

## BYLAW 2477/D&P/13

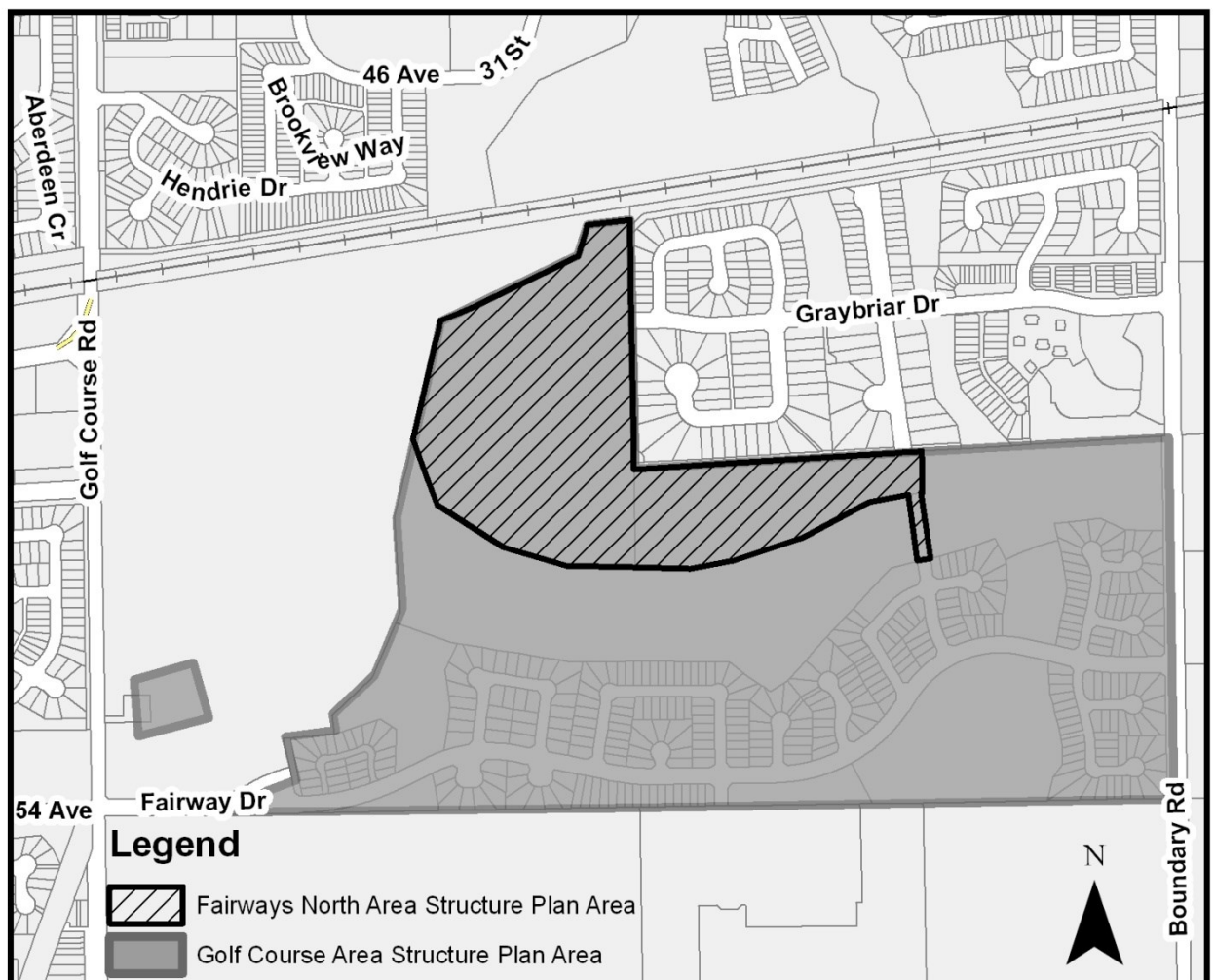
BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE FAIRWAYS NORTH AREA STRUCTURE PLAN BYLAW 2477/D&P/13 AND REPEALING THE GOLF COURSE AREA STRUCTURE PLAN BYLAW NO 1032/D&P/90

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The Council of the Town of Stony Plain in the Province of Alberta, enacts that the Fairways North Area Structure Plan Bylaw 2477/D&P/13 be adopted as follows:

1. That this Bylaw 2477/D&P/13 is to be cited as the “Fairways North Area Structure Plan”.
2. That Schedule “A” attached hereto is hereby adopted as part of this bylaw.
3. That Schedule “A” in this bylaw shall apply to Plan 922 2258 Block 1 Lot 7 and a portion of NW/SW ¼ Section 31, Twp 52, Range 27, W4M; which is 17.94 Hectares, more or less, and which is shown on the figure below:

**Figure: Fairways North Area Structure Plan Bylaw 2477/D&P/13 Area of Application**



4. That the Golf Course Area Structure Plan Bylaw No 1032/D&P/90 is hereby repealed
5. 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.
6. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act, Revised Statutes of Alberta 2000.

Read a first time this 28<sup>th</sup> day of January, A.D. 2013.

(Original Signed )

\_\_\_\_\_  
Mayor William Chow

(Original Signed )

\_\_\_\_\_  
Louise Frostad, CMA, CLGM  
Director, Finance and Administration

Public Hearing held on the 25<sup>th</sup> day of February, A.D. 2013.

Read a second time this 25<sup>th</sup> day of February, A.D. 2013

Read a third time this 25<sup>th</sup> day of February, A.D. 2013

(Original Signed )

\_\_\_\_\_  
Mayor William Choy

(Original Signed )

\_\_\_\_\_  
Louise Frostad, CMA, CLGM  
Director, Finance and Administration

**SCHEDULE “A”**

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# **FAIRWAYS NORTH**

## **AREA STRUCTURE PLAN**



Prepared for: Reid World Wide Corporation Ltd.  
Presented by: Select Engineering Consultants Ltd.  
Date: November 29, 2012  
RPT1-19-10016-8.0-FNASP-121128.docx

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# 1.0 Introduction

## 1.1 Purpose

The purpose of this Fairways North Area Structure Plan (ASP) is to provide a statutory planning framework for the use of land, sequence of development, density and general location of major transportation routes and public utilities in the Plan area. This ASP will act as a guideline to effectively coordinate the planning and technical aspects of land development and growth. The subject area will be named the Fairways North ASP henceforth, and will be referred to as such in the text of this document.

## 1.2 Background

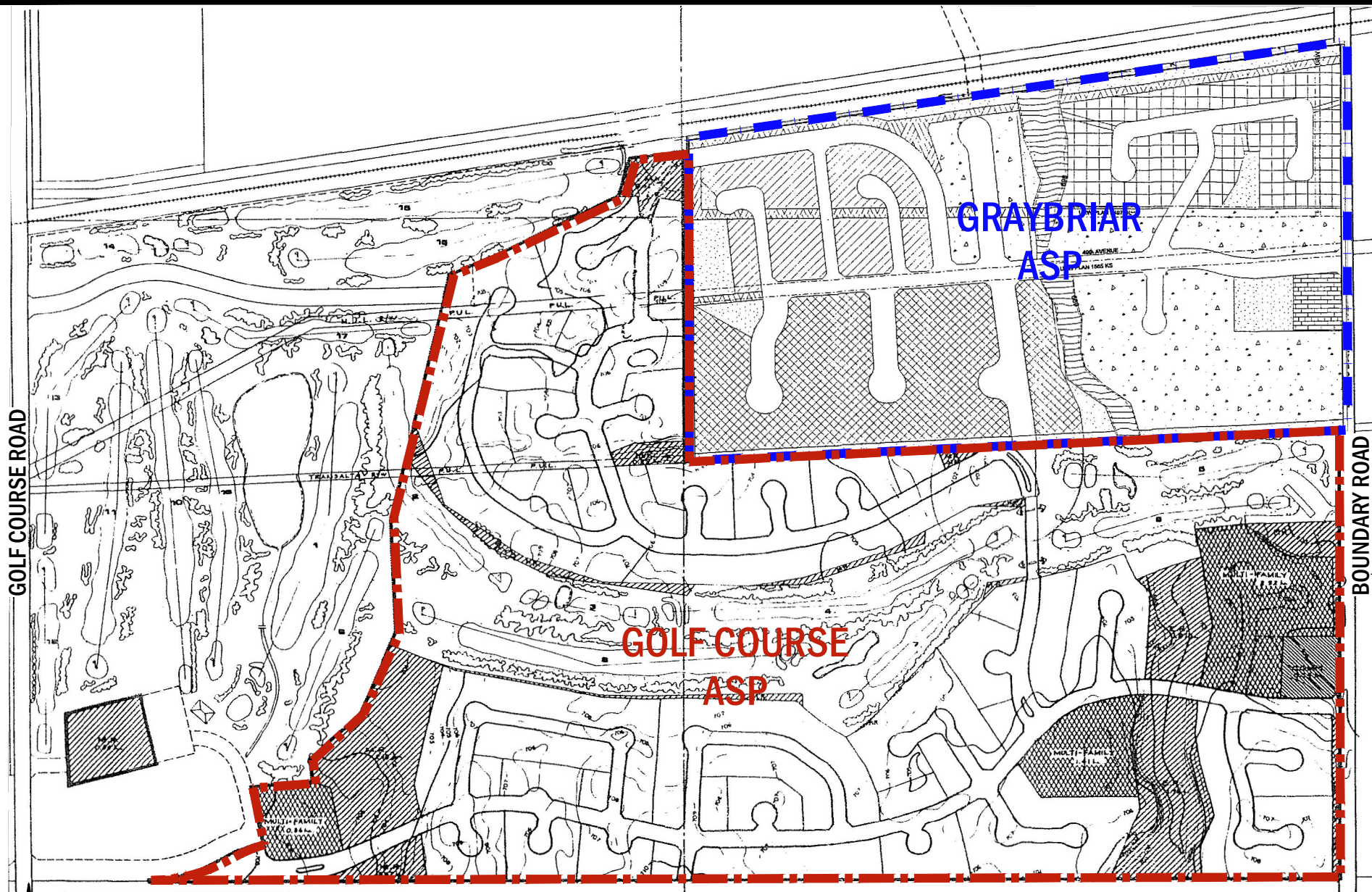
In 1990, the Town of Stony Plain approved the Golf Course Area Structure Plan for approximately 73.0 hectares (180.0 acres) of undeveloped lands located adjacent to the Stony Plain Golf Course. The southern portion of the Golf Course ASP plan area has been developed as single family residential, now established as Fairways Neighbourhood. In 2000, the Town of Stony Plain approved the Graybriar Area Structure Plan for approximately 34.7 hectares (85.7 acres) of land adjacent to the Golf Course Area Structure Plan. Select Engineering Consultants Ltd. has been retained by Reid Worldwide Corporation to develop a more comprehensive plan for the remaining undeveloped lands situated in the northern portion of the existing Golf Course ASP (**See Figure 1**). Discussions with the Town of Stony Plain confirmed that a new ASP should be developed for Fairways North and that the existing Golf Course ASP will be amended by Administration to reflect the revised boundary.

