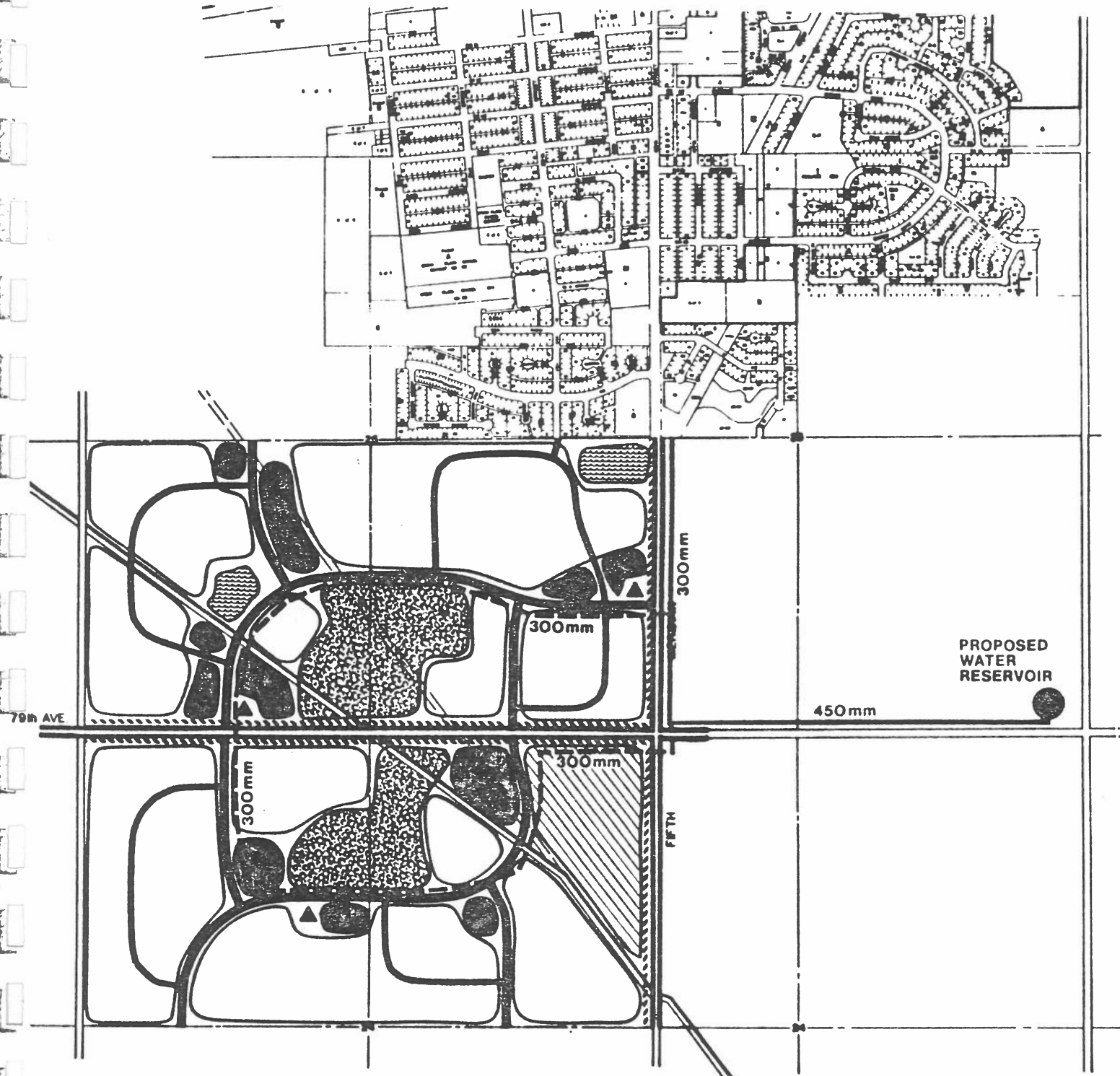


Fig. 6

These services will adequately supply this Plan area.

6.5 POWER, TELEPHONE & GAS

These utility services are within a reasonable distance of the subject area and can be readily extended to provide service to the proposed development.

DEERFIELD AREA STRUCTURE PLAN

PRELIMINARY NEIGHBOURHOOD LAY-OUT

LAND USE

HECTARES BY OWNERSHIP

TOTAL
HECTARES

UNITS

%

POPULATION

S.W. 25

N.W. 24

N.E. 24

S.E. 25

1. RESIDENTIAL

J.C.A. et al

HOHNSTEIN

CHURCHILL et al

CARRAHER

HOHNSTEIN

ASSINGER

Single Family

24.94 ha.

5.67 ha.

37.50 ha.

4.59 ha.

37.42 ha.

110.12

2,429

55.87

7,043

Med. Density

11.9 ha.

0.75 ha.

7.3 ha.

3.39 ha.

0.27 ha.

6.07 ha.

