

BYLAW 2540/D&P/15

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE EDGELAND PARK AREA STRUCTURE PLAN BYLAW 2327/D&P/07

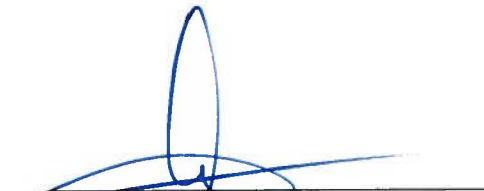
WHEREAS the Municipal Government Act 2000 enables the Municipal Council to adopt by bylaw an area structure plan amendment for the purpose of amending the framework for subsequent subdivision and development of an area of land in a municipality;

AND WHEREAS The East Boundary Area Structure Plan Bylaw 2327/D&P/07 and the proposed amendments addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act, RSA, 2000;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act, RSA, 2000 enacts as follows:

1. That this Bylaw 2540/D&P/15 be cited as "Edgeland Park Area Structure Plan Amendment."
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. The Edgeland Park Area Structure Plan Bylaw 2327/D&P/07 be amended as described in Schedule "A".
4. 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.
5. That this bylaw shall come into force and take effect upon the date of third reading and singing in accordance with the Municipal Government Act.

Read a first time this 13th day of July, 2015.



Mayor William Choy

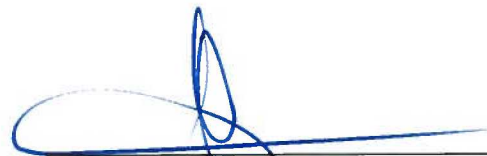


Louise Frostad, CMA, CLGM
Director of Corporate Services

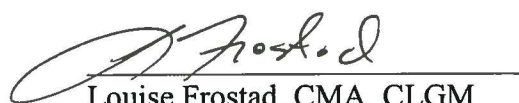
Public Hearing held on the 24th day of August, 2015.

Read a second time this 24th day of August, 2015.

Read a third time this 24th day of August, 2015.



Mayor William Choy



Louise Frostad, CMA, CLGM
Director of Corporate Services

SCHEDULE “A”

Edgeland Park Area Structure Plan Amendment

Edgeland Park Area Structure Plan Amendment

August 14, 2015

Submitted to



By



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1.0 INTRODUCTION

This amendment to the Edgeland Park Area Structure Plan (ASP) has been prepared by ParioPlan Inc. on behalf of the registered owner 1249956 Alberta Ltd. The amendment consists of changes to the Land Use Concept to bring the ASP into conformance with the Stony Plain Municipal Development Plan (MDP) and to make adjustments to the plan requested by the Town of Stony Plain to improve connectivity. Changes have also been made to the development concept in response to market demand, provide a more efficient road and servicing layout, increase the number of residential units in the plan, and to add commercial use to the ASP as directed by Stony Plain at the April 22, 2014 MPC meeting.

The site is located within the NW Section 29-52-27-W4, east of Boundary Road and approximately 804 meters north of Highway 628. The amendment applies to covers the entire quarter section at 64.7 hectares (160 acres) (*Figure 1 – Context and Figure 2 – Location*).

2.0 BACKGROUND

2.1 Background Information

The Edgeland Park Area Structure Plan Bylaw 2327/D&P/07 (as amended) was adopted by the Council of the Town of Stony Plain in December of 2007. The ASP area includes the entire NW 29-52-27-W4M quarter section and lies at the east boundary of Stony Plain, west of the City of Spruce Grove (*Figure 1 – Context*). The following sections briefly describe the rational and background for the proposed amendment to the Edgeland Park ASP.

2.2 Area Structure Plan Amendment Process

All Area Structure Plan amendment applications are reviewed by the Town of Stony Plain Planning department and a recommendation is made to Town Council on the suitability of the proposed plan. The process ensures orderly, economical and beneficial development for the Town of Stony Plain. Following a meeting with the Town staff to solicit feedback on the draft amendment proposal, an open house was held to involve the public and seek input prior to making a final submission. The draft document including maps and appendices was submitted to the Planning department for review and comments, revisions were further made prior to final submission. The Town reviewed the amendment and circulated it to relevant internal departments and external agencies following which the ASP was presented to Council following the statutory requirements outlined in the Municipal Government Act.

3.0 AMENDMENT

3.1 Purpose of the Amendment

The amendment seeks to improve the development concept and overall function of the plan. The amendment enhances the road layout to be more efficient, provides convenient access to

surrounding areas, improves the linear trail network by reconfiguring open spaces, as well as provides a greater variety of housing options through-out the plan area by concentrating higher density near a commercial area, arterial roads and parks.

3.2 Stony Plain – Municipal Development Plan

Growth Patterns and Target Densities

- *The most obvious physical links are the roads, trails and pedestrian ways. To maintain our community's connectedness, they should be linked to existing networks originating from the established core. New development needs to be adjacent to existing development. This will enable the Town to provide services efficiently.*

Road, trail and pedestrian connections have also been reconfigured and improved in order to better connect to neighbouring developments and to link more efficiently to existing networks.

Economic Opportunity

- **3.1.a.** *The Town will support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses.*

By accommodating commercial development, the amendment increases economic growth in close proximity to existing 'Areas of Stability' (MDP, Figure 3: Future Land Use).

Supportive Infrastructure

- **4.5.c.** *The design of stormwater management facilities will enhance the natural function and visual landscape*

The amendment proposes an improved layout and location of the storm pond in order to better relate to other components of the development and the context.

4.0 AMENDMENT TO THE EDGELAND PARK AREA STRUCTURE PLAN (BYLAW 2327)

4.1 Graphic Changes to the Edgeland Park Area Structure Plan (Bylaw 2327)

The proposed amendment requires map changes to ***Figure 4 – Land Use Concept, Figure 5 – Walkways & Open Space, Figure 6 – Transportation, Figure 7 – Development Phases, Figure 8 – Water Distribution, Figure 9 – Sanitary Collection and Figure 10 – Stormwater Management*** in order to reflect the amendment to the Edgeland Park ASP.