## 1.3 Location

The development area defined within this ASP comprises approximately 17.96 hectares (44.38 acres) of undeveloped land located in the eastern sector of the Town of Stony Plain (**See Figure 2**). The following features border the study area:

- North: Canadian National Railway right-of-way; residential development within the Homesteads Neighbourhood and South Business Park beyond;
- East: residential development within the Graybriar Neighbourhood; and Boundary Road beyond;
- South: the Stony Plain Golf Course; residential development within the Fairways Neighbourhood beyond, and;
- West: the Stony Plain Golf Course; Golf Course Road beyond.





**LEGEND**

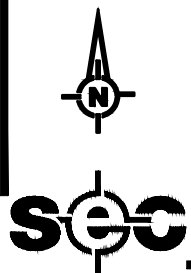
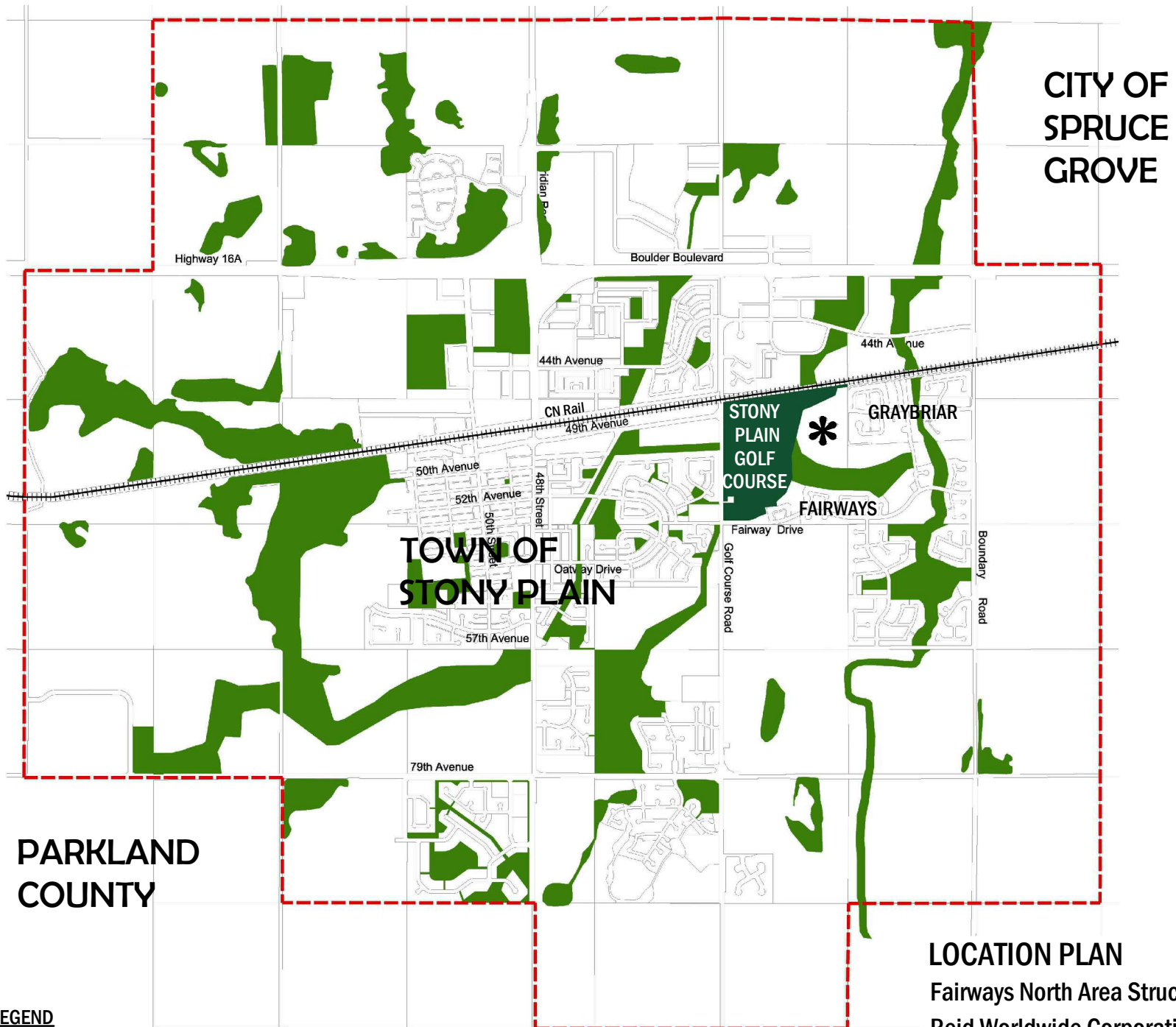
- GRAYBRIAR ASP BOUNDARY
- GOLF COURSE ASP BOUNDARY

**APPROVED AREA STRUCTURE PLANS**

Fairways North Area Structure Plan  
Reid Worldwide Corporation



**Figure 1**



**Figure 2**

## 1.4 Land Ownership

The lands within the Fairways North ASP are comprised of two legal parcels, as indicated in **Table 1** and **Figure 3**. The only property owner in the plan area is Reid Worldwide Corporation.

**Table 1: Land Ownership**

	Legal Description	Owner	COT #	Area	% of Total
1	Lot 7, Block 1, Plan 922 2258	Reid Worldwide Corp.	112 168 329	5.28 ha	28.0
2	NW/SW ¼, Sec 31, Twp 52, Range 27, W4M	Reid Worldwide Corp.	052 515 026	12.68 ha	72.0
<b>Total</b>				<b>17.96 ha</b>	<b>100.0</b>

Source: Certificate of Title Search September 20, 2012

\* Note: Digital Area does not match Certificate Title Area.



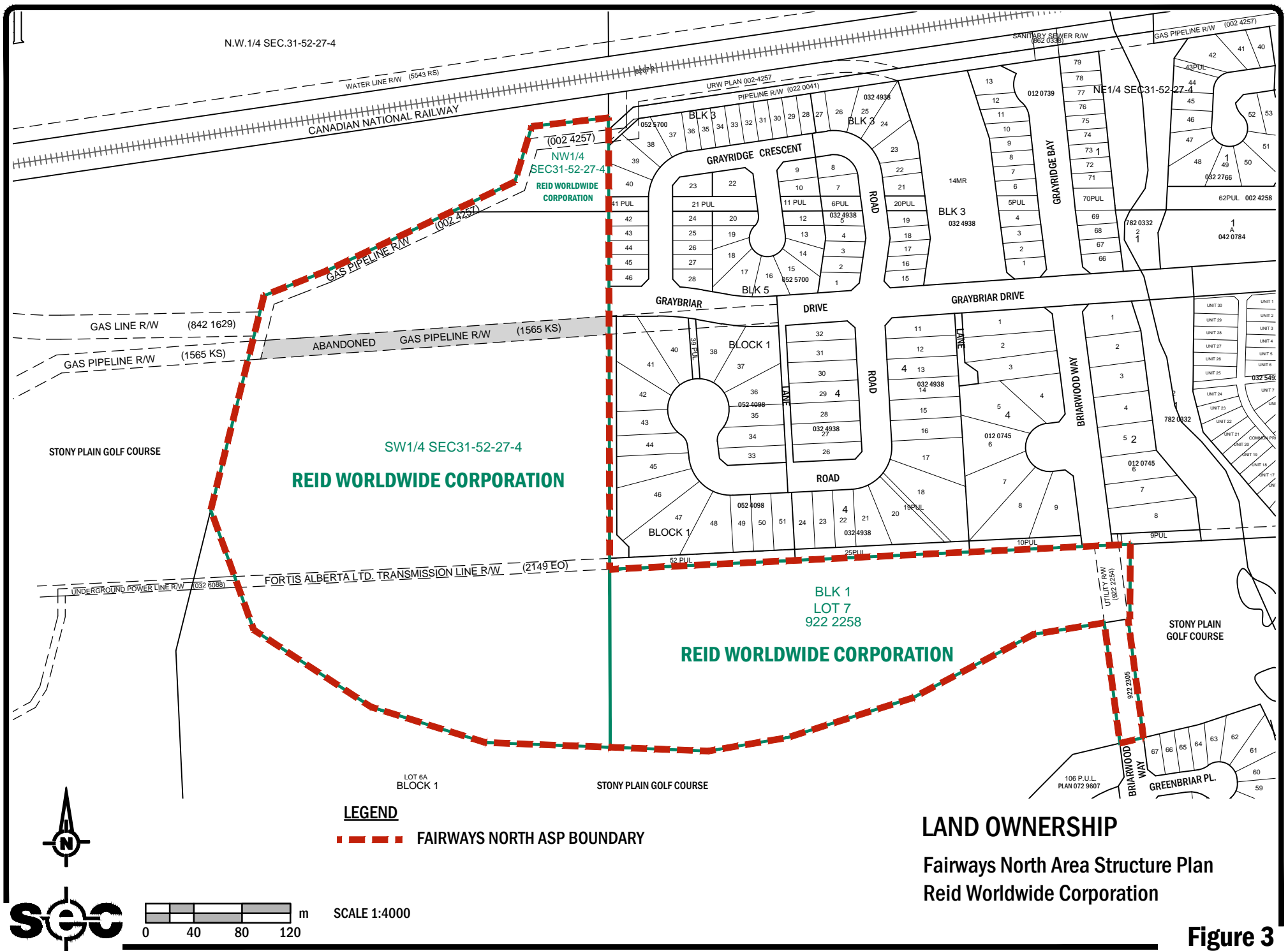


Figure 3

## 2.0 Site Analysis

### 2.1 Existing Conditions

The majority of the Plan area has been cleared for agricultural purposes. Stands of mature trees are located in the north and central portion of the Plan area. The Plan area also contains a number of natural depressions that allows the two stormwater management facilities to be located in low areas. There are no existing wetlands or watercourses present within the Plan area.

