

**BYLAW 2309/D&P/07**

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF  
ALBERTA FOR THE PURPOSE OF ADOPTING THE NORTH INDUSTRIAL AREA  
STRUCTURE PLAN**

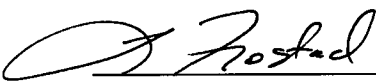
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The Council of the Town of Stony Plain in the Province of Alberta, enacts that the North Industrial Area Structure Plan be adopted as follows:

1. That this Bylaw 2309/D&P/07 is to be cited as the "North Industrial Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. 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.
4. 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 9<sup>th</sup> day of July, A.D. 2007.

  
Deputy Mayor Duncan Schoepp

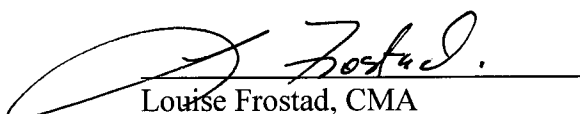
  
FOR Randy Dubord, CMA  
Director, Finance and Administration

Public Hearing held on August 13th, A.D. 2007.

Read a second time this 13<sup>th</sup> day of August, A.D. 2007.

Read a third time this 13<sup>th</sup> day of August, A.D. 2007.

  
Mayor Donna Cowan

  
Louise Frostad, CMA  
Director, Finance and Administration

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**Town of Stony Plain**  
**Stony Plain North Industrial Area Structure Plan**  
**Bylaw 2309/D&P/07**

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**Quance Park Developers Alberta Ltd.**



**June 2007**

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# 1. Introduction

## 1.1 Purpose

This Area Structure Plan has been prepared to provide a framework for the subdivision and development of part of the SW ¼ of 6-53-27-W4M that is located in the North Business Park in the Town of Stony Plain. The Plan area comprises approximately 52 hectares, and will be developed as a light to medium industrial project. Most of the Plan Area is owned by Quance Park Developers Alberta Ltd.

The Stony Plain North Area Structure Plan meets the requirements of Section 633 of the Municipal Government Act, and generally complies with the Policy 15.4 of the Town's Municipal Development Plan. Policy 15.4 lists the requirements for preparing an Area Structure Plan Requirements. As such, this plan describes existing site conditions, future land uses and lot sizes, traffic circulation, municipal servicing, reserve lands and staging of development.

## 1.2 Location Context

As is noted above, the Stony Plain North Industrial Plan area is located in the North Business Park and is defined by:

- The ¼ section line being the Town boundary to the north;
- The ¼ section line to east;
- Highway 16A and a row of C2 commercial lots fronting onto Boulder Boulevard to the south; and
- Golf Course Road to the west.

Figure 1 shows the boundaries of the Plan area and its location within the Town.