4.2 Text Changes to the Edgeland Park Area Structure Plan (Bylaw 2327)

Current ASP Bylaw	Amendment
Edgeland Park Area Structure Plan, Section 2.1, Page 1	<p>Delete: The development of this quarter section is the logical expansion of the Town as identified on Map 2 and Map 8 of the MDP.</p> <p>Replace with: The development of this quarter section is the logical expansion of the Town as identified on Figures 1, 2 and 3 of the MDP.</p>
Edgeland Park Area Structure Plan, Section 2.1, Page 1	<p>Delete: Area Structure Plans are in place for adjacent developments to the northwest (Fairway Drive), and a plan is currently proposed for the lands to the west (South Creek ASP).</p> <p>Replace with: An Area Structure Plan is in place for an adjacent development to the west (South Creek ASP).</p>
Edgeland Park Area Structure Plan, Section 3.1, Page 3	<p>Delete: The proposed concept includes a mix of residential uses ranging from single-family dwellings on premium lots adjacent to the storm water management pond, to duplex/townhouses units, to 3 and 4 storey apartments/bungalow style condominiums.</p> <p>Delete Table 3.1 (include as part of Appendix B: Land Use Summary Table)</p> <p>Replace with: The proposed concept includes a range of residential uses ranging from single-family dwellings and duplex/townhouse units located throughout the development, to higher density (3-4 storey apartments) located on the edges of the development, near arterial roadways and/or the storm pond and overlooking open space. A commercial site is located close to Boundary Road, in close proximity to a cluster of higher density residential development providing prospects of senior friendly housing.</p>
Edgeland Park Area Structure Plan, Section 3.1.1, Page 3	<p>Delete: Low-density residential will comprise of 52% of the housing mix ratio.</p> <p>Replace with: Low-density residential will comprise of 78.9% of the housing mix ratio.</p>

Edgeland Park Area Structure Plan, Section 3.1.2, Page 3	<p>Delete:</p> <p>Medium-density units are provided throughout the ASP. These include row-housing, duplexes or townhouses style units on smaller lots. The medium-density residential comprises 17% of the housing mix ratio.</p> <p>Replace with:</p> <p>The medium-density residential comprises 9.1% of the housing mix ratio. These include row-housing, duplexes and townhouse style units on smaller lots.</p>																									
Edgeland Park Area Structure Plan, Section 3.1.3, Page 4	<p>Delete:</p> <p>Although this type of dwelling unit comprises 31% of the housing mix ratio, it is occurring on 6% of the developable land.</p> <p>A school site is not provided within the site, as per Stony Plain’s MDP. However, the Municipal Development Plan does indicate that two potential school sites could be feasible as development occurs in the section to the south of this site.</p> <p>Replace with:</p> <p>Although this type of dwelling unit comprises 12% of the housing mix ratio, it is occurring on only 6.9% of the developable land.</p> <p>Table 3.1 provides an estimate of the total student population generated by this development. A school site is not provided within the site. The location for these are typically decided in consultation with the School Divisions.</p> <p>Revise:</p> <p>Table 3.2, change label to Table 3.1:</p> <table><tr><th></th><th>K-6</th><th>Junior High</th><th>Senior High</th><th>Total Students</th></tr><tr><td>Public System</td><td>351</td><td>75</td><td>40</td><td>466</td></tr><tr><td>Separate System</td><td>189</td><td>40</td><td>21</td><td>251</td></tr><tr><td>Total Students</td><td>540</td><td>115</td><td>61</td><td>717</td></tr><tr><td>Student Distribution</td><td>75.4%</td><td>16.1%</td><td>8.5%</td><td>100.0%</td></tr></table> <p>Students per dwelling: 0.61 Public/Separate ratio: 65/35</p>		K-6	Junior High	Senior High	Total Students	Public System	351	75	40	466	Separate System	189	40	21	251	Total Students	540	115	61	717	Student Distribution	75.4%	16.1%	8.5%	100.0%
	K-6	Junior High	Senior High	Total Students																						
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Edgeland Park Area Structure Plan, Section 3.3, Page 5	<p>Delete:</p> <p>The development will include three points of access.</p> <p>Replace with:</p> <p>The development will include four points of access, at each of the four boundaries, this coupled with a comprehensive system of trails and natural corridors ensure a well interconnected</p>																									

	<p>development with the larger community.</p> <p>Delete: The third access will be from the south. The major east-west arterial is proposed along the southern limit of the adjacent quarter section and will be extended east as part of this development.</p> <p>Replace with: The third access will be along the east boundary, providing a direct connection into Parkland County. The fourth access will be from the south. The major east-west arterial is proposed along the southern limit of the adjacent quarter section and will be extended east as part of this development.</p>
Edgeland Park Area Structure Plan, Section 3.4, Page 5	<p>Delete: Entire section.</p> <p>Replace with: The development of the site will occur in six phases to correspond with roadway and infrastructure expansion requirements.</p> <p>A mix of land uses will proceed with Phase 1 including low, medium and high density housing, in addition to the commercial site adjacent to Boundary Road. This phase will also include the first stage of the east-west collector to service the developing area and the centrally located green space. Phase 2 will begin development along the north boundary and continue further extension of the east-west collector. Additional low and medium density housing will be established and a significant linear green space constructed to act as a buffer for the higher density development located along the west boundary. Phase 3 extends development to the south edge focusing solely on low density residential and local roads. Phase 4 involves additional work on the road network, further extending the east-west collector, constructing a portion of the north-south collector and the intersection of the two. More low density residential will be developed. In Phase 5, completes development along the south boundary. A second site for high density residential, more low density residential, a pocket park and a green strip to act as a buffer will be developed. Phase 6 will complete the collector road connection. A third site for high density residential will be introduced at this phase and additional low density housing. These are once again separated with strategically located pocket parks and the large storm pond. Minor connections like trails within PUL areas and other pedestrian linkages will be established in congruence with the rest of the development, the specifics of which will be decided at the time of detailed design.</p>

	Overall, phasing will allow the development to proceed in a sequential and logical manner.
Edgeland Park Area Structure Plan, Section 4.1, Page 6	<p>Delete: The Municipal Development Plan (MDP) identifies a 300mm watermain extension from the adjacent development to the west, as well as a 300mm extension from the north. Water main will be looped to the north, west and south. A 250 mm diameter pipe will also be used in the southeast looping.</p> <p>[...]</p> <p><i>Figure 9.0</i> shows the conceptual layout of the water distribution system proposed for the development area.</p> <p>Replace with: The Municipal Development Plan (MDP) identifies a 300mm watermain extension from the adjacent development to the west, as well as a 300mm extension from the north. Water main will be looped to the north, south, west and east.</p> <p>[...]</p> <p><i>Figure 8.0</i> shows the conceptual layout of the water distribution system proposed for the development area.</p>
Edgeland Park Area Structure Plan, Section 4.2, Page 6	<p>Delete: <i>Figure 10.0</i> shows the conceptual layout of the sanitary sewer system proposed for the development.</p> <p>Replace with: <i>Figure 9.0</i> shows the conceptual layout of the sanitary sewer system proposed for the development.</p>
Edgeland Park Area Structure Plan, Section 4.3, Page 6	<p>Delete: A stormwater management pond has been provided in the northwest section of the site. The location is based on existing low point. This pond will have approximate capacity of 45,000.0 m³. The stormwater management pond will discharge into the Atim Creek at a controlled rate not exceeding 2.5 L/s/ha. Quality of the discharging water will meet the requirements specified by the Alberta Environment.</p> <p>[...]</p> <p><i>Figure 11.0</i> shows the conceptual storm water system proposed for the development area.</p>