29.68

1,172

26.96

3,398

Mobile Home Park

43.91(gr)

43.91(gr)

746

17.17

2,163

2. COMMERCIAL

4,347

100

12,604

Neighbourhood

0.40 ha.

0.6 ha.

1.0

3. MUNICIPAL RESERVE

Park/School

5.50 ha.

6.46 ha.

5.62 ha.

1.57 ha.

6.59 ha.

25.74

4. CIRCULATION

Roads & Lanes

9.61 ha.

1.68 ha.

13.38 ha.

2.69 ha.

1.22 ha.

13.35 ha.

41.93

5. P.U.L.

Pipeline

1.32 ha.

0.96 ha.

0.45 ha.

2.73

Lake

2.5 ha.

2.50 ha.

5.0

TOTAL GDA

56.17 ha.

8.1 ha.

64.64 ha.

57.17 ha.

8.1 ha.

65.93 ha.

260.11 ha.

AVERAGE GROSS DENSITY = 19.61 ppga

48.45 ppha

LAND OWNERSHIP

OWNER(S)	C. OF T. NO.	LEGAL DESCRIPTION	ENCUMBRANCES	AREA
Carl P. Baron & Norma Baron	762 044 993	N.W. 1/4 24-52-1-5	Cav: Chess Properties Ltd. Cav: All State Equities Ltd. & Urban Holdings Ltd. Cav: Multi-Vest Equities Ltd. Cav: Churchill Investments (1968) Ltd. Cav: Churchill Development Corporation Ltd.	64.38 ha.
William Hohnstein Evelyn E. Hohnstein	772 132 913	Pt. N.E. 1/4 24-52-1-5	Cav: Imperial Oil Ltd. Cav: County of Parkland #31 Cav: Provincial Treasurer of Alberta	8.0 ha.
George Francis Carraher Beatrice Marie Carraher	782 142 012	Pt. N.E. 1/4 24-52-1-5	Cav: Imperial Oil Ltd. DRC: Director, Edmonton Regional Commission	56.7 ha.
Lydia Regina Assigner	822 101 438	S.E. 1/4 25-52-1-5	Cav: County of Parkland #31	64.3 ha.
Robert Lee Ltd. (1/2)	821 133 087	Pt. S.W. 1/4 25-52-1-5	Cav: Imperial Oil Ltd. Mtge: North West Trust Co.	56.2 ha.
J.C.A. Financial Corp. (1/2)	812 184 934	Pt. S.W. 1/4 25-52-1-5	Cav: Imperial Oil Ltd. Mtge: North West Trust Co. Cav: Canadian Imperial Bank of Commerce	56.2 ha.
William Hohnstein Evelyn E. Hohnstein	802 108 949	Pt. S.W. 1/4 25-52-1-5	URW: West Parkland Gas Co-Op Limited	8.1 ha.

bruyer consulting group

1-1154-82

March 27, 1984

Mr. D. Boyer
Bryan Andrekson
#900, Chancery Hall
3 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2E1

Dear Sir:

RE: DEERFIELD AREA STRUCTURE PLAN
TOWN OF STONY PLAIN

I am in receipt of your letter dated March 23, 1984, pertaining to the above captioned item, and would advise that the plan on file at the Town office does not reflect the plan as approved by Council.

I have enclosed the Area Structure Plan and Neighbourhood Structure Plan for the Deerfield area which were amended pursuant to the public hearing and passed by Council September 26, 1983.

I trust your Client will find the plans as approved satisfactory. Should you require additional information regarding same, please advise.

Yours truly,

BRUYER CONSULTING GROUP



L.D. Newton
Planner

LDN/djh

Enclosures

FYN ENGINEERING LTD.
No. 46D Westwind Industrial Park

WINTERBURN, Alberta
TOE 2NO Phone: 489-2531

LETTER OF TRANSMITTAL

DATE	FEB 14/84	JOB NO.	215-83
ATTENTION	MR. MARK BETTERIDGE		
RE:	DEERFIELD MOBILE HOME PA		
	NE 1/4 SEC. 24-52-11-5		

TO TOWN OF STONY PLAIN
4905 51 AVENUE
STONY PLAIN, ALBERTA
TOE 2CO

WE ARE SENDING YOU: Under separate cover via _____ following items

- | | | | |
|--|--|---------------------------------------|---|
| ☐ Shop Drawings | ☐ Copy of letter | ☐ Plans | ☐ Specifications |
| ☐ Attached | ☒ Prints | ☐ Change order | ☐ _____ |

COPIES	DATE	NO.	DESCRIPTION
2		B	SCHEDULE "B"
2		H	SCHEDULE "H"

THESE ARE TRANSMITTED as checked below:

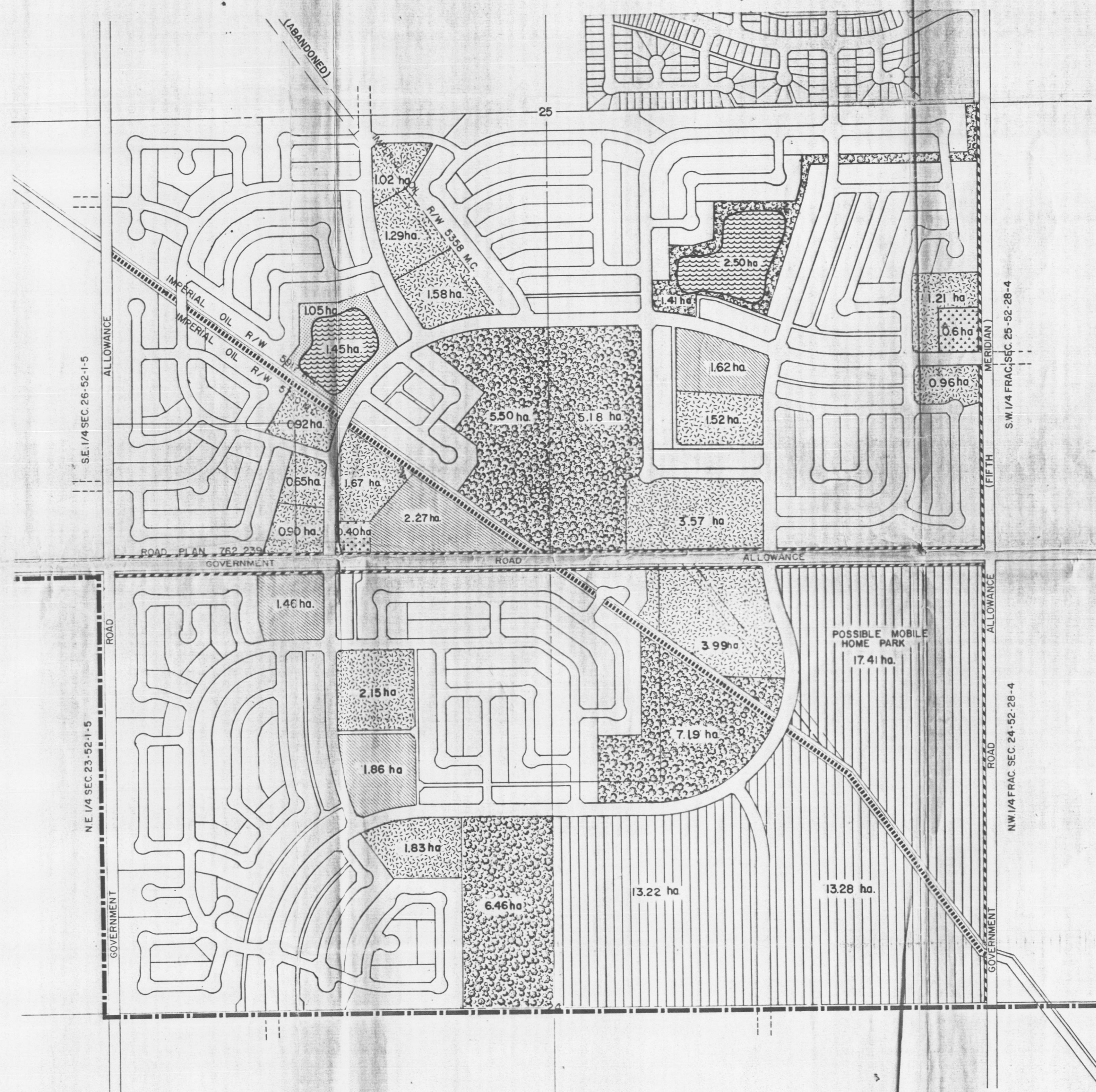
- | | | |
|--|---|---|
| ☐ For approval | ☐ Approved | ☐ Resubmit _____ copies for approval |
| ☒ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribut |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ Revised | ☐ Not approved |

REMARKS Further to our submission of Schedule "F" and
the Draft Development agreement, find enclosed
copies of the above named Schedule drawings. These
plans have been updated to show staging and
development and proposed zoning for each stage.
If you have any questions on the enclosed
material please contact our office.

COPY TO

SIGNED

[Signature]



DEERFIELD

NEIGHBOURHOOD STRUCTURE PLAN
SCALE 1:5000



LEGEND

- POSSIBLE MOBILE HOME PARK
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL (MEDIUM DENSITY) (R-2M)
- MULTI FAMILY RESIDENTIAL (HIGH DENSITY) (R-2M)
- PUBLIC UTILITY LOT
- STORM WATER RETENTION POND
- IMPERIAL CL PIPELINE R/W
- ABANDONED PIPELINE R/W
- BUFFER
- TOWN OF STONY PLAIN BOUNDARY
- EXISTING SUBDIVISION
- MUNICIPAL RESERVE

DATE ISSUED
MAR 26 1984