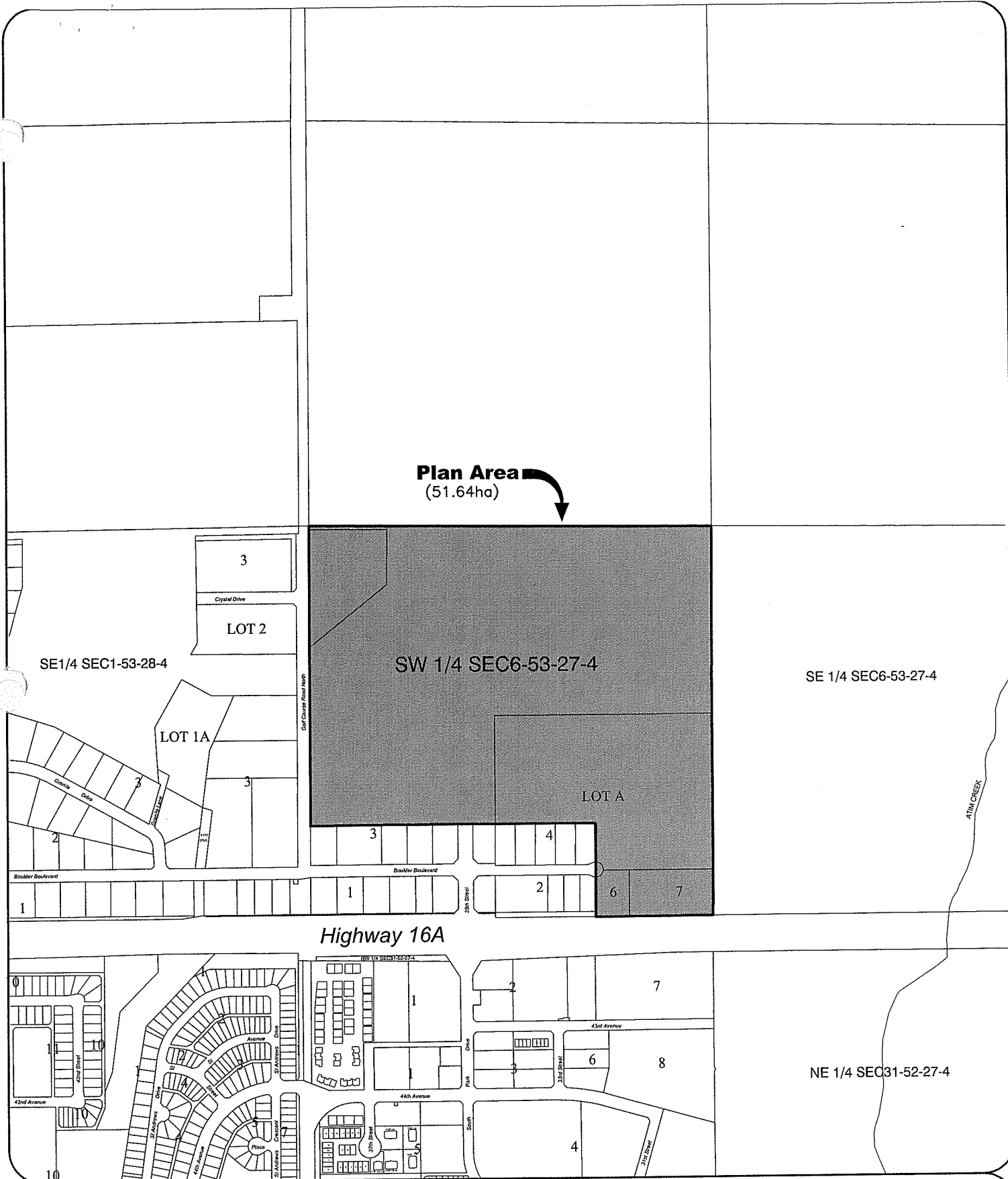
## 1.3 Land Ownership

Land ownership within the Stony Plain North Industrial Plan Area is shown on Figure 2 and is summarized by Table 1 below. As is noted above, Quance Park Developers is the major landowner controlling 67 percent of the total Plan Area.

**Table 1 - Land Ownership**

Land Owner	Legal Description	Area (hectares)*
1. Quance Park Developers Ltd.	Part of SW ¼ 6-53-27-W4M	32.39
2. Courtali Investments Ltd.	Lot A Plan 2108TR	11.53
3. Courtali Investments Ltd.	Lot 7 Block 2 Plan 0522215	1.52
4. 1161521 Alberta Ltd.	Lot 6 Block 2 Plan 0522215	0.60
5. Town of Stony Plain	Plan 3500MC	2.63
<b>Total Plan Area</b>		<b>48.67</b>

\* Areas are as per Certificate of Titles and differ from the Plan Area as determined electronically by AutoCAD. The areas will be reconciled at the time of survey



**Plan Area**  
(51.64ha)

**Highway 16A**

# **Stony Plain North Industrial Park Area Structure Plan**

Plan Area



**Figure 1  
Location**

N.T.S.  
June 2007





## **2. Existing Conditions**

### **2.1 Surrounding Land Uses**

Existing uses surrounding the Plan Area are shown on Figure 3. The lands to the east and north are being used for grazing and crop production, respectively. The ¼ section to the east is designated future industrial by the Municipal Development Plan and is zoned Urban Reserve (UR) District. The ¼ section to the north is located in Parkland County and is also designated as future industrial by the Fifth Meridian Area Structure Plan.

A partially developed subdivision that is zoned Light Industrial (M-1) District is located to the west and a row of lots zoned Vehicular Oriented Commercial (C-2) District extend along the south side of the Plan Area. These lots front onto Boulder Boulevard that parallels Highway 16A.