	<p>Replace with:</p> <p>The storm water management (SWM) system for Edgelands Park is proposed to consist of a single SWM Pond to be constructed along with Stage 1. The SWM Pond will be located in the northeast corner of the 1/4 Section. Discharge of the SWM Pond will be to the existing depression which in turn discharges to Stream Course 5. The SWM Pond will be constructed to its ultimate capacity with a restricted outlet rate based on the Stage 1 development area. The buildout of Stage 1 will not be immediate and therefore the full SWM Pond will allow containment of a greater amount of runoff mitigating potential downstream impacts.</p> <p>As future development in Edgeland Park occurs, the developers, the Town of Stony Plain, the City of Spruce Grove and Parkland County will work together to develop a cohesive solution toward a joint storm water management system between Boundary Road and Campsite Road south of Highway 16A. [...]</p> <p><i>Figure 10.0</i> shows the conceptual storm water system proposed for the development area.</p>
Appendix A – Land Use Summary	<p>Revise:</p> <p>Revise Land Use Summary table (See <i>Appendix B</i>)</p>

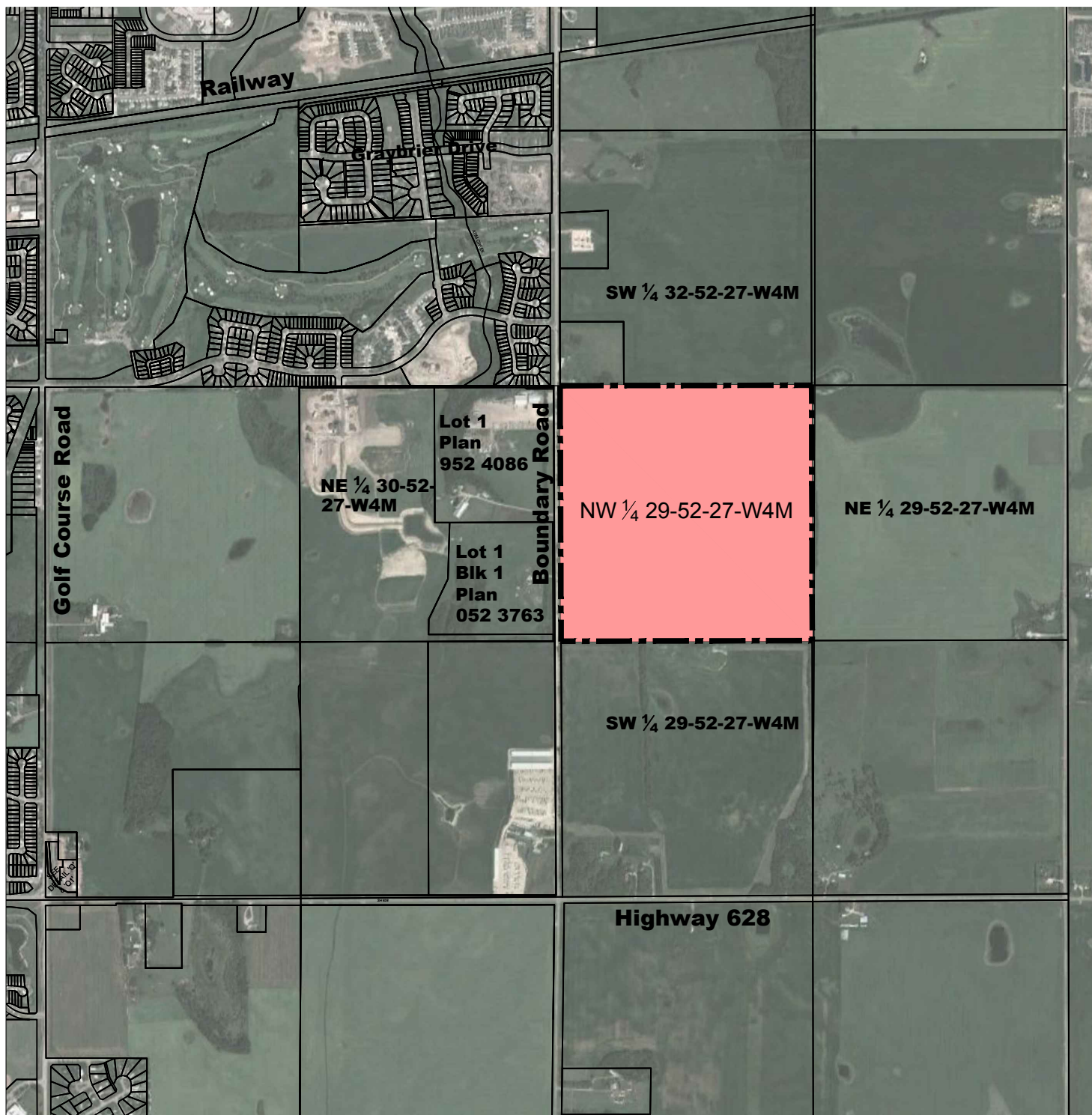
4.3 5 Amendments

In summary, the proposed amendment consists of the following changes:

- A commercial site is added next to Boundary Road;
- Collector roads are redesigned and a connection added east into Parkland County;
- Overall density is increased to a Net Residential Density of 33 units/ha. To achieve this, High Density and Medium Density residential uses are adjusted;
- The stormwater pond is relocated to the northeast corner of the Plan area; and
- Parks and open space are reconfigured.