### 2.2 Adjacent Land Use

The Stony Plain Golf Course is located immediately adjacent to the Plan area on the west and south boundaries and represents a Public Parks and Recreation land use. A Canadian National Railway right-of-way (Plan 6267R) bisects the lands between the Plan's northern boundary and the South Business Park ASP. The South Business Park ASP to the north proposes a commercial district in the northern half of the Plan area and mixed density residential development and institutional land uses in the southern half. Situated to the east of the plan boundary is the approved Graybriar ASP. The neighbouring subdivision is comprised of a mix of low and medium density residential development, consisting of a variety of residential districts. Access to the subject property will occur from Briarwood Way and Graybriar Drive to the east. The Plan area will not be served by any other roadways as it is bounded by the Golf Course to the west and south and the CN Railway on its northern edge (**See Figure 4**).

### 2.3 Pipeline Corridors

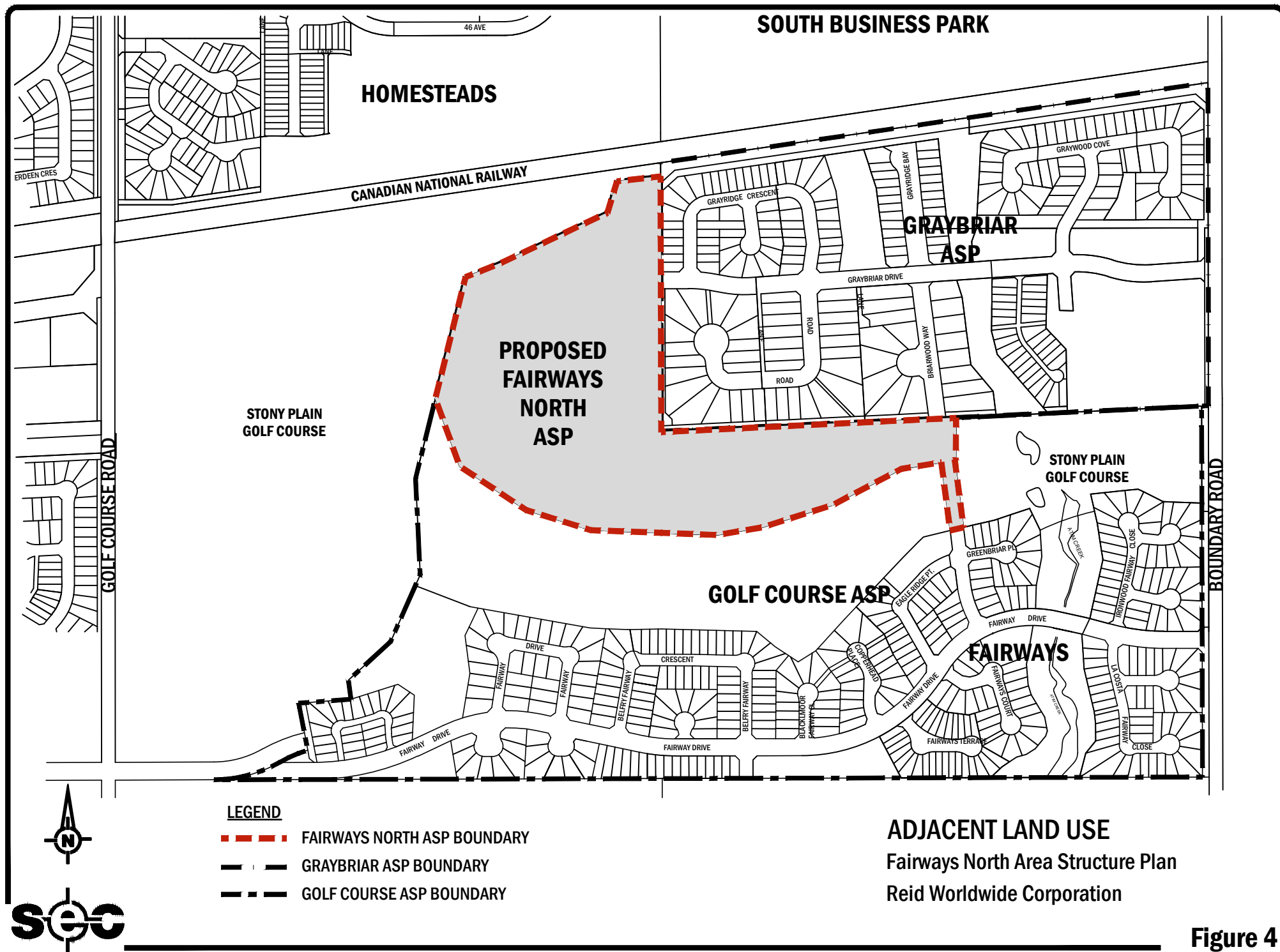
Currently there are three (3) utility right-of-ways registered on the subject property.

A Fortis Alberta Inc. transmission line right-of-way (Plan 2149EO) crosses the southern portion of the Plan area and functions as the main feeder line servicing the Town of Stony Plain. Within the Plan area, this overhead Transmission Line will be removed and replaced as underground power to align with the existing underground power line to the west through the Golf Course.

An active 6" High Pressure Atco Pipeline (Plan 002 4257) is retained in the Plan along the northern boundary. This existing right of way intersects with Atco Pipeline right of way (Plan 1565KS) on the west Plan boundary and continues to the west. This pipeline does not pose constraints to future development.

An abandoned east west portion of pipeline right of way (Plan 1565KS) is situated within the Plan area. Plan 1565KS becomes active again outside of the plan boundary where it intersects with the northern pipeline Plan 002 4257.

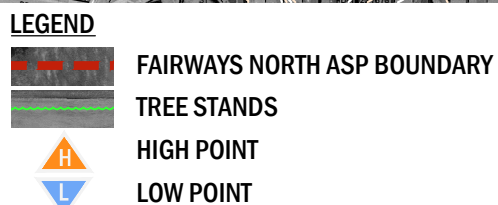
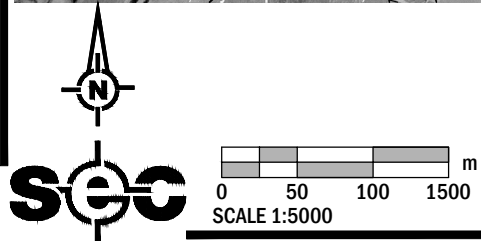
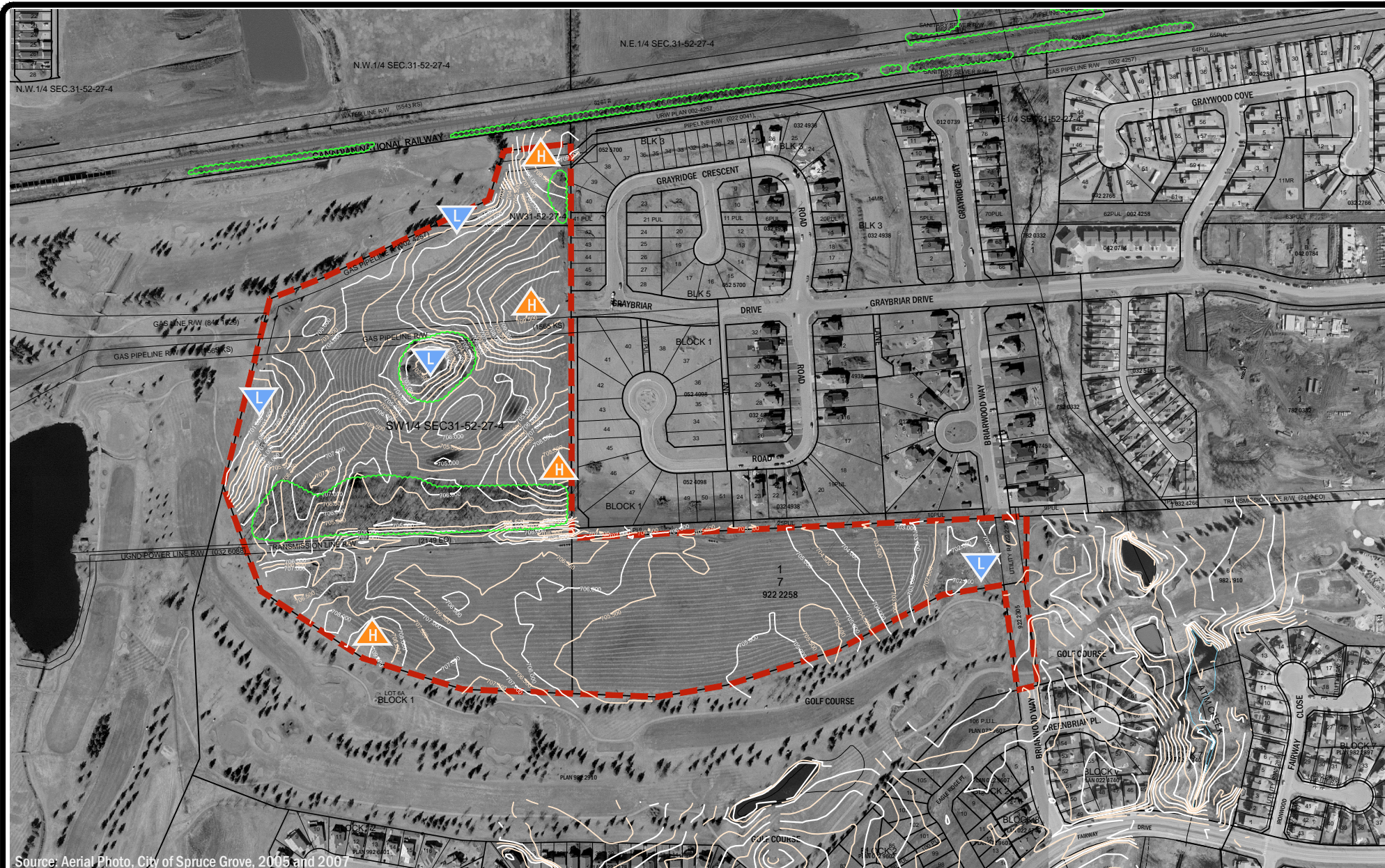
An Atco Gas and Pipeline Ltd. easement is currently registered on title in the northwest Plan area. (Plan 842 1629) Discussions with representatives from Atco indicate that this easement is no longer required and may be discharged (**See Figure 3 & Figure 5**).