### **2.2 Physical Features**

The Plan Area is mostly cleared and used for agriculture crop production (see Figure 3). The contours show over a six metre change in elevation across the site from east to west. A slough is located in the centre of the area that drains into a larger slough concentrated in the northwest segment of the area. A second small slough feature is located along the north property line. The historical aerial photographs contained in the Phase 1 Environmental Impact Assessment indicate that these sloughs are intermittent and can be developed with proper filling and grading. A slough existed along the south side of the area in 1991 but is now subdivided into the C-2 lots fronting onto Boulder Boulevard.

Tree stands and wetland associated sedges and willows surround the slough features. Treed *wind rows* also exist along the north and east boundaries. Some minor low lying areas are scattered throughout the site within the cultivated lands. A tributary of Atim Creek extends through the northwest corner of the Plan Area and is contained within the lot owned by the Town.

No buildings or structures exist. Utility easements extend through the south portion of the Area.

### **2.3 Environmental Impact Assessment**

As is noted above, a Phase 1 Environmental Impact Assessment was completed in January 2007 by Hoggan Engineering and Testing Ltd. The assessment concluded that no environmental contamination concerns are associated with the past or present usage of the subject site, and that no further environmental investigation is considered necessary.

### **2.4 Compliance with Statutory Plans and Bylaws**

The proposed industrial use of the Plan Area complies with the Town of Stony Plain's Municipal Development Plan Bylaw 2226-D&P-05. The lands are zoned Urban Reserve under the Land Use Bylaw 1166/LUO/94 so that the Bylaw will need to be amended in advance of subdivision for industrial purposes.

### **2.5 Implications for Future Development**

The existing conditions result in the following implications for future development.

1. The proposed industrial use of the Plan Area will be compatible with surrounding land uses and complies with the Town's Municipal Development Plan and the Fifth Meridian Area Structure Plan.





Stony Plain  
North Industrial Park  
Area Structure Plan



Figure 3  
Aerial Photo  
(1991)

N.T.S.  
June 2007



2. The low slough area located adjacent the tributary of Atim Creek in the northwest segment of the subject site provides an opportunity for creating a storm water management facility.
3. The sloughs located in the centre and north portions of the Plan Area are intermittent and, similar to the approach taken in developing the lots along Boulder Boulevard, are assumed to be developable with proper filling and grading. Negotiations with Alberta Environment for mitigation for loss of wetlands will proceed at the time of detailed design.
4. No encumbrances to industrial subdivision and development exist.

The foregoing implications are recognized by the Development Concept that is shown on Figure 4.

### 3. The Development Concept

#### 3.1 Concept Plan

The development concept proposed for the Stony Plain North Industrial Park recognizes the current and evolving market opportunities in the Town and surrounding area. As such, the concept shown on Figure 4 allows for a range of lot sizes and assumes a mix of light and medium industrial uses. For the portion of the area owned by Quance Developers, lot sizes range from 0.41 hectares (1.0 acres) to 2.04 hectares (5.0 acres), but may be subject to change as market conditions dictate.

The Light Industrial District of the Town's Land Use Bylaw provides for uses such as the manufacture of previously prepared materials and or finished products which do not cause a nuisance beyond the boundary of the site. However, the uses listed as permitted or discretionary under the Light Industrial District are business service commercial type uses. This district does not allow for uses that may cause some nuisance beyond the site boundary such as the periodic higher noise levels associated with fabrication and assembly operations.

Fabrication and assembly operations and similar uses may need to be zoned Heavy Industrial District. The purpose of the Heavy Industrial District is to provide for manufacturing, assembly and fabricating activities, including large scale operations whose external effects are likely to be felt, to some degree, by surrounding districts. This district would normally be located on the interior of industrial or agriculture areas so as not to interfere with the safety, use, amenity or enjoyment of surrounding lands.

To remain competitive within the west Edmonton region, the Stony Plain North Industrial Park may be required to make land available for a range of industrial uses that include those listed as permitted or discretionary in the Heavy Industrial District as well as the Light Industrial District.

It is important to note that Towns' Heavy Industrial District is similar to the medium industrial districts included in many municipal Land Use Bylaws. The Town's Land Use Bylaw does not contain a medium industrial district. The only two options are light or heavy industrial.

#### 3.2 Land Use

Table 2 provides a summary of the land use breakdown by area proposed by the Development Concept shown on Figure 4.

