

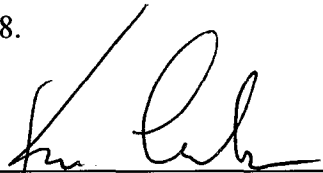
BYLAW 2350/D&P/08

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING THE WILLOW PARK AREA STRUCTURE PLAN
BYLAW 2105/D&P/00 AND SUBSEQUENT AMENDING BYLAWS 2125/D&P/01 AND
2257/D&P/06 AND 2278/D&P/07

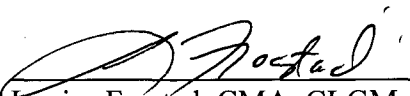
The Council of the Town of Stony Plain in the Province of Alberta, enacts that the Willow Park Area Structure Plan Bylaw 2105/D&P/00 and subsequent amending Bylaws 2125/D&P/01 and 2257/D&P/06, and 2278/D&P/07 be amended as follows:

1. That this Bylaw 2350/D&P/08 is to be cited as the "Willow Park Area Structure Plan Amendment".
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 8th day of September, A.D. 2008.




Mayor Ken Lemke




Louise Frostad, CMA, CLGM
Director, Finance and Administration

Public Hearing held on the 14th day of October, A.D. 2008.

Read a second time this 14th day of October, A.D. 2008.

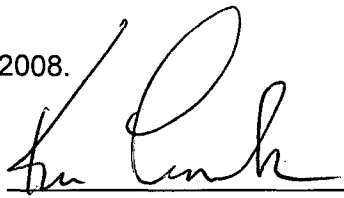


Mayor Ken Lemke




Louise Frostad, CMA, CLGM
Director, Finance and Administration

Read a third time this 10th day of November, A.D. 2008.



Mayor Ken Lemke



Louise Frostad, CMA, CLGM
Director, Finance and Administration

*RETURN TO THE
PLANNING DEPT.*

**AMENDING BYLAW
2350/D&P/08**

SCHEDULE A

AMENDMENT TO WILLOW PARK

AREA STRUCTURE PLAN

TOWN OF STONY PLAIN

Prepared for

1253554 ALBERTA LTD.

by

LWS Group

September 2, 2008

**AMENDMENT TO WILLOW PARK
AREA STRUCTURE PLAN
TOWN OF STONY PLAIN**

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AMENDMENT TO WILLOW PARK

AREA STRUCTURE PLAN TOWN OF STONY PLAIN

1.0 INTRODUCTION AND PURPOSE

The Willow Park Area Structure Plan (ASP) **Bylaw No. 2015/D&P/00**, adopted and amended three additional times by Amending ASP **Bylaw Nos: 2125/D&P/01, 2257/D&P/06 and 2278/D&P/07** by the Town of Stony Plain, provides a framework for the orderly development of the lands within part of the fractional S.W. ¼ Section 25, Township 52, Range 28, West of the 4th Meridian comprising of approximately 29.94 hectares. (See Figure 1)

The purpose of this document is to amend the original Willow Park Area Structure Plan, and the subsequent amendments to the Willow Park Area Structure Plan, in order to permit the following:

1. to create an aging in place condominium community with bungalows (*Villas 1 and 2*), condominium suites (*Manors 1 and 2*), and community amenity areas in a planned development, that will accommodate empty nesters and retirees in a neighbourhood where the residents can age in place. Features that make life comfortable will include a condominium lifestyle, with thoughtful features for those residents with disabilities;
2. to create public parks including wetland amenities, walkways and landscaped areas in accordance with the Town of Stony Plain's guidelines;
3. to allow for the expansion of the existing Willow Park storm pond facility, creating a larger wetland pond with landscaped features surrounding the new facility, as required by the Town of Stony Plain;
4. to dedicate the extension of Willow Park Road to 48th Street (Highway 779), and to dedicate a service road right-of-way, which will accommodate the future construction of a new access road from 48th Street (Highway 779) to the John Paul II school, as required by Alberta Infrastructure and Transportation Functional Plan;

2.0 LOCATION, AREA & OWNERSHIP

The original Willow Park Area Structure Plan was submitted during August of 2000 which included approximately 29.94 hectares (73.98 Acres). The ownership and area breakdown at that time is as follows:

1. 865144 Alberta Ltd.	Pt. Frac. SW25 52-28-4	23.48 ha	(57.97 Acs)
2. Stony Plain Baptist Church	Lot 1, Plan 002 0171	4.05 ha	(10.00 Acs)
3. 731054 Alberta Ltd.	Plan 624 R.S.	2.43 ha	(6.00 Acs)

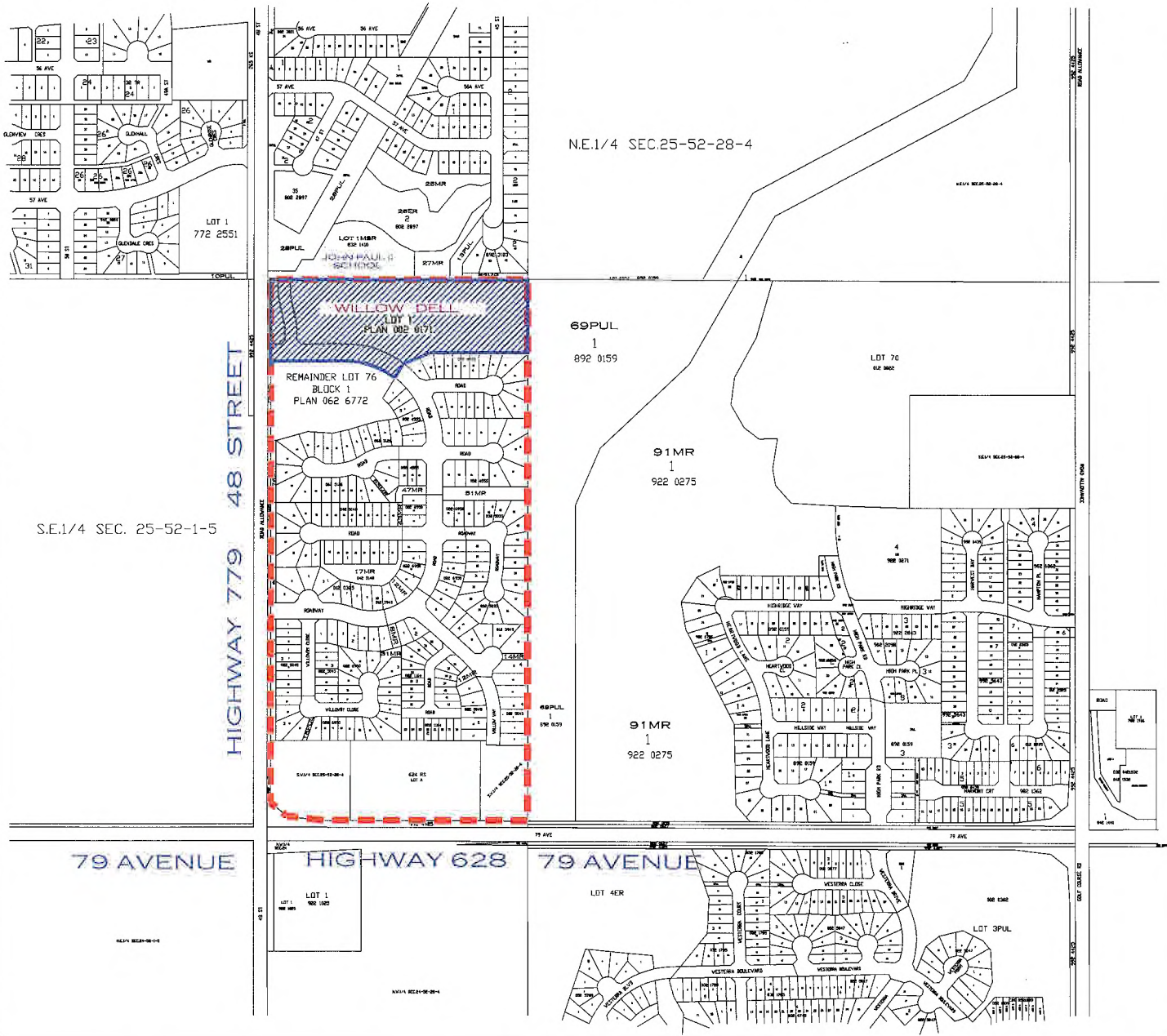
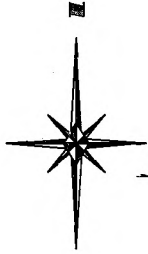
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain



NOTES / LEGEND

WILLOW PARK AREA STRUCTURE PLAN

1. Original Boundary ---
 2. Amendment Boundary ---
 3. Lot 1, Plan 002 0171 --- 4.047 ha \pm
 4. Pt. Lot 76/ 1/ 062 6772 --- 0.342 ha \pm
- Scale: NTS

WILLOW PARK AREA STRUCTURE PLAN

LOCATION PLAN

LOT 1, PLAN 002 0171 (SW25 52-28-4)

Town of Stony Plain

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.

1

Over the past eight years development has proceeded, and the ownership has changed. The remaining areas (more or less) to be developed are as follows: (See Figure 2)

- | | | | |
|-----------------------------------|----------------------|----------|--------------|
| 1. Lot 76, Block 1, Plan 062 6772 | 865144 Alberta Ltd. | 2.1 ha | (5.19 Acs); |
| 2. Lot 1, Plan 002 0171 | 1253554 Alberta Ltd. | 4.047 ha | (10.00 Acs); |

The subject site for this proposed Area Structure Plan amendment is:

Lot 1, Plan 002 0171 and Part of Lot 76, Block 1, Plan 062 6772.

(See Figures 2 & 3)

The boundaries of the subject site are: on the West, 48th Street (Highway 779); on the North, John Paul II School, and adjacent to parcels of lands owned by the Town of Stony Plain, *ie: Lots 27MR, 13PUL and 52MR*; on the East, land owned by the Town, *ie: Lot 69PUL*; and on the South, an undeveloped area, *ie: Lot 76, Block 1, Plan 062 6772*. This undeveloped parcel is approximately 2.1 ha in size (5.19 Acs), and is identified as medium density residential, low density residential and park under ASP Amendment Bylaw No.2278/D&P/07. The remaining area on the South and adjacent to the proposed park site, is the existing Willow Park low density residential subdivision, where some homes are presently occupied, with other homes in the final stages of construction.

2.1 SITE CONDITIONS

The subject site has been vacant for several months, and during the summer of 2008 the owners have demolished and removed all abandoned buildings, including the miscellaneous debris.

Mature tree cover still exists along the westerly boundary, with the majority of the site being clear, with several low lying areas covered with wetland vegetation. A gravel approach and driveway, with overhead power still remains from 48th Street to the original building site.

A geotechnical report was prepared by Hoggan Engineering & Testing (1980) Ltd., dated August 2008, which has been submitted and forms part of this ASP amendment. The report reflects their site investigation, laboratory test results, soil analysis, groundwater conditions, including their recommendations for building and road construction. Thirteen testholes were drilled throughout the site which indicate soils to be consistent with organics and/or peat overlaying clay, then silt, followed by silty sand.

In general, Hoggan's Report confirms that the soil conditions are challenging for building construction, but recommends that either a footing foundation, or driven piles are geotechnically suitable. (See Figure 4 for testhole locations)

3.0 THE AMENDMENTS

The proposed Land Use amendments are to create a ***DC-2-15 Direct Control District***, and ***P Park and Recreation Districts***, including collector road and service road dedications. (See Figure 5)