APPENDIX A

Figures



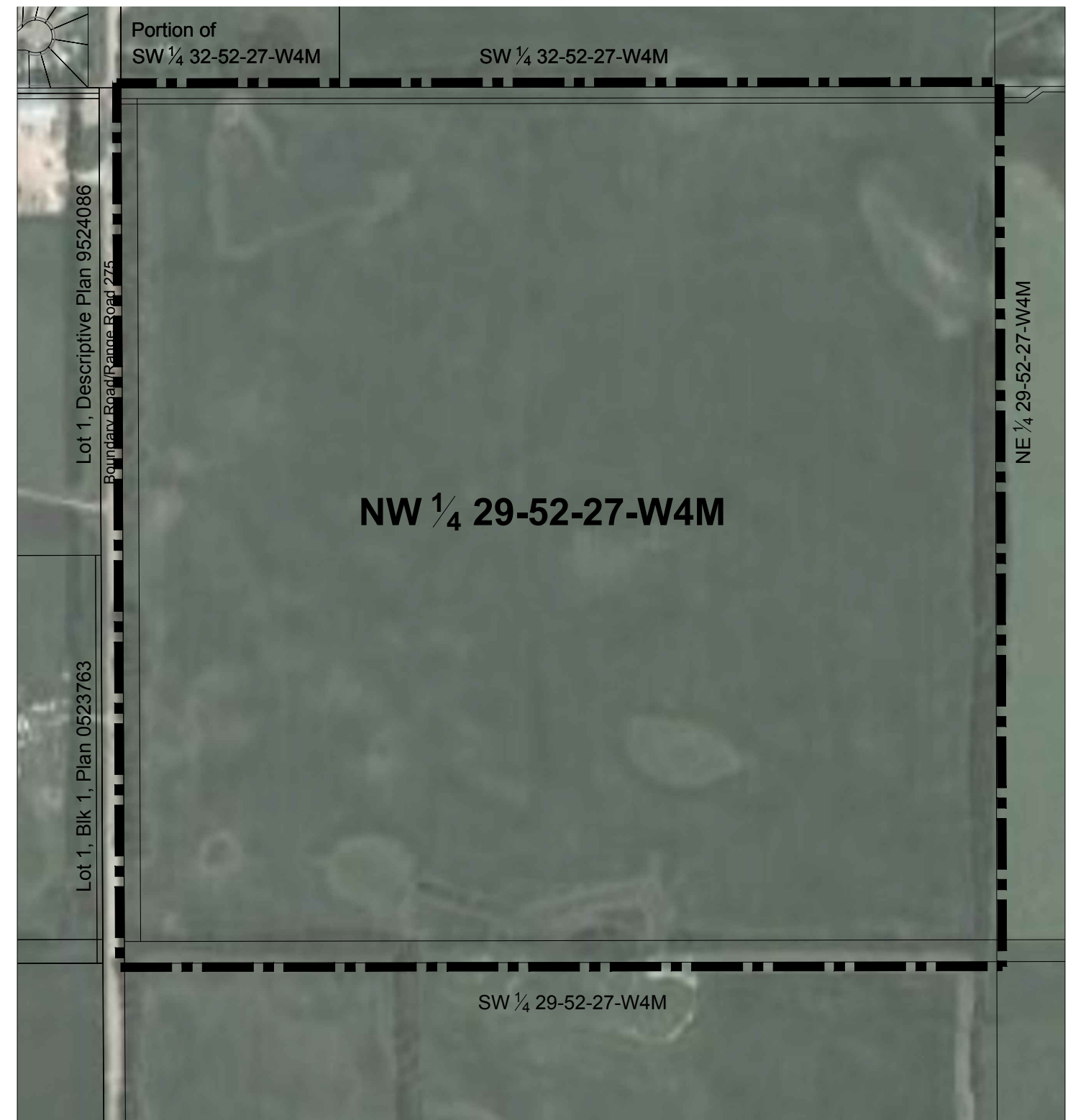
Legend

--- ASP Boundary

Figure 1
Context
Edgeland Park ASP Amendment

Stony Plain, Alberta





Legend

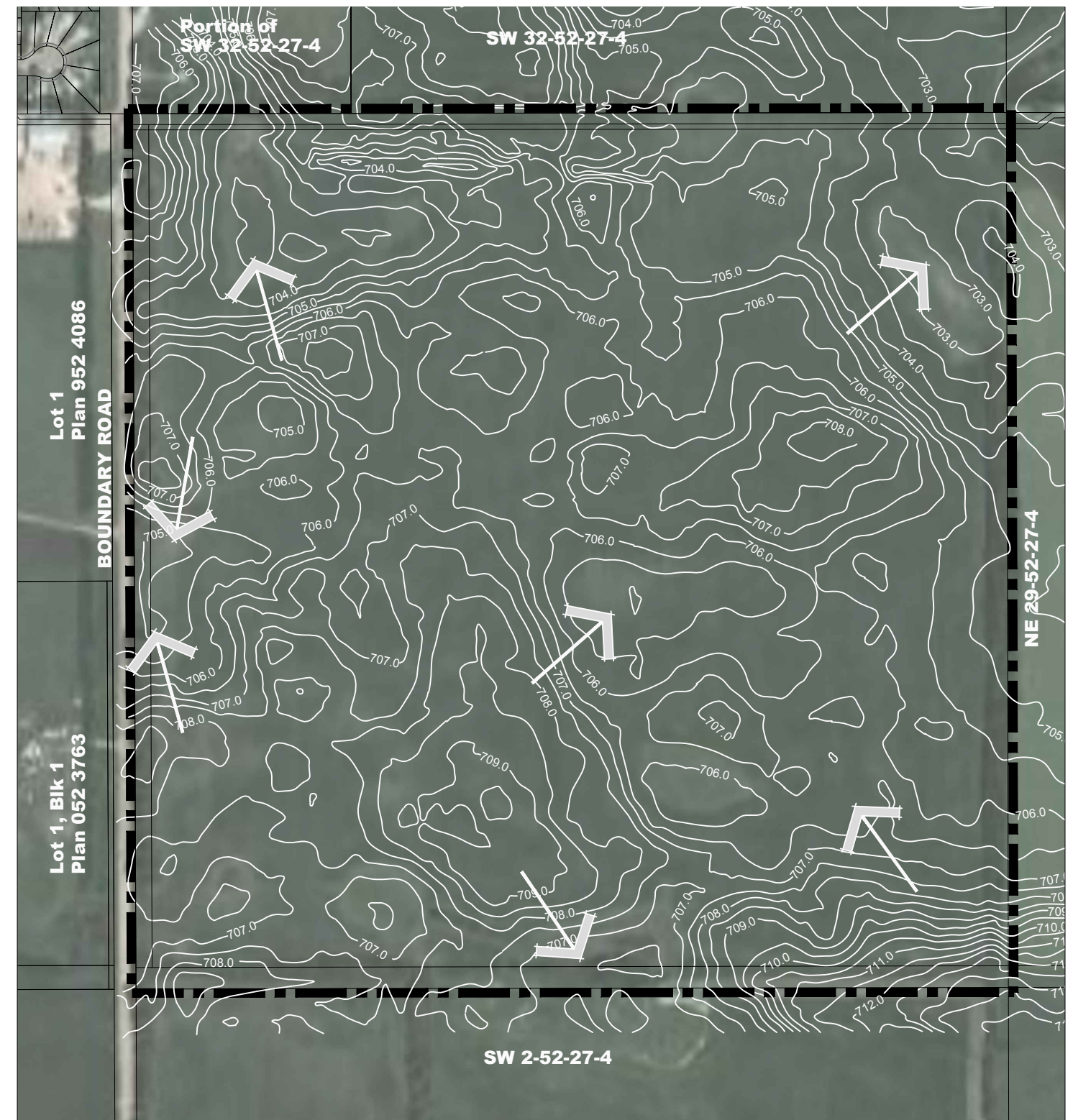