**Table 2 – Area Breakdown**

<b>Land Use</b>	<b>Hectares</b>	<b>% of GDA</b>
<b>Gross Developable Area</b>	<b>51.63</b>	<b>100</b>
Public Utility Lots (SWMF)	2.66	5
Municipal Natural Area	2.63	5
Circulation	5.34	10
Industrial	41.00	80

**Note:** The areas shown in Table 2 are approximate and will be verified at the time of detailed survey.

Municipal Reserve is proposed to be dedicated as cash-in-lieu of land.

A tributary of Atim Creek extends through the partially treed 2.63 hectare lot owned by the Town and this lot is assumed to remain as natural open space. A storm water management facility is proposed adjacent to and east the Town lot.

## **4. Municipal Services**

### **4.1 Water Distribution Concept (Figure 5)**

The site will be served by the extension of existing watermain along both Boulder Boulevard (300mm) and Golf Course Road (250mm). Allowance will be made for a future connection to lands to the east, ultimately connecting south of Highway 16A to complete the looping. The internal distribution system will be sized in accordance with the Town's water network model to provide adequate flows and fire protection for the site.

### **4.2 Sanitary Drainage Concept (Figure 6)**

Sanitary discharge from Stony Plain North Industrial Park will be directed to the Town's Central Trunk (CT) to the west of the site. Topographic constraints dictate that a lift station is required to pump the effluent from the Plan Area into the CT at manhole CT-02, located north and west of Golf Course Road. Within the industrial park, sanitary discharge will be by a gravity system located within the road right of way. The east boundary of the site also forms the east boundary of the CT catchment area, and accordingly no connections will be made to pick up lands to the east.

### **4.3 Storm Drainage Concept (Figure 7)**

Surface run-off from the site will be conveyed to the proposed stormwater management facility (SWMF) in the north west by a piped storm sewer system designed to accommodate the 1 in 5 year storm event, supplemented as necessary by culverts and overland drainage along ditches and through PUL's. Drainage from this development will be kept separate from existing drainage on Golf Course Road, and from the existing tributary of Atim Creek, which currently passes through the Town lands in the extreme north west of the site.

The SWMF may be designed as a dry pond, discharging into the tributary of Atim Creek. Discharge to the tributary will be controlled to current release rates as dictated by Alberta Environment. The SWMF will be designed to comply with both quality and quantity requirements.

### **4.4 Circulation (Figure 8)**

The major access to the development will be from Boulder Boulevard to the south with a secondary connection to Golf Course Road to the west. Allowance has been made in the layout for future connections to lands to the east and north.

Roads within the site will be an urban industrial cross section in accordance with the Town Municipal Standard Details. The main spine road from Boulder Boulevard will be an industrial collector standard; the remaining roads will be local industrial as shown on Figure 8.