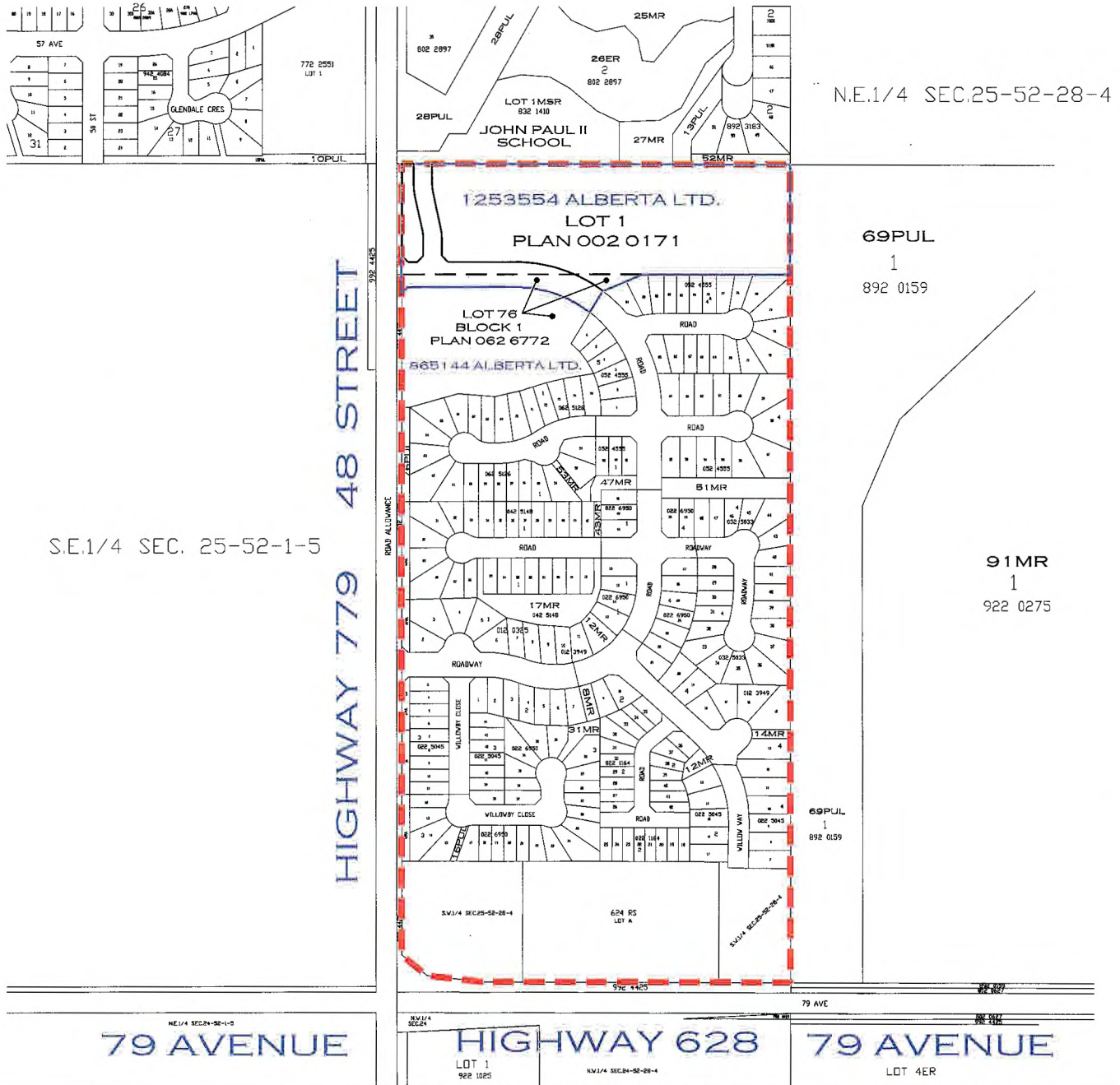
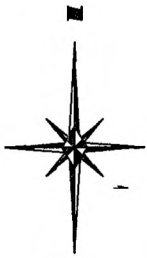
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain



NOTES / LEGEND

WILLOW PARK AREA STRUCTURE PLAN

1. Original Boundary
2. Amendment Boundary
3. Lot 1, Plan 002 0171 4.047 ha ±
4. Pt. Lot 76/ 1/ 062 6772 0.342 ha ±

SCALE: 60 30 0 60 120 180

WILLOW PARK AREA STRUCTURE PLAN LAND OWNERSHIP

Lot 1, Plan 002 0171 and Part
Lot 76, Block 1, Plan 062 6772 (SW25 52-28-4)

Town of Stony Plain

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.
2

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

[illegible]

SCALE:  

Lot 1, Plan 002 0171 and Part
Lot 76, Block 1, Plan 062 6772 (SW25 52-28-4)
Town of Stony Plain

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.
3

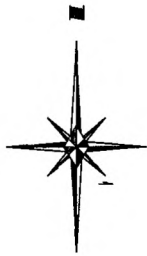
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain

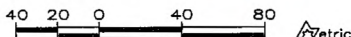


NOTES / LEGEND

WILLOW PARK AREA STRUCTURE PLAN

1. Original Boundary
2. Amending Boundary
3. Hoggan Engineering & Testing (1980) Ltd.

SCALE:



Atetric

WILLOW PARK AREA STRUCTURE PLAN

SITE CONDITIONS

Date: 2008/ 8/11
File: 33721BYT

FIGURE No.

