

BYLAW 2656/D&P/22

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF REPLACING THE SOUTH BUSINESS PARK AREA STRUCTURE
PLAN BYLAW 1173/D&P/94 AND AMENDMENTS:**

**BYLAW 2058/D&P/98 "South Business Park Area Structure Plan Amendment"
BYLAW 2064/D&P/98
BYLAW 2155/D&P/02
BYLAW 2209/D&P/04 "South Business Park Area Structure Plan Amendment"
BYLAW 2268/D&P/06 "South Park Area Structure Plan Amendment"
BYLAW 2272/D&P/06 "South Park Area Structure Plan Amendment"
BYLAW 2455/D&P/12 "South Business Park Area Structure Plan – Seventh Amendment"
BYLAW 2491/D&P/13 "South Business Park Area Structure Plan – Eighth Amendment"**

WHEREAS this bylaw shall be subject to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto;

AND WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto enables Council to amend or repeal a bylaw;

AND WHEREAS the Council of the Town of Stony Plain wishes to repeal the South Business Park Area Structure Plan Bylaw 1173/D&P/94 and amendments thereto for the purpose of replacing the South Business Park Area Structure Plan; and

AND WHEREAS a public hearing was held on June 27, 2022, for Bylaw 2656/D&P/22 "South Business Park Area Structure Plan";

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

1.0.0 Title

1.1.0 This bylaw may be cited as the "South Business Park Area Structure Plan".

2.0.0 General

2.1.0 That "Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

3.0.0 Effectiveness and Review

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.

3.2.0 Bylaw 1173/D&P/94 and amendments thereto are hereby repealed.

3.3.0 This bylaw shall be reviewed within its fifth year, being 2027, or as deemed necessary.


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

Read a first time this 9th day of May, AD 2022.

Public hearing held this 27th day of June, AD 2022.

Read a second time this 27th day of June, AD 2022.

Read a third time this 27th day of June, AD 2022.


Mayor William Choy


Brenda Otto, General Manager
Corporate & Strategic Services

SCHEDULE "A"

South Business Park Area Structure Plan



South Business Park Area Structure Plan

Town of Stony Plain

FINAL

June 2022



SOUTH BUSINESS PARK AREA STRUCTURE PLAN

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SOUTH BUSINESS PARK AREA STRUCTURE PLAN