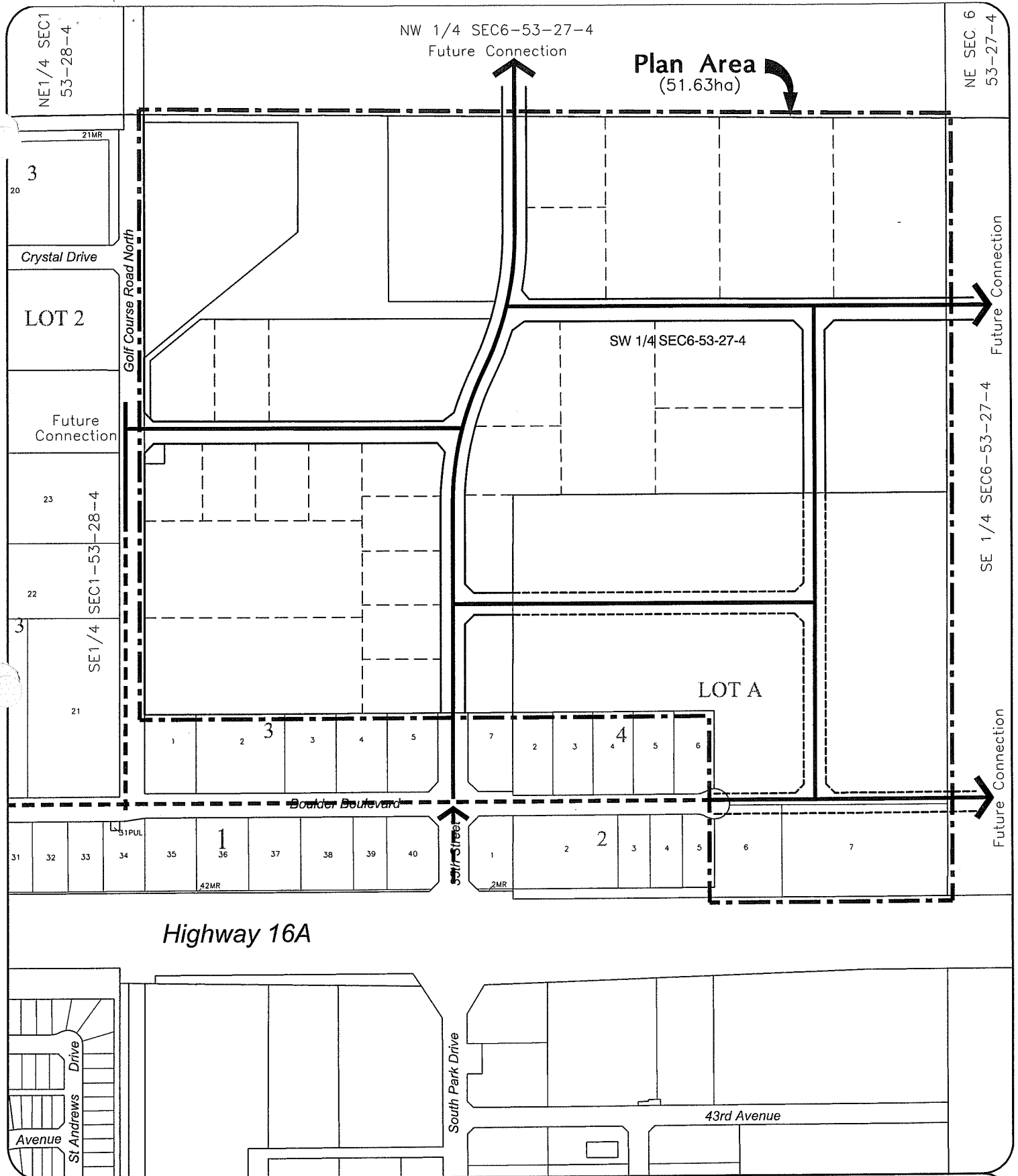
The Access Management Plan – Highway 16A/Town of Stony Plain Boundary Road to 35 Street completed in 2000 addresses circulation in the Plan Area. At the time the Access Management Plan was completed, Lots 6 and 7 Block 2 Plan 0522215 had not been subdivided out of Lot A Plan 2108TR. The Access Plan allowed for direct access onto Highway 16A under the assumption that Lot A would accommodate a single large scale industrial operation. A road connection from the adjacent ¼ section was also proposed to Lot A.