--- ASP Boundary

Figure 2
Location

Edgeland Park ASP Amendment

Stony Plain, Alberta





Legend



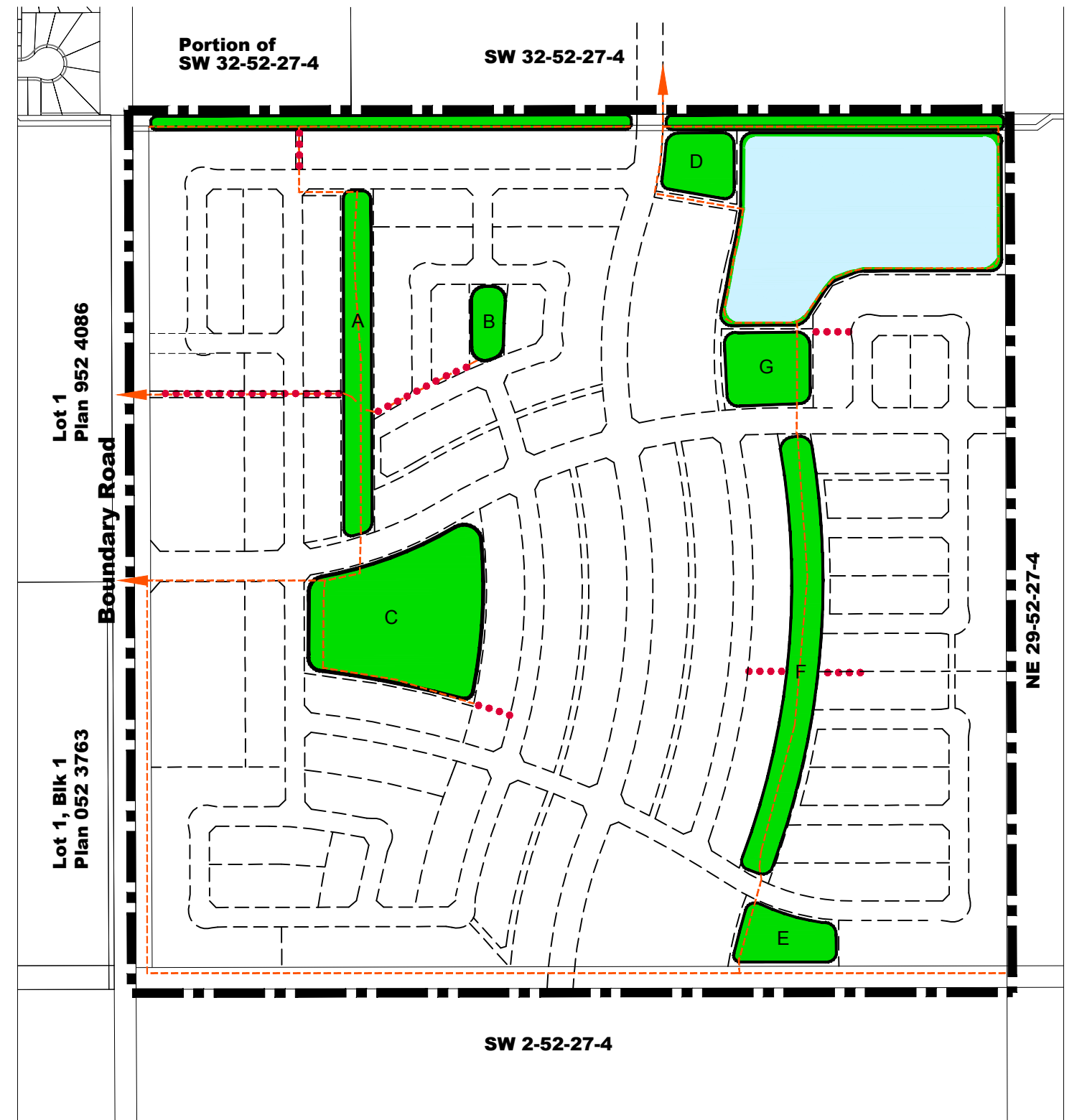
-  ASP Boundary
-  Direction of Drainage