1.0 INTRODUCTION

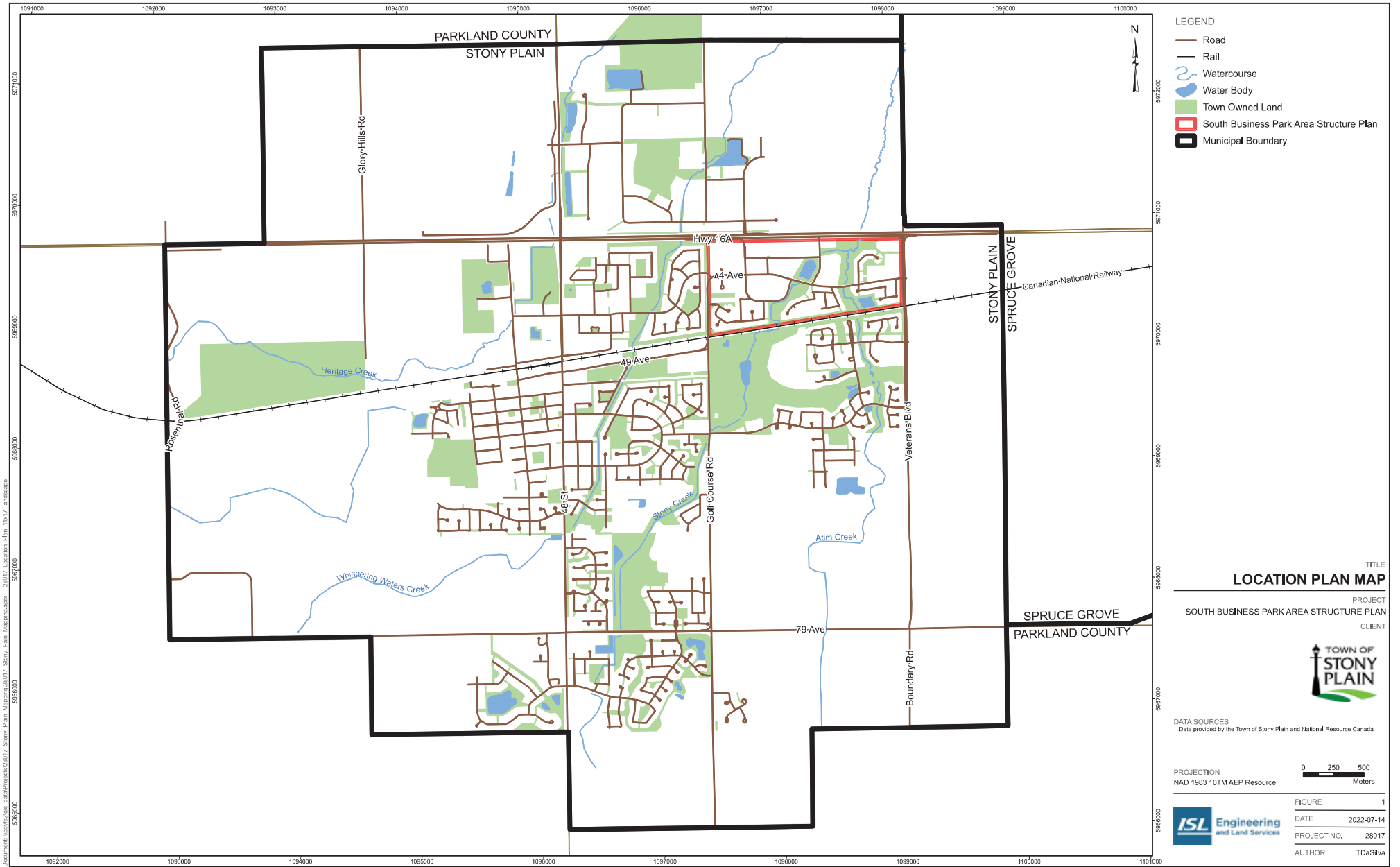
The purpose of the South Business Park Area Structure Plan (ASP) is to provide a guiding framework for the planning and development of lands located in the northeast area of the town of Stony Plain.

1.1 LOCATION

The South Business Park ASP covers an area of approximately 105 ha located in the northeast area of the town of Stony Plain (see Figure 1). The plan area is bounded by the Canadian National (CN) Rail right of way to the south, Highway 16A to the north, Golf Course Road to the west, and Veterans Boulevard to the east. It includes the residential communities of Homesteads, Brookview, Silverstone, Sandstone Estates, Jutland Ridge, and Sun Meadows, among other residential sites. It also includes the commercial area referred to as the South Business Park. The area includes the majority of two quarter sections: NW 31 -52-27-W4M and NE 31 -52-27-W4M.

1.2 EXISTING DEVELOPMENT

The South Business Park ASP area is comprised of several different development types including single and multi-unit residential dwellings, a variety of mixed-use commercial establishments, some institutional uses, and parks and open space. The northwest quadrant of the plan area, located north of 44 Avenue, has been developed predominantly for commercial purposes with one 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 44 Avenue. There is a residential area comprised of apartment buildings and medium density developments located north and south of 44 Avenue, adjacent to 37 Street. The southwest and southeast quadrants of the plan area are predominantly low density residential, while the northeast quadrant includes commercial uses and some apartment buildings. The Westview Health Centre is located in the center of the western portion of the plan area and provides a major node for the area. Natural areas, stormwater management facilities, trails and playgrounds, and undeveloped land make up the balance of the plan area.





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1.3 SITE CHARACTERISTICS

The ASP area is characterized by undulating terrain with an overall elevation change of approximately eight (8) metres across the site. The area generally drains from the southwest and south to the northeast via two drainage channels — Stony Creek, a tributary of Atim Creek, located along the east boundary of the NW 31 -52-27-W4M and Atim Creek located centrally within the NE 31 -52-27-W4M.