4

3.1 WETLAND POND FACILITY

The required stormwater management facility for the existing Willow Park subdivision, with the exception of the subject site, *ie: Lot 1, Plan 002 0171*, and the undeveloped remaining lands in Willow Park, *ie: Lot 76, Block 1, Plan 062 6772*, has been constructed within the Town's 69PUL area, and discharges to the existing drainage course known as Stream Course No. 3.

We understand that the existing stormwater facility was not constructed to accommodate the subject site or the remaining undeveloped lands within Willow Park, and therefore the existing facility will require an expansion. The proposed amendment to the existing facility is shown on Figure 9.

The subject site, including the remaining undeveloped area to the south, *ie: Lot 1, Plan 002 0171 and Lot 76, Block 1, Plan 062 6772*, will require an expansion to the existing Willow Park storm pond. The proposed expansion will surround the existing storm pond, and will be constructed within the Town's property, *ie: 69PUL*.

The area surrounding the expansion to the existing pond facility will be landscaped in it's entirety, with native grasses and willows, to the satisfaction of the Town of Stony Plain.

This new expansion wetland facility will accommodate the additional surface storm runoff from the residential condominium development, the new parks areas, and remaining undeveloped lands to the south. The stormwater discharge rate, storage volume, and water quality criteria will be in accordance with Alberta Environment Guidelines.

An amendment to the Alberta Environment Water Act approval will be required.

3.2 LAND USE

The subject site is presently zoned U-S Urban Service District, and shown as Institutional under the original Willow Park Area Structure Plan **Bylaw No. 2015/D&P00**. This designation was to accommodate the owners proposed development at that time.

We understand that the Stony Plain Baptist Church wanted to develop an institutional church complex, but their need for this complex is no longer required, at this location.

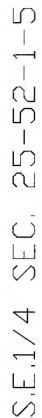
This ASP amendment is to change the Institutional use (*approximately 4.047 ha*) to a High / Medium Residential District (*DC-2-15 Residential Condominiums*), and to P Park and Recreational District (*MR/Park*), including Road dedications (*Collector/Service Road*);

The following reflects the approximate land use areas: (See Figure 5)

- | | |
|---|------------|
| 1. High / Medium Residential District (<i>DC-2-15 Condominiums</i>) | 3.155 ha ± |
| 2. P Park & Recreation (Municipal Reserve/Park) | 0.583 ha ± |
| 3. Road Dedication (Collector/Service Road) | 0.651 ha ± |

LOT 1, PLAN 002 0171

Town of Stony Plain



1. ASP AMENDMENT BOUNDARY	
2. High/Medium Density (DC-2-15)	3.155 ha ±
3. P Public Parks & Recreation District	0.583 ha ±
4. ROADS (Collector/Service Roads)	0.651 ha ±
TOTAL (Development Area)	4.389 ha ±
WITHIN: Lot 1, Plan 002 0171	4.047 ha ±
WITHIN: Lot 76, Blk. 1, Plan 062 6772	0.342 ha ±

FIGURE No.
5

4.0 AMENDMENT EFFECTS

(THE SUBJECT SITE - LOT 1, PLAN 002 0171)

The amendments include an expansion of the existing pond facility. This expansion will be located within the Town's property *ie: 69PUL*, and will surround the existing pond for Willow Park, maintaining the same storm discharge location, to Stream Course No. 3.

These amendments will allow for the orderly development of "An Aging in Place Senior's Community" condominium development, which will be staged in accordance with an approved development permit. (See Figure 6)

This amendment suggests that the Municipal Reserve (*MR*) dedication exceed the required 10%, which will include such improvements as walking trails, sitting areas, an ornamental pond and a gazebo.