Figure 3

Topography
Edgeland Park ASP Amendment

Stony Plain, Alberta





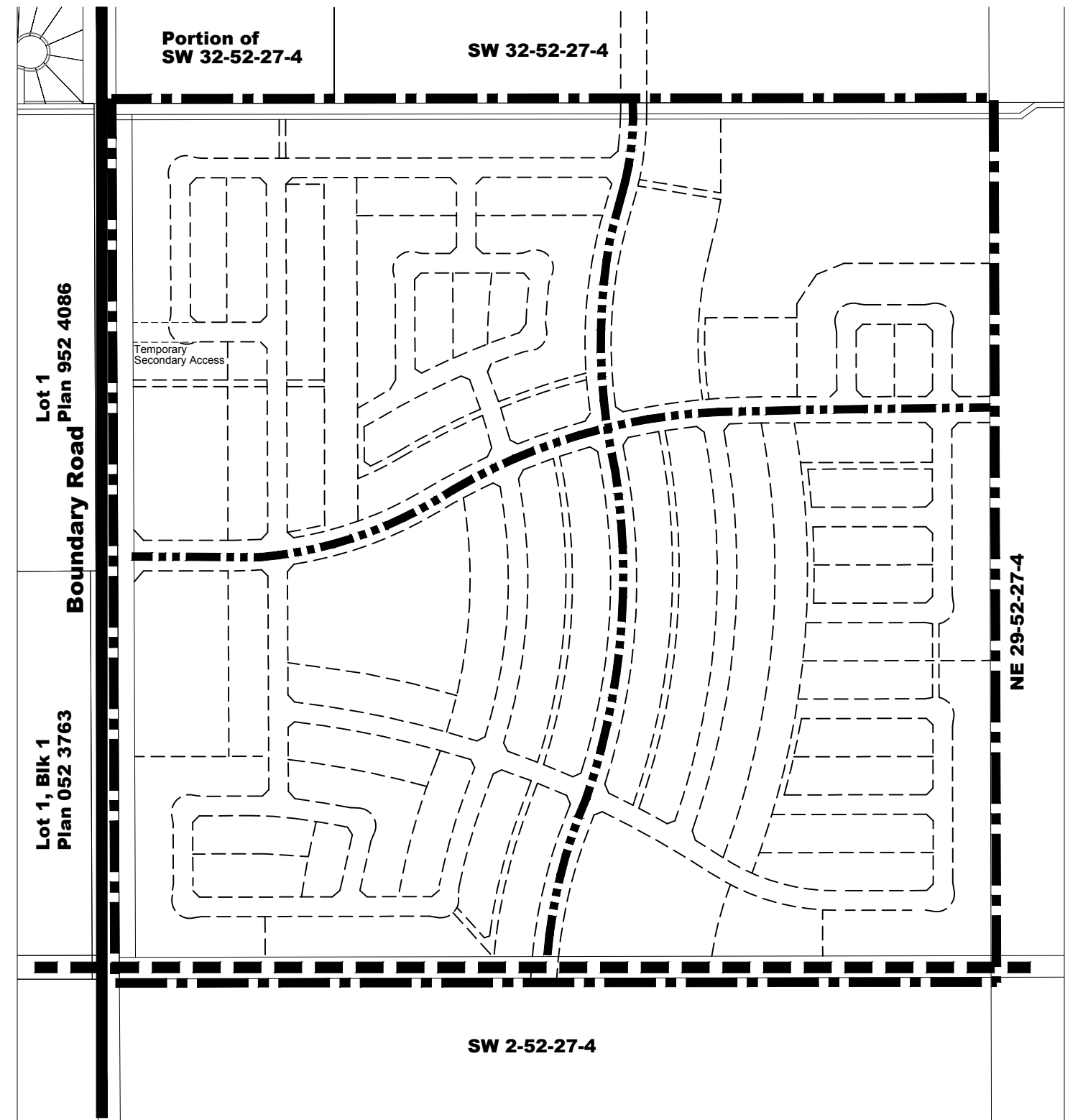
Legend

- ASP Boundary
- Park / Open Space
- Storm Pond
- Pedestrian Linkage
- Trail System

Figure 5
Walkways and Open Space
 Edgeland Park ASP Amendment

Stony Plain, Alberta





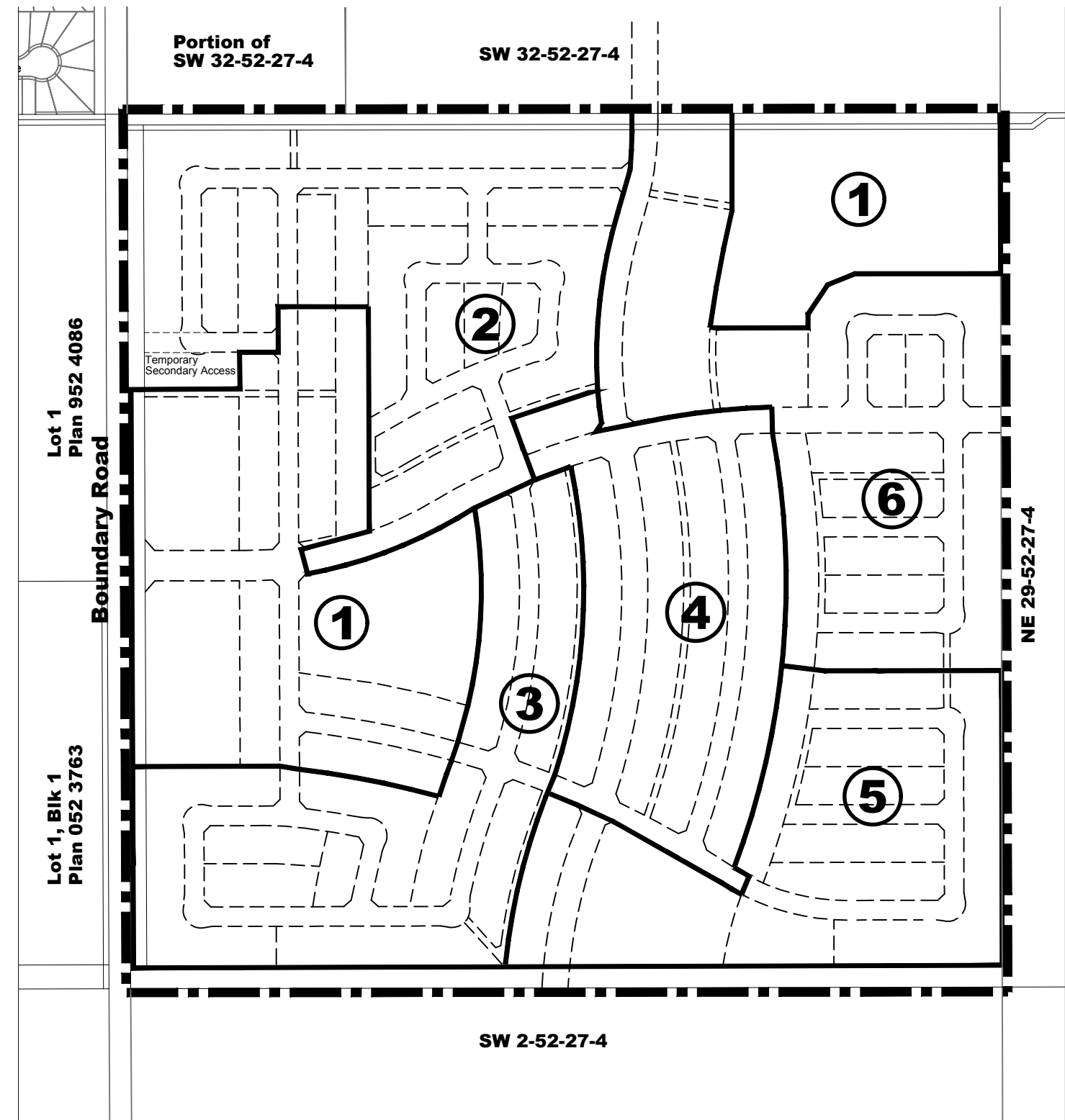
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- ASP Boundary
- Temporary Secondary Access
- Arterial Road (Boundary Road)
- Future Arterial Road
- Collector Road