Surface water drains into Atim Creek or Stony Creek, with both stream courses draining from the south to the northeast. Atim Creek and Stony Creek meet at the northern limit of the site near the midpoint of the eastern half of the plan area, merging into Atim Creek to continue carrying surface water northeast. Stony Creek has been channelized and includes a large stormwater management facility as part of a regional flood reduction strategy. Stony Creek discharges into a wetland area that has been channelized into Atim Creek.

The area has previously been developed for agricultural uses, resulting in the loss of most of the native vegetation in the plan area, including the vegetation in the riparian zone along Stony Creek. Vegetation in the riparian zone of Atim Creek is still intact, and a wetland area exists at the junction of Stony Creek and Atim Creek. Mature trees exist along the southern plan boundary.

1.4 POLICY CONTEXT

The South Business Park ASP complies with the intent of the Town of Stony Plain Municipal Development Plan (2020). Final approval of site districting, subdivision, and servicing to enable future development will be subject to the Town of Stony Plain's planning and engineering requirements.

1.5 PLAN HISTORY

The original South Business Park ASP was approved by the Town of Stony Plain in 1982. This version was replaced by Bylaw No. 1173/D&P/94 in 1994 with a revised concept plan, which was amended eight times between 1998 and 2013 to accommodate changing land use priorities as the ASP area was developed. This document provides the most recent version of the plan to consolidate the previous versions and amendments in consideration of recent planning approvals, while presenting the information in a modernized format for clarity and ease of future use.



2.0 AREA STRUCTURE PLAN OBJECTIVES

The key objectives of the South Business Park ASP are to:

- respond appropriately to current and anticipated market conditions;
- ensure that future development in the plan area respects and complements existing land uses;
- provide an appropriate site for the Stony Plain Westview Health Centre Campus;
- ensure safe and convenient access to development that is consistent with the Town's overall transportation system and the future role of Highway 16A;
- provide efficiently planned and serviced affordable housing in a variety of built forms;
- provide adequate buffers between incompatible land uses, where required;
- respect the natural environment as an amenity feature for the community; and
- create a servicing concept that appropriately integrates natural drainage with effective stormwater management.