## 2.4 Topography

The topography of the Plan area is variable, with a few nodes of higher elevations. Much of the study area consists of agricultural land, generally sloping towards the central area and eastern boundary. The southern portion of the Plan area has more intense variations in gradient and gradually slopes from west to east. The gradients are suitable for development (**See Figure 5**).





## SITE CONDITIONS

Fairways North Area Structure Plan  
Reid Worldwide Corporation

Figure 5



## 3.0 Statutory Compliance

### 3.1 Municipal Development Plan

The Town of Stony Plain Municipal Development Plan (MDP) was adopted in April of 2005 and serves as the long-range planning document to guide future growth and development within the Town's jurisdiction. The MDP *"does not disapprove or place limits on development, but rather promotes the building of a community that is hospitable, productive and environmentally responsible to its residents"*. The goals, objectives and policies of the MDP have been considered as part of the development of this Area Structure Plan. The vision of the MDP is for *"a strong, vibrant community where we respect our heritage, embrace the present and are excited about our future"* (page 5).

Guiding principles of the MDP, which are reflected in this Plan, are as follows:

- Preserve and enhance the quality of life for residents of Stony Plain by maintaining a safe and attractive community with employment opportunities, housing choice, attractive parks and open spaces and supporting community services and infrastructure;
- Promote environmental stewardship by protecting and preserving natural areas and encouraging environmentally sound practices;
- Build complete and attractive neighbourhoods that provide for a range of housing choices, recreation/facilities, open spaces and services, and;
- Promote high quality design and development that builds on the Town's historic theme.

### 3.2 Area Structure Plan Sustainability Criteria

The development concept for Fairways North has been guided by the *Area Structure Plan Sustainability Criteria*. The goals and strategies pertaining to each category are outlined in 'Appendix A' of this document, titled 'Sustainability Criteria'. The purpose of this Appendix is to guide the future development of the land uses within this ASP towards a sustainable and long lasting development servicing the Town of Stony Plain as a quality residential sector. All goals of sustainability for Fairways North will be addressed where economically and ecologically viable.

### 3.3 Golf Course Area Structure Plan (To Be Repealed)

The Golf Course Area Structure Plan, approved by the Town of Stony Plain in March 1990, replaced the previously approved Golf Course ASP. The 1990 Golf Course ASP provides a guide for the future subdivision and redistricting of the lands located adjacent to the Stony Plain Golf Course for residential development. The existing development in the southern portion of the ASP is close to completion and is marketed as Fairways. The Fairways North ASP will further

guide and complete the residential development of the remaining lands in the northern undeveloped portion of the Golf Course ASP. Town Administration has indicated that the 1990 Golf Course ASP is to be *repealed* as the revisions to the ASP boundary will result in an obsolete and inaccurate representation of the land uses and statistics for the existing Golf Course and Fairways developments.

### 3.4 Districting

The entire Fairways North ASP area is presently designated Urban Reserve (UR), the purpose of which is “to protect land for urban development from premature development until such time as the desired development can proceed in a manner consistent with the municipal development plan or an area structure plan”. Fairways North ASP will conform to the Town of Stony Plain’s Land Use Bylaw. The proposed districts for Fairways North are Detached Residential (R-1B), Detached Narrow Lot Residential (R-1C), Comprehensive Medium Density Residential (R-2C), Street-Orientated Medium Density Residential (R-2S), Public Utility (P-U) and Public Parks & Recreation (P).

### 3.5 Capital Region Board

The Capital Region Board target density for the Town of Stony Plain is 25-30 units per net residential hectare. Fairways North ASP has a net residential density of 26.4

## 4.0 Development Concept

### 4.1 Vision

The Stony Plain Golf Course creates an ideal interface for the residential development proposed in this Fairway's North Area Structure Plan (ASP). The sustainable development proposed in Fairways North will be a complementary addition to the Golf Course Area Structure Plan development within the Town of Stony Plain.

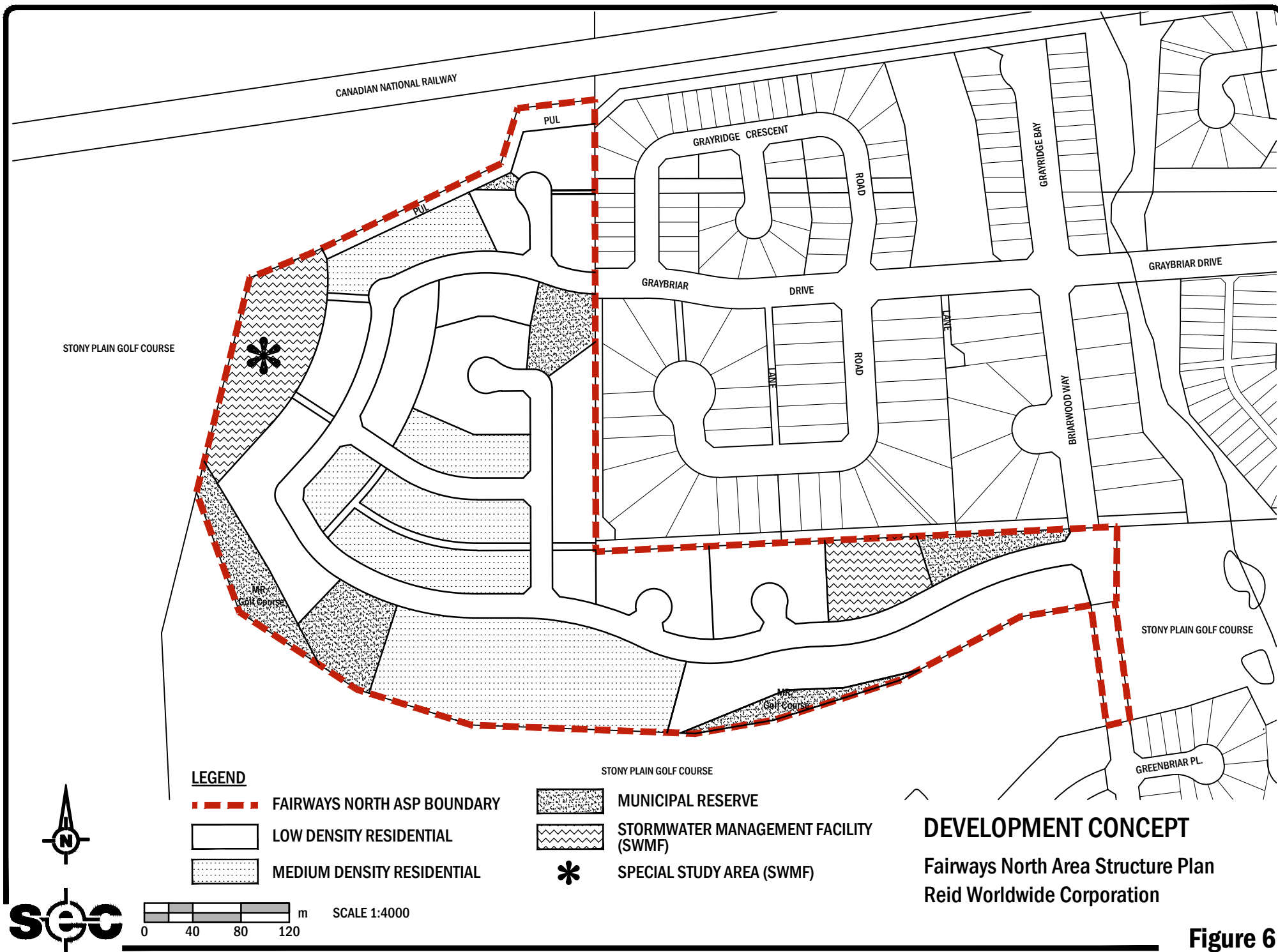
### 4.2 Land Use Concept

The Town of Stony Plain offers residents a high quality of life in close vicinity to the City of Edmonton making the Fairways North Neighbourhood a desirable location for future residents. The objective of this ASP is to define a development concept to form a framework for the future Fairways North Neighbourhood that respects the Town of Stony Plain's vision for a "strong, vibrant community".

The Plan area is situated adjacent to the Stony Plain Golf Course and in proximity to existing residential developments. Access to the Plan area is only possible from the east, as non-permeable boundaries exist on three sides of the Plan area (the Stony Plain Golf Course and the Canadian National Railway). Primary access into the Fairways North community is proposed in the southeast Plan area by a collector road that extends west from a future extension of Briarwood Drive. A small park and stormwater management facility designated at this intersection create a grand entrance into Fairways North community. This primary roadway extends west and north through the proposed community and then exits east and ties back into the existing Graybriar Drive to Briarwood Way. Exclusive development modules are created by the alignment of the internal roadway patterns and the parks and open space (**See Figure 6**).

The majority of the Plan area is designated for low density residential land use but medium density residential land use is also designated within in the Plan area. Four strategically located parks and opportunities for greenway connections on rights of way provide pedestrian linkages throughout the Plan area.