Figure 6
Transportation
Edgeland Park ASP Amendment

Stony Plain, Alberta





Legend




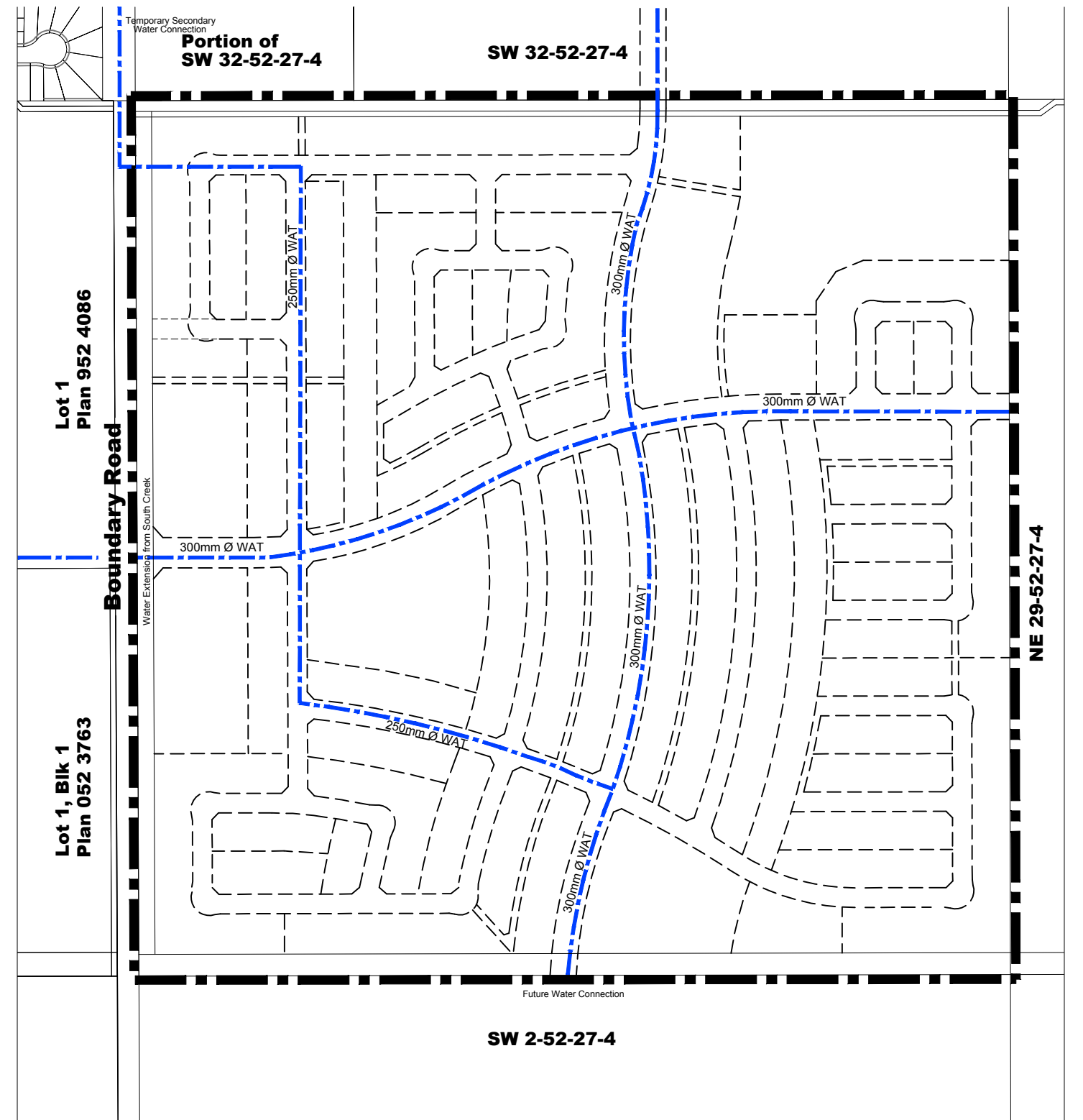
-  ASP Boundary
-  Phasing Stage
-  Stage Number