# Stony Plain North Industrial Park Area Structure Plan

Figure 4  
**Development  
Concept**





Stony Plain  
North Industrial Park  
Area Structure Plan

Figure 5

Water Distribution  
System Concept

**ISL** Engineering  
and Land Services

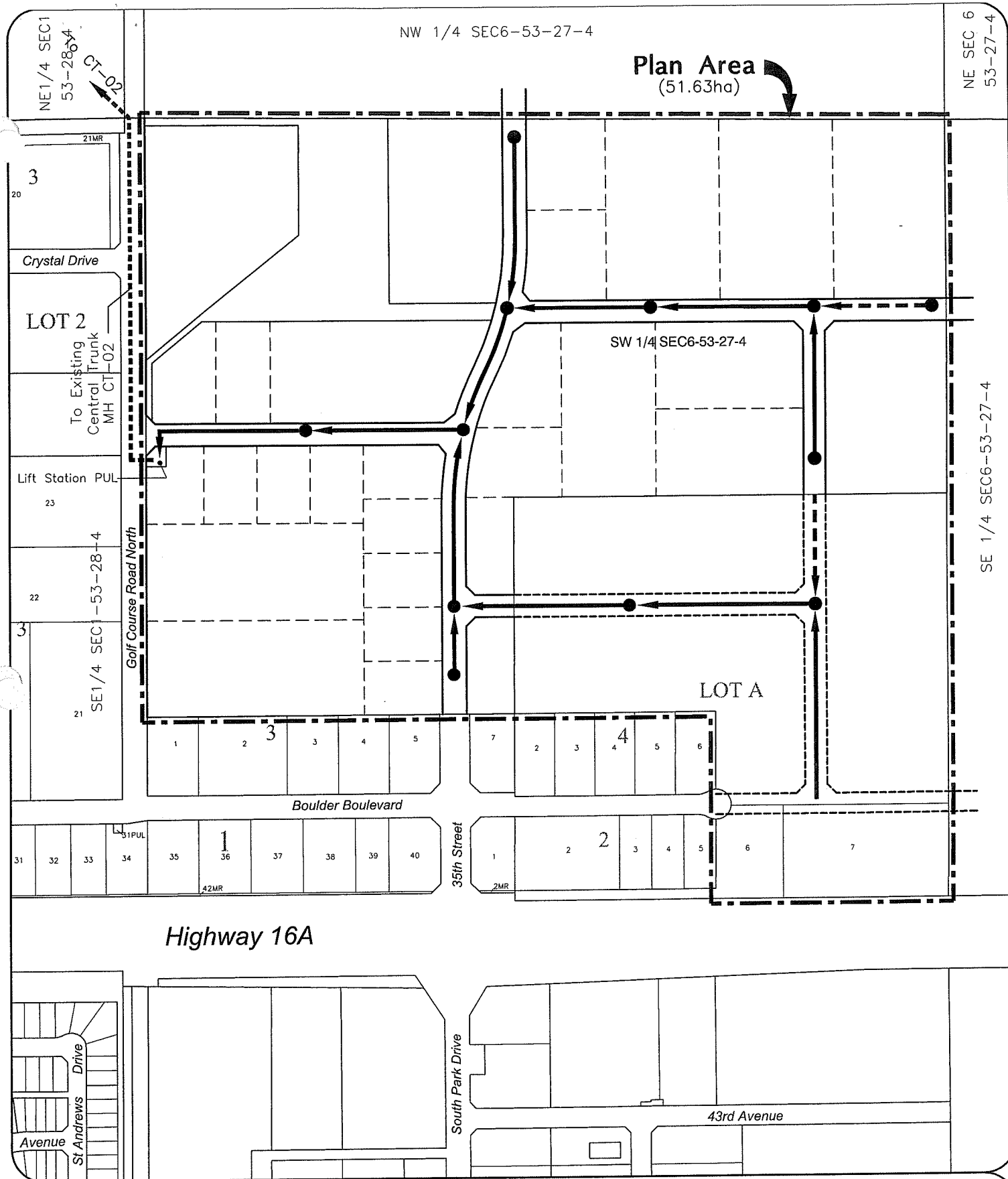
**Lovatt**  
Planning Consultants

NOTE:

Pipe diameters subject  
to water network analysis

N.T.S.  
June 2007





Plan Area

Proposed Sewer

Possible Sewer Depending on Final Lotting

NOTE:

Pipe diameters and exact extent subject to detailed design

# Stony Plain North Industrial Park Area Structure Plan

Figure 6  
**Sanitary Drainage  
Concept**

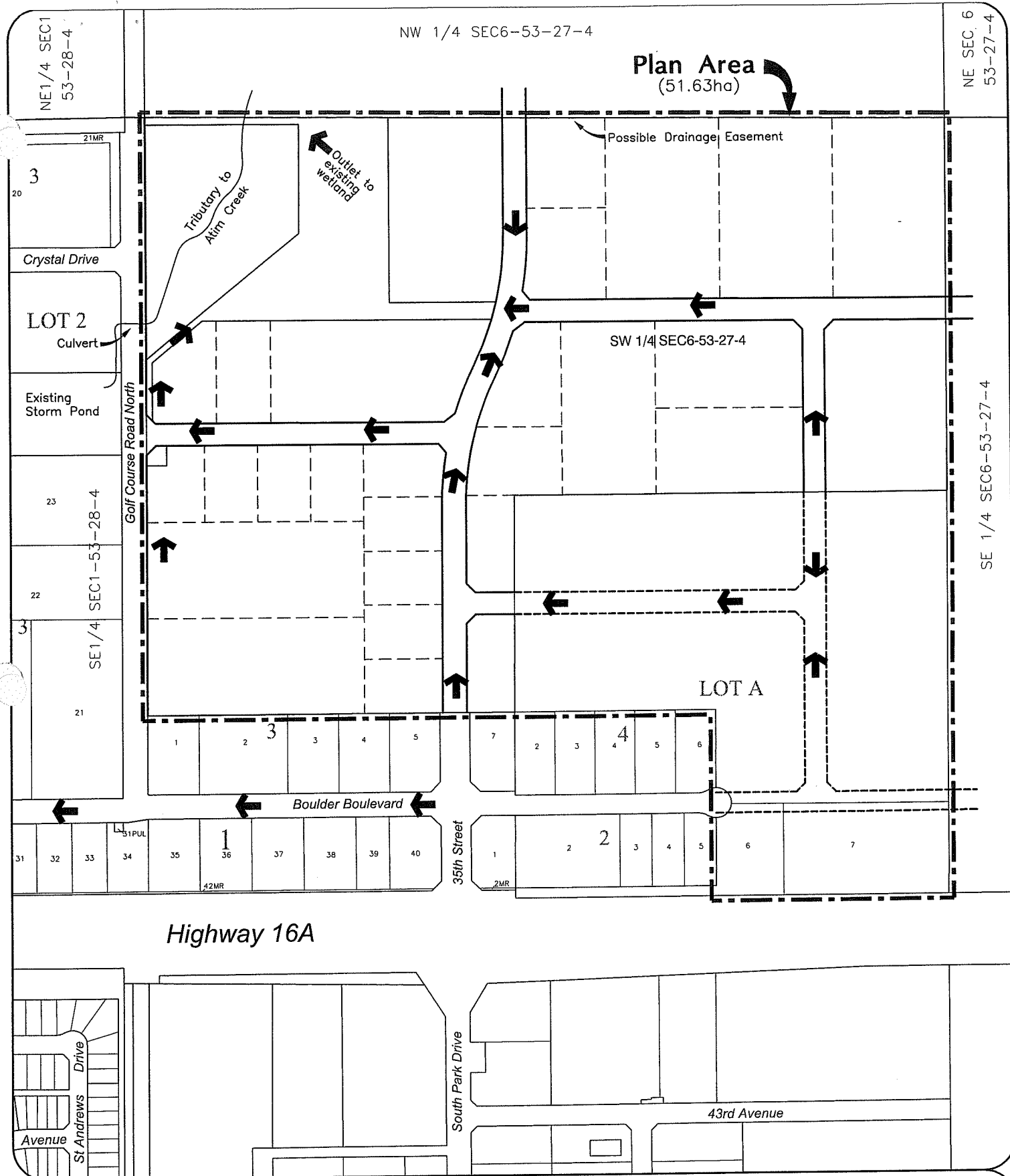
**ISL** Engineering  
and Land Services

**Lovatt**  
Planning Consultants

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June 2007







Plan Area

Public Utility Lot (Dry Pond)