Two stormwater management facilities are proposed for the Plan area, one along the west boundary and one in the southeast area at the entrance of the subdivision. The stormwater management facility adjacent to the Golf Course is identified as a "special study" area in the ASP. This "special study" designation indicates willingness on the part of the Town of Stony Plain and the developer through more detailed design to explore the potential of expanding the stormwater management facility within the Golf Course boundary. As a result this may increase developable area within the development area. Modifications to the ASP as a result of potential future changes to the west SWMF would not require an amendment to the Fairways North Area Structure Plan.



**Figure 6**

## 4.3 Residential Land Use

The Town of Stony Plain Municipal Development Plan designates the Plan area for Urban Residential development. The Fairways North ASP provides an infill development opportunity and proposes a range of housing types and densities, both of which are consistent with the development goals of the MDP.

This ASP proposes a range of housing types currently in demand in Stony Plain. The Fairways North ASP proposes a mix of low and medium density residential developments that will meet the housing needs of various target market groups and create opportunities for affordable housing to satisfy both younger and older age groups through higher density development. A unique feature is the provision of a variety of housing types adjacent to the golf course accommodating a mix of ownership types.

All of the low density residential single family housing will be developed with front drive garages. The concept also includes three medium density residential areas that could be developed as semi-detached, duplex, townhouse, row housing or fourplex units. No four storey apartments will be developed in Fairways North.

Municipal reserve has been dedicated to address low density residential lots impacted by the 15 degree play zone established by the Golf Course. Two wedges are designated as municipal reserve to provide a public separation from lots potentially impacted by this 15 degree play zone. (See Section 4.6)

## 4.4 Low Density Residential

The majority of the Plan area is designated for low density residential land use, which will consist of single family detached units. All low density residential will have front drive access and zoning will conform to the Town of Stony Plain Land Use Bylaw. The maximum density for low density residential is estimated to be 20 units per hectare.

## 4.5 Medium Density Residential

The Fairways North ASP designates three separate areas for medium density residential land use. These medium density sites may include a range of semi-detached, duplex, row housing, and fourplex developments and will be a combination of lane and laneless development.

The first medium residential site is ideally located south of the collector road and backs onto the Stony Plain Golf Course. This approximately 2.00 hectare development can be zoned R-2C or R-2S and will require a comprehensive site plan prior to a development permit. The site could be developed as two separate projects. The maximum density for this zone is 36 units per hectare.

The second medium density site is conveniently located in the central Plan area north of the collector roadway. A lane is incorporated into the south portion of this medium density site to take advantage of views overlooking the park and Golf Course and create a unique street orientation in this part of the Fairways North ASP. With a lane and rear garages in this area it also allows the units to benefit from the enhanced separate walk and boulevard proposed on

this collector road. A small internal portion of this central site does not have access to a rear lane. It will have front drive access. The proposed zoning for this entire central site may accommodate a range of multi-unit dwellings in a row house style. It may be zoned R-2C or R-2S.

The third site fronts on to the local road in the north Plan area and backs onto the Golf Course. This site can accommodate range of multi-unit dwellings in a semi-detached, duplex or row/town house style. It may be zoned R-2C or R-2S.

## 4.6 Municipal Reserve

The goal of the Town of Stony Plain Municipal Development Plan for the allocation of parks and open spaces is to “develop and maintain parks, open space, trails and recreation facilities in order to satisfy the present and future active and passive needs of local residents” (page 39). Further, Section 666 (1) of the Municipal Government Act permits subdivision authorities to require up to 10 percent of a land area to be dedicated as Municipal Reserve.

Six separate park sites are designated in the Plan area. Compared to the existing approved ASP, the Fairways North plan increases municipal reserve dedication within the Plan area and also creates more functional and accessible open space.

A small park combined with an enhanced stormwater facility in the south Plan area creates an attractive entrance to the southern community and also provides a passive recreation area for that part of the community.

A second park designated in the north Plan area also creates an entrance feature and will establish a sense of arrival into the new area. This park may accommodate an active play structure and could become a major focal point for the entire community.

A third small park in the north Plan area provides vistas into the Golf Course and beyond. It also provides access to the Atco Gas Pipeline Right of Way.

A fourth larger park designated in proximity to the medium density land uses provides opportunities for active recreation and complements the street orientation of the central development across Graybriar Drive.

At the request of the Stony Plain Golf Course and the Town of Stony Plain, two parks have been designated adjacent to the Golf Course. As part of preliminary consultation, the Stony Plain Golf Course requested a 0.445 hectares wedge of land to be designated in the southwest Plan area and a 0.216 hectare wedge to provide in the southeast. These two wedges provide an additional public buffer between the golf course fairways and the proposed Fairways North residential development. The Town of Stony Plain agreed to credit the developer 0.66 hectares towards Municipal Reserve dedication requirements for these wedges. For purposes of the statistics we have calculated the overall Fairways North municipal reserve requirement based on gross area minus the allocation of the Golf Course municipal reserve area. Based on this calculation these park areas provide 10 percent less the Golf Course net area of municipal reserve in the Plan area for a total of 1.73 hectares. Although this 0.66 hectare area is designated as municipal reserve it will be fenced and physically inaccessible from the Plan area for safety reasons.

## 4.7 Land Use Statistics

**Table 2: Land Use Statistics**

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>17.96</b>					
Subtotal	0.00					
<b>GROSS DEVELOPABLE AREA</b>	<b>17.96</b>					
Parks/Municipal Reserve	1.73	9.6%				
Stormwater Management Facility	1.51	8.4%				
Circulation	3.35	18.7%				
Public Utility Lot	0.39	2.2%				
Briarwood Way	0.40	2.2%				
<b>SUBTOTAL – OTHER USES</b>	<b>7.38</b>	<b>41.1%</b>				
<b>RESIDENTIAL</b>						
Low Density	6.32	35.2%	126	45.2%	415	55.3%
Medium Density	4.26	23.7%	153	54.8%	336	44.7%
<b>SUBTOTAL - RESIDENTIAL</b>	<b>10.58</b>	<b>58.9%</b>	<b>279</b>	<b>100.0%</b>	<b>751</b>	<b>100.0%</b>

**\*Note: Municipal Reserve is based on 10 percent of the gross area less 0.66 hectares of land being allocated to the Stony Plain Golf Course.**

Capital Region Board Density 26.4 upnrha

### **Residential Density**

Low Density	20 units/ha
Medium Density	36 units/ha

### **Population Density**

Low Density	3.3 persons/unit
Medium Density	2.2 persons/unit

## 5.0 Transportation

The transportation goal of the Town of Stony Plain Municipal Development Plan is to “plan and develop municipal roadways and infrastructure in a manner that most environmentally, efficiently and effectively meets the present and future needs of the Town” (page 43).

### 5.1 Traffic Impact Assessment

The Town of Stony Plain did not require a full Traffic Impact Assessment (TIA) for the Fairways North ASP but Bunt & Associates did complete a comprehensive technical transportation memorandum in November of 2008. This memorandum included a complete review of roadway requirements in the Fairways North vicinity. The memo evaluated road width requirements based on projected traffic volumes generated by the proposed land uses. It concluded that a 20.0 meter minor collector roadway with an 11.5 meter wide road was required up to the medium density site south of the collector. The Area Structure Plan has incorporated the 11.5 meter road as recommended but extended it to the corner of where the south leg of the future primary collector (Graybriar Drive) turns north. This road has been extended to enable the construction of separate walk and boulevard on the north side of the street in front of the street oriented medium density units in the central Plan area. Since the memorandum was issued, the density in the plan has decreased by approximately 25% therefore findings are still relevant.

### 5.2 External Road Network

The northern portion of Fairways North will be accessible through the Graybriar neighbourhood on the existing Graybriar Drive. Graybriar Drive ultimately exits onto Boundary Road.

Direct access to the southern portion of Fairways North will require the future extension of Briarwood Way north from the existing Fairways neighbourhood. Reid Worldwide Corporation will work with the Town of Stony Plain regarding the future extension of Briarwood Way south. Reid Worldwide has agreed to pay a proportionate share of the cost to construct the remaining portion of Briarwood Way.

### 5.3 Internal Road Network

All roads except the south leg of Graybriar Drive are designated as local roads within the Fairways North ASP and will be developed as 18.0 meter right of ways with a 9.5 meter road. With the exception of the central street oriented development all other units will require a front drive access. A 6.0 meter right of way with a minimum of 4.5 meter paved surface is the existing standard for a lane in Stony Plain. Lanes are designated in the central Plan area to accommodate street oriented units. These units will have rear access.