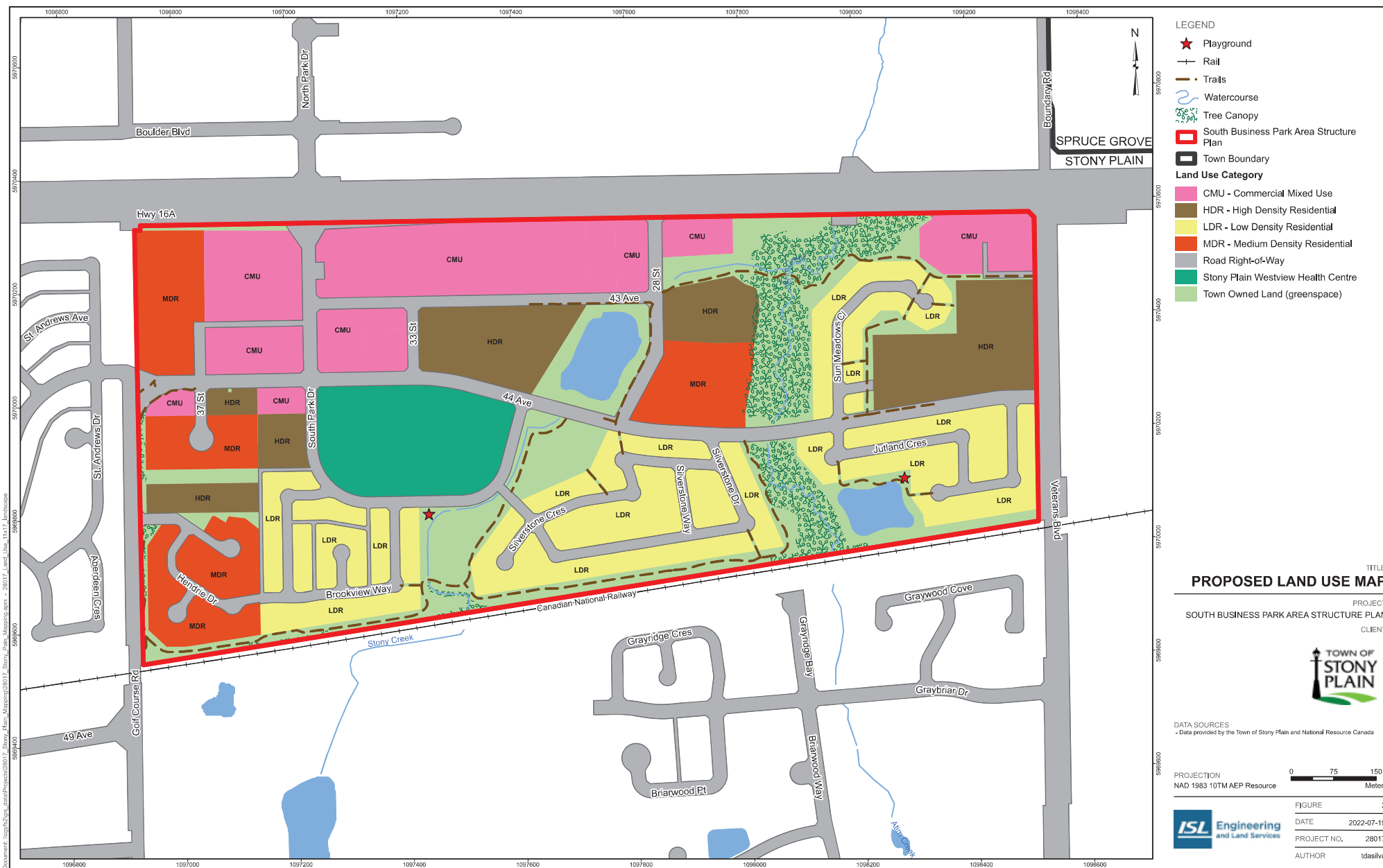
3.0 LAND USE

The proposed land use concept for the plan area is shown in Figure 2 located on the following page.

The area south of 44 Avenue is primarily residential with a mix of commercial mixed use, greenspaces and the Westview Health Centre. A few high density residential sites are located in the western half of the plan area south of 44 Avenue, though most of the southern residential areas are low or medium density. North of 44 Avenue is the reverse with commercial mixed use making up the largest land use, followed by high density residential. There are some medium density residential sites north of 44 Avenue and one low density residential cul-de-sac, along with several greenspaces. Most of the low density residential areas east of Atim Creek are manufactured housing, further diversifying the housing types within the plan area.

Property fronting onto Highway 16A is predominantly commercial mixed use to take advantage of its high visibility and accessibility. Commercial mixed use development is generally standalone commercial site but includes some developments that include commercial and residential within the same building as well as standalone high density residential developments that integrate into the mainly commercial developments. These developments provide a separation or a buffer between lower intensity uses and Highway 16A, along with greenspaces, roads, and other appropriate land uses.

The Westview Health Centre is located on a 6.06 ha site in the centre of the western half of the plan area and acts as a focal point for the plan. Town owned land (greenspaces) shown on the Land Use Concept Map include parks and open spaces, areas designated as environmental reserve or municipal reserve, and public utility lots that provide a stormwater management function or contain water, sanitary or other utility pipes and infrastructure. There are two primary stormwater management facilities in the plan area: one northwest of the intersection of 44 Avenue and 29 Street, and another east of Atim Creek and south of 44 Avenue. A dry pond supports the two wet ponds and is located off Golf Course Road between 37 Street and Hillary Place. These public utility areas provide passive recreation opportunities, along with the other greenspaces. Two playgrounds for examples are located on public utility lots: one by the eastern stormwater management pond and the other south of South Park Drive. The greenspaces adjacent to Atim Creek are environmental reserves that contain most of the forested areas within the plan boundary as well as the Atim Creek floodplain.





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The land use and anticipated population statistics with full development of the area are provided in the following table.