Direction of Flow

# Stony Plain North Industrial Park Area Structure Plan

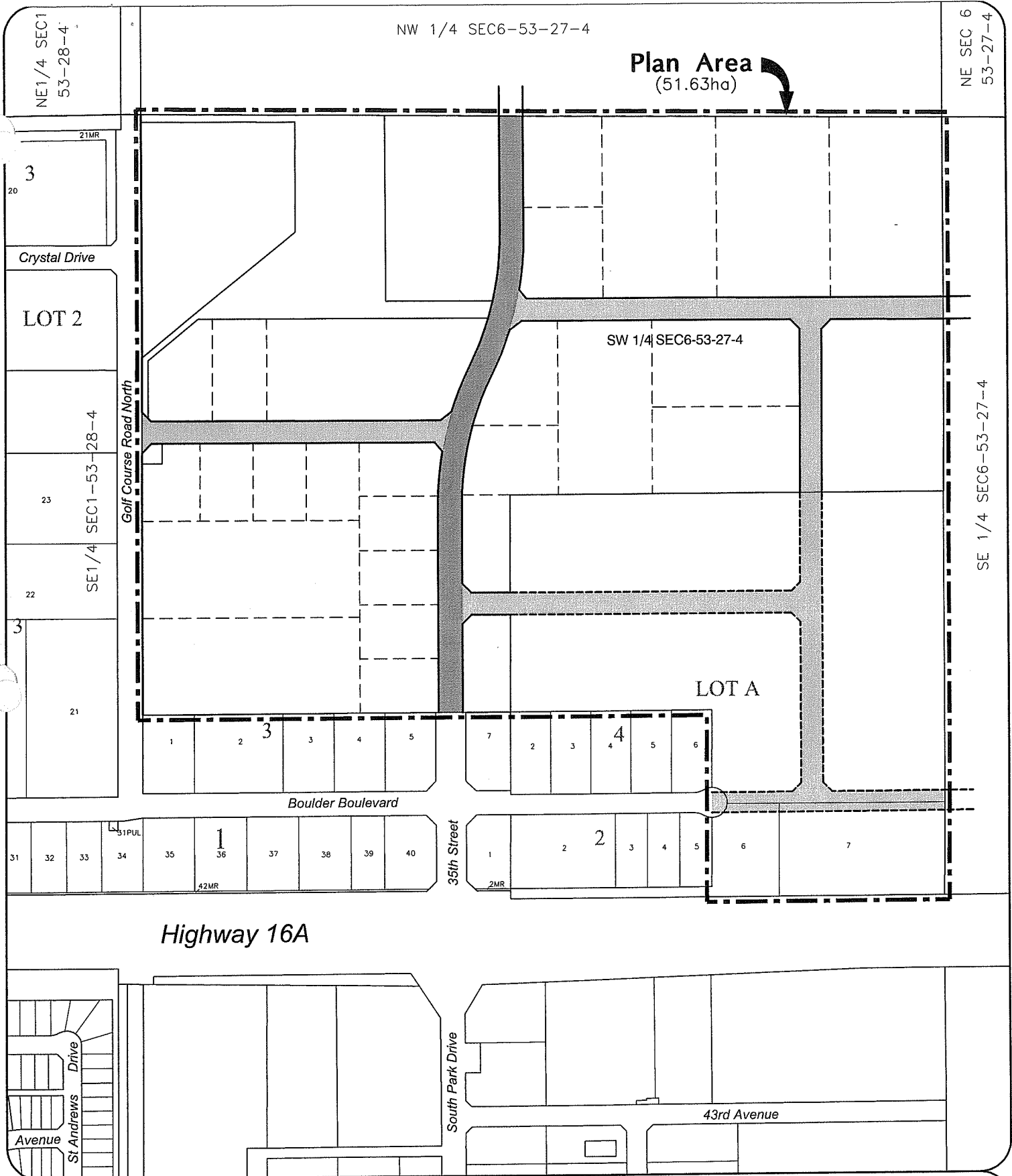
## Figure 7 Storm Drainage Concept



**Lovatt**  
Planning Consultants




N.T.S.  
June 2007





**Stony Plain  
North Industrial Park  
Area Structure Plan**

**Figure 8  
Circulation  
Concept**

-  Plan Area
-  24m Roadway Right of Way
-  22m Roadway Right of Way

**ISL** Engineering  
and Land Services

**Lovatt**  
Planning Consultants

N.T.S.  
June 2007



However, the industrial operation located elsewhere and Lot A was subdivided in 2005 to create Lots 6 and 7. This means that Alberta Infrastructure and Transportation will no longer allow for the direct access.

Lot 6 is currently accessed off the end of the Boulder Boulevard cul de sac. Lot 7 has no physical or legal access. This Area Structure Plan assumes that Boulder Boulevard will be extended to the east ¼ section line to provide access to Lot 7, and will eventually to connect to a north/south future collector road proposed by both the Access Management Plan and the Municipal Development Plan. The extension will require that the Town acquire road right-of-way along the north boundaries of Lots 6 and 7. Lot 7 is under the same ownership as Lot A Plan 2108 TR.

#### **4.5 Franchise Utilities**

Power telephone and gas will be provided to the area by the extension of existing facilities.

## **5. Staging and Implementation**

It is anticipated that the portion of the Plan Area owned by Quance Park Developers will be developed as one stage. An amendment to the Land Use Bylaw to allow for a combination of light and medium industrial uses will be required in advance of subdivision. The districts applied will be determined in concert with the developer and the Town and will be dependent on market demand.