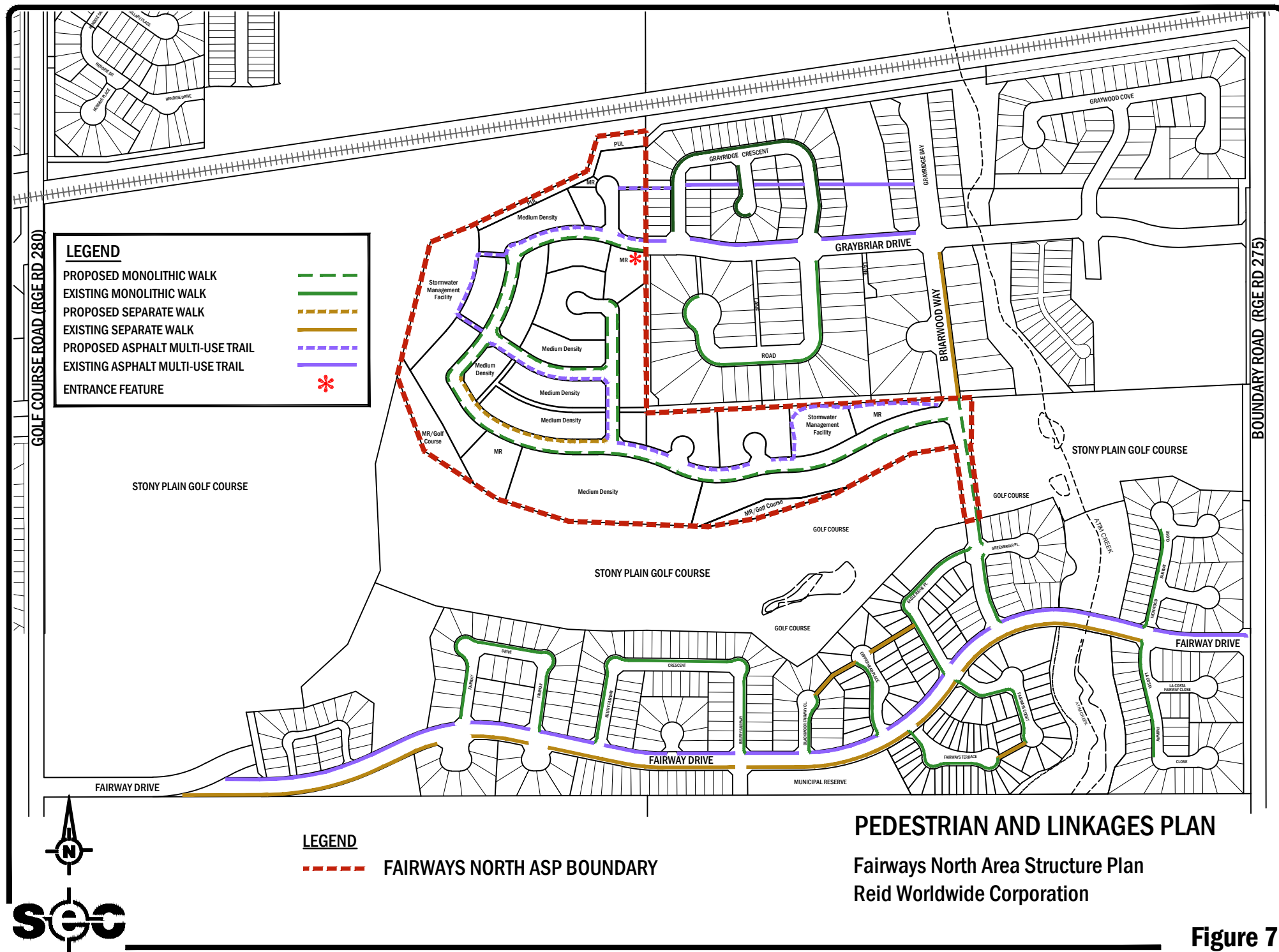


## 5.4 Canadian National Railway

No modifications or crossings are proposed to the existing Canadian National Railway line.

## 5.5 Pedestrian Connectivity

Pedestrian connectivity will be provided within the Plan Area and to adjacent communities through a combination of 3.0m asphalt multi use trail and separate and monolithic sidewalks. A 3.0m asphalt multi use trail is proposed within through the municipal reserve and north of the stormwater management facility in the southeast plan area. It turns south and ties back into the north side of Graybriar Drive in the southern plan. Winding the trail through the amenity area and the collector road will enhance the pedestrian experience and form an important walking circuit within and beyond the neighbourhood. For safety reasons walks are not provided along the Golf Course edge. Trails will be developed to the same standard as those existing on Fairways Drive and will be in built in accordance with municipal development standards (**See Figure 7**). An important pedestrian connection will also be created from Fairways North to the south along Briarwood Way, connecting to the existing pedestrian system along Fairways Drive.



## 6.0 Engineering Services

### 6.1 Water Supply and Distribution

As indicated on **Figure 8**, the water supply and distribution will be achieved by connecting to the existing 200 mm watermain stub on Graybriar Drive. A second connection to the existing 300 mm watermain located at the south end of Briarwood Way will provide water looping for the Neighbourhood.

### 6.2 Sanitary Sewer System

As shown on **Figure 9**, sanitary service will be provided for the entire development by connecting to the existing 900 mm sanitary sewer on Briarwood Way, immediately north of the Golf Course.

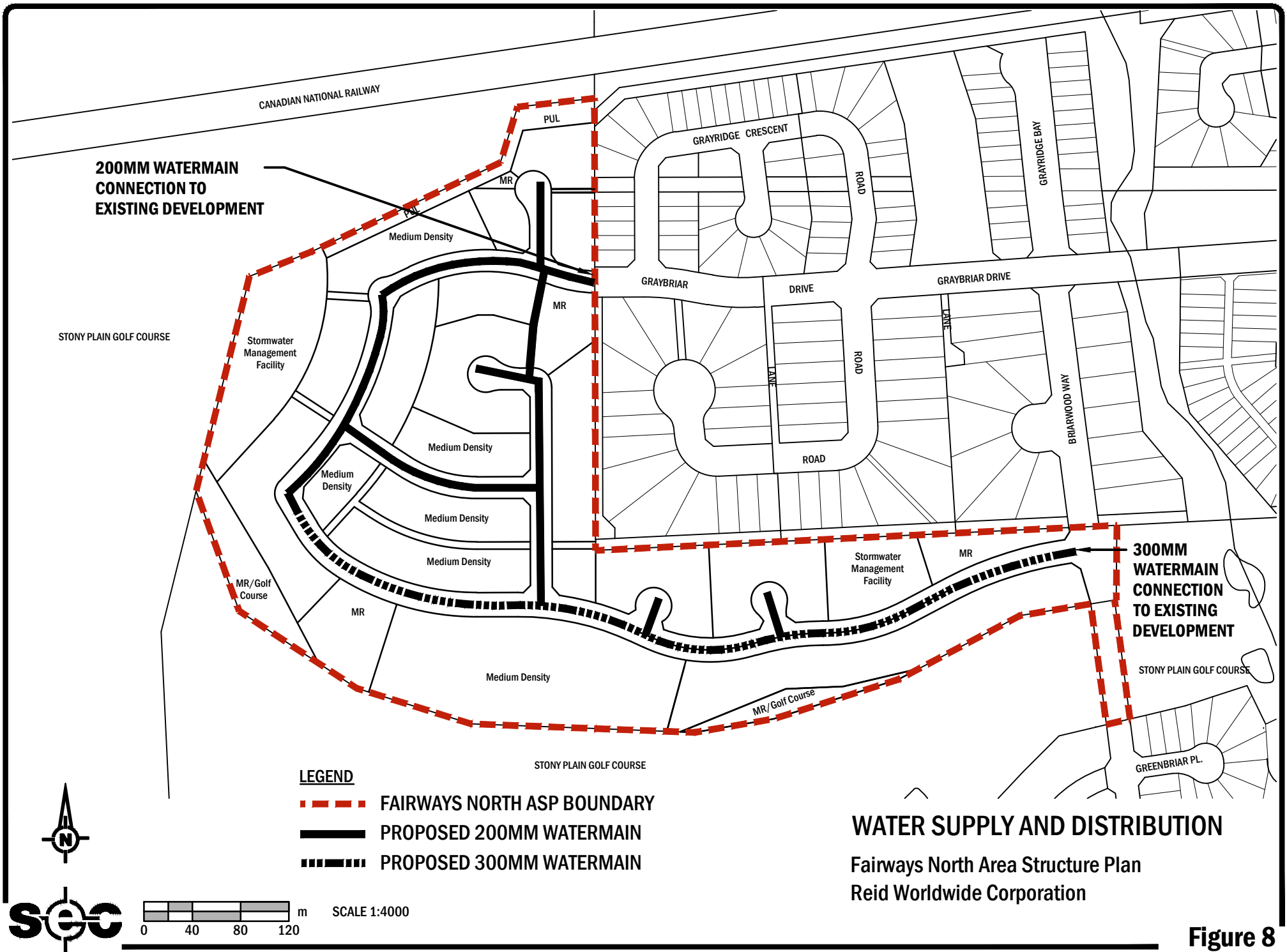
### 6.3 Stormwater Management System

Stormwater management will be provided by two stormwater management facilities. The east stormwater management facility (SWMF) will collect runoff from the east basin of the property and control the discharge rate to the maximum allowable flow. The discharge from the east SWMF will be routed east, across Briarwood Way to the Golf Course where it will flow overland, ultimately discharging into Atim Creek. The west SWMF will likewise collect runoff from the west basin and release it at the maximum allowable rate. The ultimate discharge from the west SWMF will be routed through the golf course, across the CN Railway and eventually discharge into Atim Creek. Opportunities for some of this Stormwater to be incorporated into the features of the golf course exist. Exact details will be determined through the detailed design process.

A preferred location and elevation has been defined for area stormwater management as outlined on **Figure 10**. The first stage of development shall require the subdivision of a PUL for all or a portion of the determined phased stormwater management facility and include necessary temporary overland drainage easements, off-site storm water pipes, and access to this facility.

### 6.4 Shallow Utilities

The Plan area will be serviced by the extension of nearby electricity, natural gas, telecommunications, and cable. Overhead lines existing along the transmission line Right-of-Way (Plan 2149EO) will be serviced at the eastern boundary of the Plan area and will run underground through the development to the Golf Course boundary on an alignment to be determined once the road network and park locations are finalized. The utility alignments will be based on the Town of Stony Plain standard cross-sections.