Table 1: Conceptual Land Use and Population Statistics

	Area (ha)	% of ASP Area	Dwelling Units/ha	Units	Household Size	Population
Total ASP Area	104.9	100%				
Road Right-of-Way	16.6	16%				
Town Owned Land (greenspaces)	23.1	22%				
Westview Health Centre	6.1	6%				
Commercial Mixed Use	17.0	16%				
Residential area*	2.6	2%	125	319	1.6	510
Residential	42.1	40%				
Low Density Residential	19.5	19%	35	683	2.6	1,775
Medium Density Residential	10.6	10%	50	530	2.2	1,166
High Density Residential	12.0	11%	125	1,500	1.6	2,400
Residential Total				3,032		5,851

* The residential portion is estimated to be 15% of the Commercial Mixed Use area.



4.0 TRANSPORTATION AND ACCESS

Major access into the plan area is currently available from Highway 16A, Golf Course Road, and Veterans Boulevard. Highway 16A is a protected multi-lane highway under the highway classification system that is owned and maintained by Alberta Transportation. As such, the province retains the right to review all development applications that are proposed adjacent to Highway 16A. Direct access from Highway 16A is available via South Park Drive and a right-in/right-out intersection at 28 Street. Additionally, access to Highway 16A is available from Veterans Boulevard.

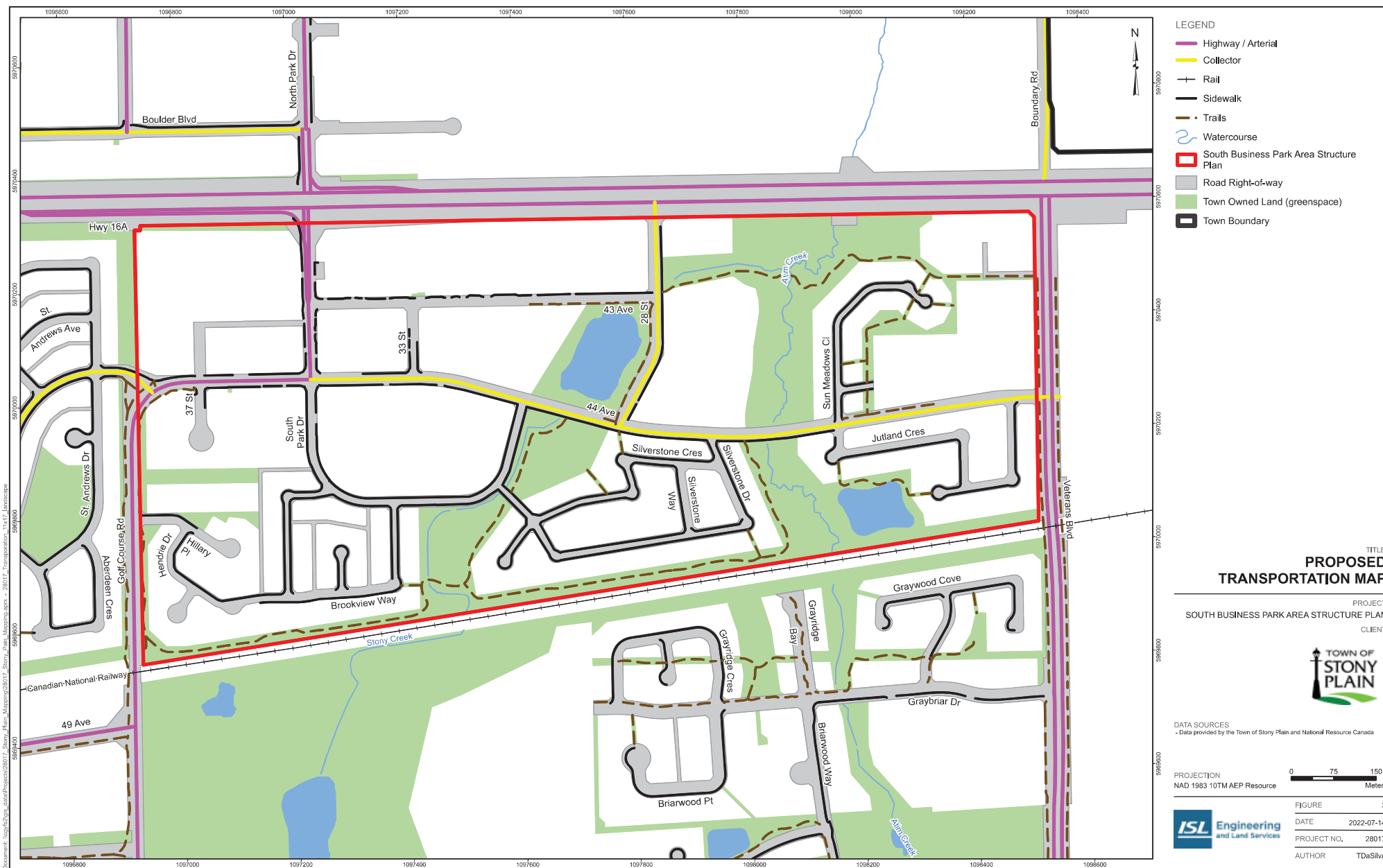
Internally, the plan area is served by 44 Avenue, which extends east, connecting Golf Course Road to Veterans Boulevard. The portion of 44 Avenue west of South Park Drive is classified as an arterial, while the remaining segments function as collectors. Local roads generally connect directly to 44 Avenue. The commercial development along Highway 16A is served by 43 Avenue and 44 Avenue, both of which provide connections to 28 Street and South Park Drive, and access to Highway 16A. Commercial development in the northeast of the plan area is accessed via a local road off Veterans Boulevard and a right-in off Highway 16A.