Figure 7
Development Phases
 Edgeland Park ASP Amendment

Stony Plain, Alberta





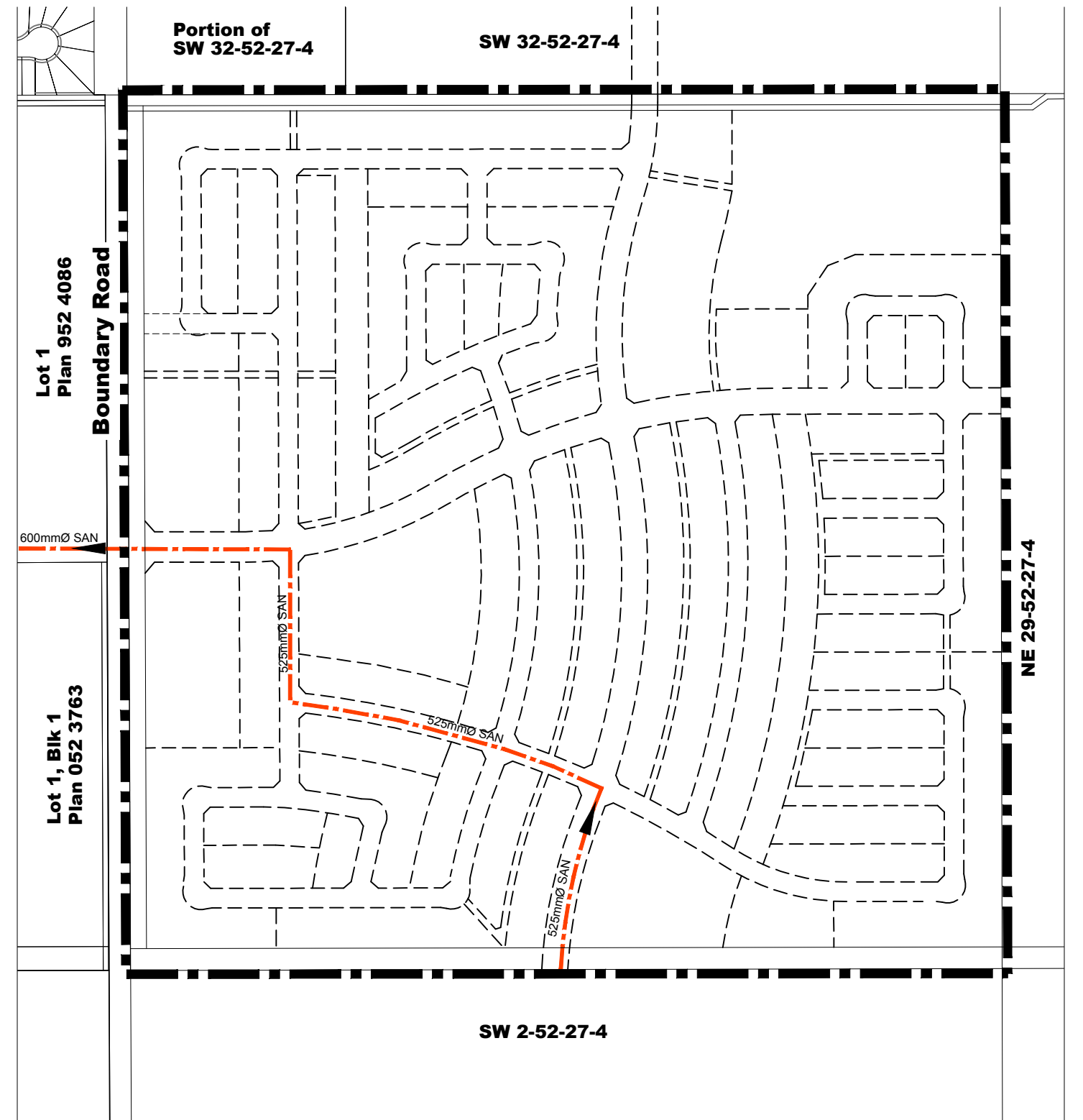
Legend

- ASP Boundary
- - - Proposed Watermain
- N.B. Only watermains 250Ø mm and greater are shown.

Figure 8
Water Distribution
Edgeland Park ASP Amendment

Stony Plain, Alberta





Legend

- ASP Boundary
- Proposed Sanitary Sewer Main
- ▶ Direction of Flow
- N.B Only sanitary sewers 525mmØ and greater are shown.

Figure 9
Sanitary Collection
 Edgeland Park ASP Amendment

Stony Plain, Alberta



APPENDIX B

Land Use Summary

Land Use Summary

	Hectares	Acres
Gross ASP Area	64.42	159.19
Arterial Road Dedication - Boundary Rd (W side)	1.20	2.97
Arterial Road Dedication - South Rd (S side)	1.66	4.10
<i>Total Arterial Road Dedication</i>	2.86	7.07
Developable Area	61.56	152.12

Municipal Reserve @ 10% of GDA		
Park A	1.01	2.50
Park B	0.24	0.59
Park C	2.12	5.24
Park D	0.44	1.09
Park E	0.62	1.53
Park F	1.25	3.09
Park G	0.49	1.21
<i>Total Municipal Reserve Dedicated</i>	6.17	15.25
% of Developable Area (MR)	10.0%	

PUL		
Pond - total area of 1:25 year flood level	3.90	9.64
East fiber optic easement	0.66	1.63
West fiber optic easement	0.48	1.19
<i>Total amount of PUL</i>	5.04	12.45
% of Developable Area (PUL)	8.2%	

Circulation	13.83	34.18
% of Developable Area	22.5%	

Gross Commercial Area	1.47	3.63
% of Developable Area	2.4%	

Gross Residential Area	35.03	86.56
% of Developable Area	56.9%	

Residential Summary (area calculations)	Hectares	Acres	Units/Hectare	Units	Number of People	% of Developable Area
Low Density Residential	30.70	75.86	30	921	2947	49.9%
Medium Density Residential	2.52	6.22	40	101	240	4.1%
High Density Residential	1.74	4.31	80	140	335	2.8%
Total	35.03	86.56	n/a	1165	3522	56.9%

Overall Unit Density (units/hectare)	33.26
Overall Population Density (persons/hectare)	100.54

Housing Mix	Units	Ratio
Low Density Residential	921	79%
Medium Density Residential	101	9%
High Density Residential	140	12%
Total Housing Units	1165	100%

APPENDIX C

Land Title Certificate



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 459 425 4;27;52;29;NW 112 134 145 +1

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 27 TOWNSHIP 52
SECTION 29
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF STONY PLAIN

REFERENCE NUMBER: 072 131 594

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 134 145	10/05/2011	ORDER		SEE INSTRUMENT

OWNERS

1249956 ALBERTA LTD.
OF C/O BOX 813, 3545-32 AVE NE
CALGARY
ALBERTA T1Y 6M6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5561VE	11/12/1974	UTILITY RIGHT OF WAY GRANTEE - WEST PARKLAND GAS CO-OP ASSOCIATION LTD.
922 240 046	13/08/1992	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN: 9222339 TAKES PRIORITY DATE OF CAVEAT NO. 922035501 10-FEB-92
072 131 595	07/03/2007	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

112 134 145 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY
ALBERTA T2R1J4
ORIGINAL PRINCIPAL AMOUNT: \$6,800,000

072 172 602 27/03/2007 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY
ALBERTA T2R1J4
AGENT - NIKOLAUS DEMIANTSCHUK

112 134 146 10/05/2011 CAVEAT
RE : AMENDING AGREEMENT
CAVEATOR - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY
ALBERTA T2R1J4
AGENT - NIKOLAUS DEMIANTSCHUK

132 225 650 25/07/2013 CAVEAT
RE : AMENDING AGREEMENT
CAVEATOR - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY
ALBERTA T2R1J4
AGENT - NIKOLAUS DEMIANTSCHUK

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF JUNE,
2015 AT 03:20 P.M.

ORDER NUMBER: 28716290

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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