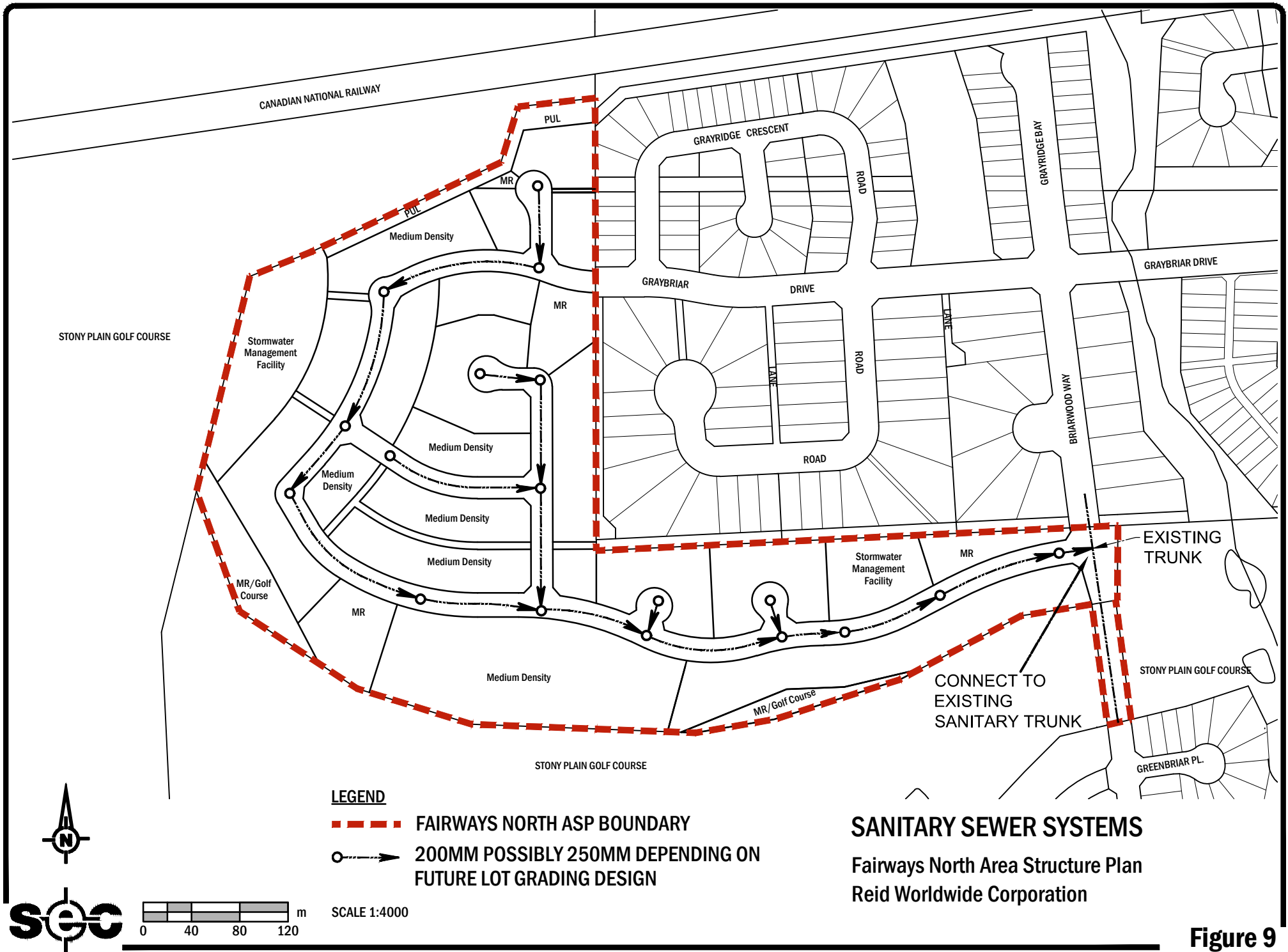
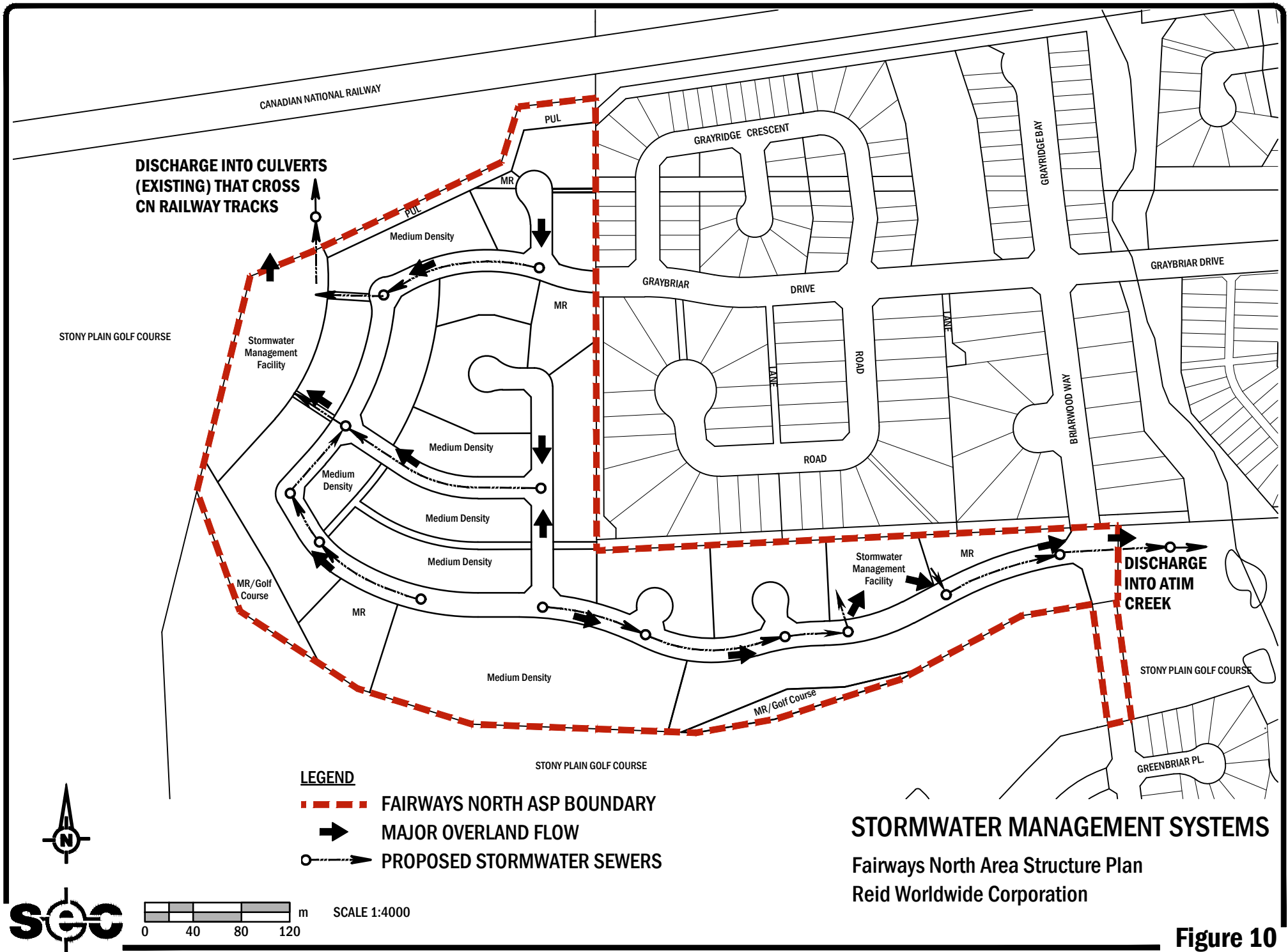


Figure 9



**Figure 10**

## 6.5 Development Staging

This Area Structure Plan serves as a guide for future redistricting and subdivision within the development area. The general direction of development will occur west from Briarwood Way to enable the construction of the remaining portion of road for the first phase of development (**See Figure 11**). Development can then occur either northerly or easterly following the build-out of Stage 2. The number and timing of stages will be influenced by market conditions.



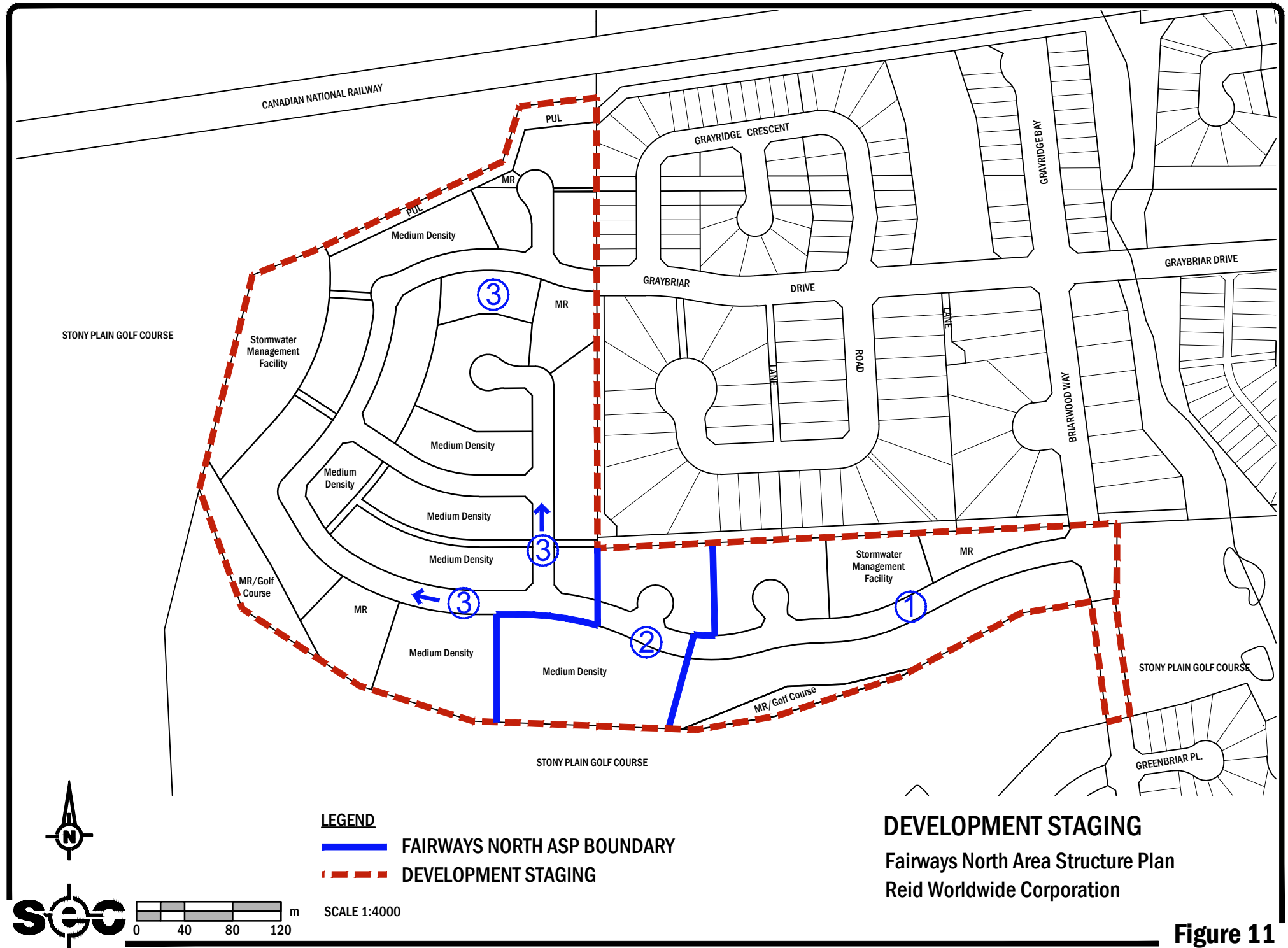


Figure 11



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## APPENDIX A

### Sustainability Criteria

## SUSTAINABILITY CRITERIA

The Sustainability Criteria has been developed in an effort to ensure environmentally, economically, equitable and culturally responsible growth in the Town of Stony Plain. Table 1 outlines the central principles and objectives of the Sustainability Criteria, as stated by the Town of Stony Plain:

**Table 1 – Sustainability Principles**

PRINCIPLE	OBJECTIVE
<b>Social Equity</b>	To develop and maintain a community focused on creatively meeting the needs of residents through the promotion of equality.
<b>Environmental Stewardship</b>	To protect our natural resources and promote responsible consumption patterns that encourages living within our ecological limits.
<b>Cultural Vitality</b>	To preserve the culture and heritage of the Town Stony Plain while strengthening a sense of connectedness by fostering community support, hospitality and harmony.
<b>Economic Viability</b>	To promote economic security and equity through the efficient and innovative use of resources that considers the needs of current and future generations.

The Town of Stony Plain Sustainability Criteria is comprised of six sustainability criteria categories: economic and commercial development, environmental management, neighbourhood design, community services, transportation and infrastructure and stakeholder involvement. The following table summarizes the sustainability criteria and provides descriptions of how the Fairways North ASP addresses these criteria.

**Table 2 – Sustainability Criteria**

ECONOMIC AND COMMERCIAL DEVELOPMENT	
SUSTAINABILITY CRITERIA	DESCRIPTION/REASONING
<b>Contains elements of community pride, enhances a heritage theme or local character.</b>	The development will contribute to the community pride by building upon the existing local character of the area established by the Stony Plain Golf Course.
<b>Promotes diversification of the local economy via business type and size.</b>	The development supports the growth and development of the Town of Stony Plain through the provision of a range of housing types.
	Home occupation will be included as a discretionary use within select housing types.
	The development supports the construction of Briarwood Way, which will direct local traffic towards commercial uses within the Town core rather than east to Spruce Grove and Edmonton.
<b>Provides opportunities for new and existing businesses.</b>	The development supports the growth and development of the Town of Stony Plain through the provision of a range of housing types.
	Home occupation will be included as a discretionary use within select housing types.

<b>Promotes arterial commercial expansion along major transportation corridors.</b>	Not applicable. This development is solely residential.
<b>Enhances the downtown as the core; a mixed use and pedestrian-oriented area for arts, culture, civic, residential, office and retail development.</b>	The development supports the construction of Briarwood Way, which will direct local traffic south towards Fairway Drive. This will direct residents toward commercial uses within the Town core rather than east to Spruce Grove and Edmonton. Otherwise not applicable.

## ENVIRONMENTAL MANAGEMENT

SUSTAINABILITY CRITERIA	DESCRIPTION/REASONING
<b>Enhances and preserves natural features and other environmentally sensitive areas.</b>	The development will protect approximately 1.79 hectares of land as park land and will provide two stormwater management facilities that will contribute environmental benefits and habitat values to the area.
<b>Addresses possible issues such as soil erosion, flooding or other geotechnical hazards.</b>	Preliminary geotechnical investigation has been conducted by J.R. Paine and Associates. A site grading plan will be developed during preliminary design and grading and erosion control will be evaluated with each subsequent stage of construction.
<b>Provides for native species habitat restoration or improvement, wildlife corridors.</b>	The development will protect and provide two naturalized stormwater management facilities that will contribute environmental benefits and habitat values to the area.
<b>Reduces development footprint and site disturbance through minimizing land usage.</b>	The development provides three medium density sites.
<b>Incorporates energy efficiencies.</b>	The street layout and siting of buildings will maximize solar orientation.
<b>Efficient stormwater management design (rate, quantity, treatment).</b>	Water quality is being addressed by passing stormwater through management ponds to allow for settling of suspended solids before discharging at a controlled rate.

## NEIGHBOURHOOD DESIGN

SUSTAINABILITY CRITERIA	DESCRIPTION/REASONING
<b>Considers and compliments existing subdivisions, neighbourhoods or Area Structure Plans.</b>	The development is complimentary to adjacent uses and transitions/buffers existing low density uses from higher density residential options. Sidewalk and trail linkages will connect the development to surrounding uses.
<b>Offers a mix of housing types, densities and lot sizes that meet the needs of an inclusive community, yet provides coherence and clear urban form.</b>	A range of housing will be provided in the development, including single family, semi-detached, row housing and condominium style housing.

<b>Multi-family dwellings located near collector streets and amenities.</b>	Multi unit developments have been sited along the proposed collector road and in proximity to park amenities and open space.
<b>Enhances the 'small town' atmosphere and sense of community.</b>	<p>The development is complimentary to adjacent uses and will offer entrance features into the development. Sidewalk and trail linkages will connect the development to surrounding uses.</p> <p>The development will contribute to the enhancement of a sense of community by building upon the existing local character of the area established by the Stony Plain Golf Course.</p> <p>Emphasis has been placed on an active streetscape aesthetic to facilitate neighbourhood interaction. The use of a separate walkway will enhance the streetscape aesthetic.</p>
<b>Encourages or adds to a diversity of uses that may place home, shopping, work and recreation in close proximity.</b>	<p>A variety of housing opportunities are provided.</p> <p>Located adjacent to recreation uses (The Stony Plain Golf Course)</p>
<b>Commercial and public amenities located at neighborhood edges and along arterial intersections.</b>	The development offers 4 distinct open spaces and 2 stormwater management facilities that are connected with sidewalks and trail systems to promote a "walkable" community.

## COMMUNITY SERVICES

<b>SUSTAINABILITY CRITERIA</b>	<b>DESCRIPTION/REASONING</b>
<b>Promotes crime deterrence through safe neighborhood design principles such as: visible public spaces; identifiable points of entry; clear boundaries between public and private spaces.</b>	Consideration has been given to the siting of medium density uses adjacent to the park area along the Golf Course boundary to allow for natural surveillance opportunities. Fencing will be provided throughout the plan area to distinguish public and private spaces.
<b>Connection and expansion of the Town-wide multi-use trail system to link residents with open spaces and activity nodes.</b>	<p>Internal sidewalk and trail linkages will connect the development to surrounding uses.</p> <p>The multi-use trail loops through the site.</p>
<b>Provides active and passive recreational opportunities, with proposed park and natural areas adequate in size, location and functionality.</b>	<p>Park and open spaces are provided throughout the plan area and are connected with sidewalks and trails.</p> <p>The development is located adjacent to the Stony Plain Golf Course.</p>

**More than the traditional 10 percent allocated to green and/or public spaces.**

Municipal Reserve is based on 10 percent of the gross area less 0.66 hectares of land being allocated to the Stony Plain Golf Course.

**Proximity and accessibility to amenities such as medical centers, schools, care facilities, libraries, places of worship, etc.**

The development supports the construction of Briarwood Way, which will direct local traffic towards commercial uses within the Town core rather than east to Spruce Grove and Edmonton

The development provides an infill development opportunity amongst existing residential neighbourhoods within the Town of Stony Plain.

## TRANSPORTATION AND INFRASTRUCTURE

### SUSTAINABILITY CRITERIA

### DESCRIPTION/REASONING

**Facilitates connectivity, accessibility and movement by multiple modes of transport in all areas including: private automobiles, walking, cycling and accommodates for future transit.**

Collector and local roads have been designed to connect the Plan Area to existing development in an efficient and convenient manner. Internal sidewalk and trail linkages will connect the development to surrounding uses.

**Interconnected road and path system that facilitates efficient provision of municipal services and maintenance.**

Internal sidewalk and trail linkages will connect the development to surrounding uses. Public utility lots will provide access to stormwater management facilities and utility right-of-ways.

**Road patterns disperse vehicle traffic over several roadways by providing multiple movement options.**

Traffic will be directed along the proposed collector road towards two separate access points.

**Provides traffic calming measures in roadway design to address traffic speed.**

The road geometry will be designed so that traffic speeds are managed effectively.

**Facilitates efficient design of municipal infrastructure; including roads, sanitary and water systems.**

The roads and underground utilities will be designed together to ensure that the systems function efficiently.

## STAKEHOLDER INVOLVEMENT

### SUSTAINABILITY CRITERIA

### DESCRIPTION/REASONING

**Conducted public consultation process with local residents and business in project development.**

An Open House was held to inform the local residents of the proposed development. An advertisement was placed in the local newspaper and flyers were delivered by Canada Post to all the residents in the Graybriar and Fairways Community.

**Worked closely with Town Administration throughout project development.**

Community Services (Stony Plain Golf Course), Planning & Development and the Engineering Department at the Town of Stony Plain were kept informed throughout the process and were helpful in providing preliminary comments.

**Integrates into the plans for the community and conforms to the development concepts within the Municipal Development Plan.**

In an effort to provide a diversity of housing opportunity and an efficient use of land, this ASP proposes a residential density of 44 persons per gross residential hectare.

**Developer or consultant demonstrates experience with similar projects.**

The developer and the consultant both have significant experience in residential land development, within and outside the jurisdiction of the Town of Stony Plain, including Fairways located immediately south of the Stony Plain Golf Course.