The plan area features numerous sidewalks and trails that provide an extensive active transportation network. Trails along arterial roads including Golf Course Road, Veterans Boulevard and South Park Drive link the area to the rest of the community, especially residential neighbourhoods west and south of the plan area as well as the North Business Park.

South Park Drive is planned to extend around the Westview Health Centre and complete a loop that starts and ends at 44 Avenue.

Future trail linkages are planned or being explored to expand the area's active transportation network. One or more trails is planned at the intersection of Highway 16A and Veterans Boulevard to connect the town of Stony Plain to the city of Spruce Grove. A pedestrian underpass is being explored under the CN Railway to increase connectivity and provide another pedestrian access to and from the residential communities south of the railway tracks, including the Graybriar and Fairways North neighbourhoods.

The transportation network for the plan area can be viewed on Figure 3.





5.0 UTILITY SERVICES

5.1 STORMWATER MANAGEMENT

The study area contains two natural drainage courses including Atim Creek, which bisects the NE 31-52-27-W4M flowing in a northerly direction towards Highway 16, and Stony Creek, which enters the site from the south and proceeds in a northeasterly direction through the NW 31-52-27-W4M; 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.

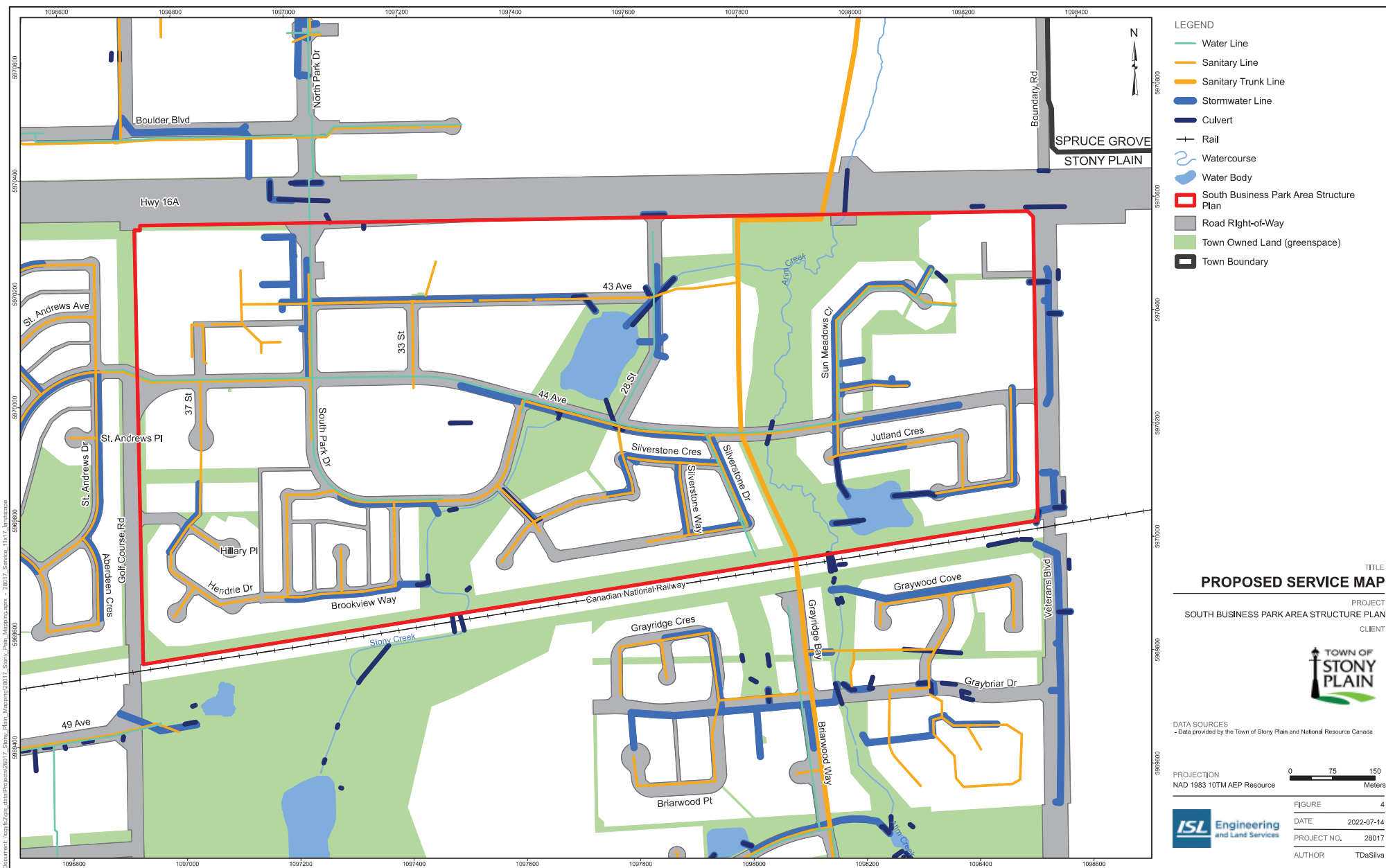
A large stormwater management facility, west of Atim Creek, accommodates stormwater management needs for the majority of the western plan area that is supported by a dry pond off Golf Course Road. A wet pond located east of Atim Creek and south of 44 Avenue provides stormwater management to the eastern plan area. Each of these facilities is supported by numerous stormwater pipes that connect each corner of the plan area to one of these facilities.

5.2 SANITARY SERVICES

The East Trunk Sanitary Sewer Line bisects the plan area and provides sanitary servicing to most of the plan area with various laterals conveying sanitary water to the trunk sewer, which flows north into the Alberta Capital Region Wastewater Commission Regional Trunk sewer. The sanitary infrastructure in the southeast corner of the plan area flows westward into laterals that flow into the Central Trunk Sanitary Sewer via 44 Avenue, west of the plan boundary.

5.3 WATER SUPPLY AND DISTRIBUTION

Water supply for the plan area is provided via connections to the Town of Stony Plain's water reservoirs in High Park and Meridian Heights. The two principal connections are north of South Park Drive and west of 44 Avenue, with a third connection south along the westside of Atim Creek into the Graybriar neighbourhood. Future connections will be constructed north of 28 Street and east of 44 Avenue when the north and east sides of the plan area are developed further.





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6.0 IMPLEMENTATION

6.1 STAGING

Development staging will depend on market demand, and logical and economical expansion of existing roadway and serving networks.

6.2 LAND DEVELOPMENT

Continued development in the plan area may require redistrictings, subdivisions, development agreements, and permits. All future land development applications will be in accordance with the requirements of the Municipal Government Act and Town of Stony Plain policies, bylaws, and procedures.