The required MR dedication for the subject site is 0.405 hectares or 1.0 acre;

This amendment proposes to increase the Municipal Reserve (*Park*) to 0.583 hectares or 1.44 acres more or less, which will be landscaped and developed to the satisfaction of the Town of Stony Plain.

This amendment process will confirm the final location of a service road access to the John Paul II school site, which is a requirement of the Alberta Infrastructure and Transportation Functional Plan.

The results from the prepared "Willow Park North Traffic Impact Assessment" (TIA) dated February 2008, as prepared by Associate Engineering, confirms the service road alignment and configuration.

5.0 SERVICING

The proposed land use amendments, to the Willow Park Area Structure Plan, do not require, or propose to change, the overall approved servicing concept.

5.1 WATER DISTRIBUTION

The residential condominiums will connect to the existing water distribution system located within the Willow Park subdivision. The existing water mains have capacity to service the proposed residential condominiums.

The proposed residential development will require two waterline connections. The two proposed connections are within Willow Park Road, which tie directly into the Willow Park water network, through the undeveloped lands to the south, *ie: Lot 76*. (See Figure 7)

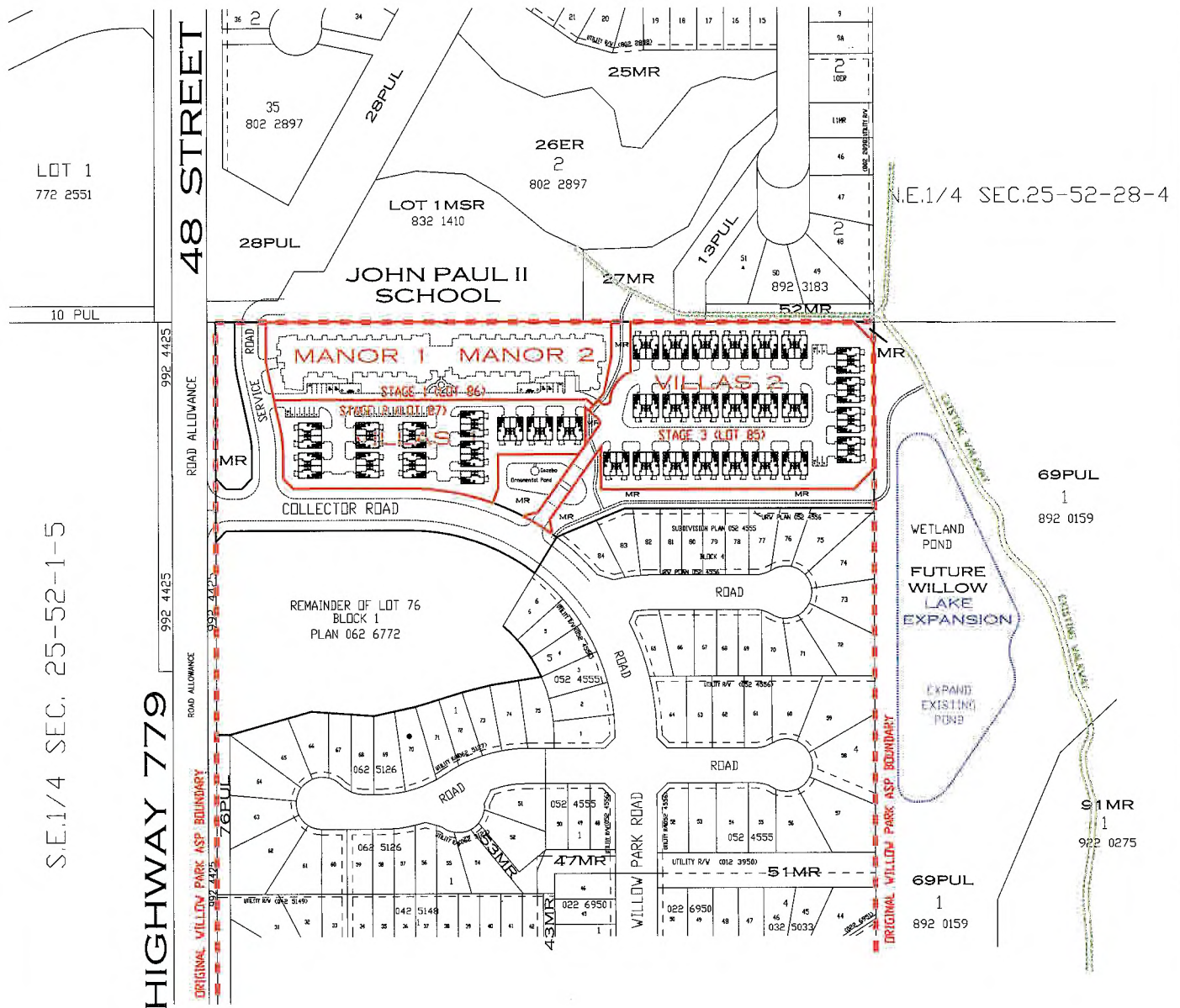
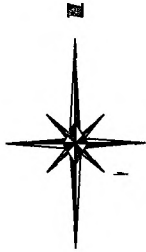
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain



NOTES / LEGEND

1. ASP AMENDMENT BOUNDARY
 2. MANOR 1 (Condominium Units) 80 units ±
 3. MANOR 2 (Condominium Units) 80 units ±
 4. VILLAS 1 (Condominium Bungalows) 23 units ±
 5. VILLAS 2 (Condominium Bungalows) 46 units ±
- TOTAL UNITS (subject to DP approval) 229 units ±

SCALE: 40 20 0 40 80

WILLOW PARK AREA STRUCTURE PLAN

PROPOSED STAGED CONDOMINIUMS

(See Development Permit)

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.
6

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

LOT 1
772 2551

48 STREET

JOHN PAUL II SCHOOL

MANOR 1
STAGE 1 (LOT 86)

MANOR 2

VILLAS 1

VILLAS 2

STAGE 2 (LOT 87)

STAGE 3 (LOT 85)

PART OF LOT 76
BLOCK 1
PLAN 062 6772

REMAINDER OF LOT 76
BLOCK 1
PLAN 062 6772

COLLECTOR ROAD

SERVICE ROAD

WILLOW PARK ROAD

WILLOW PARK ASP

NE.1/4 SEC.25-52-28-4

69PUL
1
892 0159

1. ASP Amending Boundary
2. Proposed Watermain
3. Existing Watermain

SCALE:

WATER DISTRIBUTION

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.
7

The existing Willow Park subdivision presently has two connections to the 300mm water main located within 48th Street.

5.2 SANITARY SEWER SERVICES

The residential condominiums will connect to the existing sanitary services within the Willow Park development. The subject site will be required to extend sanitary lines southerly, to the existing sanitary gravity mains, within the shared collector known as Willow Park Road.

The existing Willow Park sanitary sewer system connects to the Town of Stony Plain's East Sanitary Trunk, and understand that there is capacity within the existing sanitary sewer system to service the proposed residential condominium development. (See Figure 8)

5.3 STORM WATER SYSTEM

The proposed residential condominium development will use a typical storm drainage system. The condominium building leads, and parking leads will drain to catchbasins, which will be connected to an underground storm sewer system. This system will drain by gravity directly into the proposed centrally located ornamental pond.

The discharge of stormwater to the ornamental pond during each rain event, is for flushing purposes only, and will not serve as a stormwater management facility.

The ornamental pond will connect directly to an underground storm sewer, which will be sized to accommodate the storm flows from the subject site and the remaining undeveloped lands to the south, *ie: Lot 76, Block 1, Plan 062 6772*. This underground storm sewer will be located within subject site area *ie: MR*, which will continue easterly to the proposed wetland expansion facility, located in 69PUL.

The existing Willow Park storm pond is presently at capacity and must be expanded to accommodate the subject site area and the remaining undeveloped lands within the Willow Park subdivision, *ie: Lot 76, Block 1, Plan 062 6772 and Lot 1, Plan 002 0171*.

To accommodate these areas the existing storm water pond will require an approximate 6000 sq.m. expansion. (See Figure 9)

The existing pond will be expansion to the north and to the south, maintaining the pond's existing discharge, southerly into Stream Course No. 3. The discharge rate will be the same.

This wetland pond expansion will require an amendment to the existing Alberta Environment Water Act Approval.

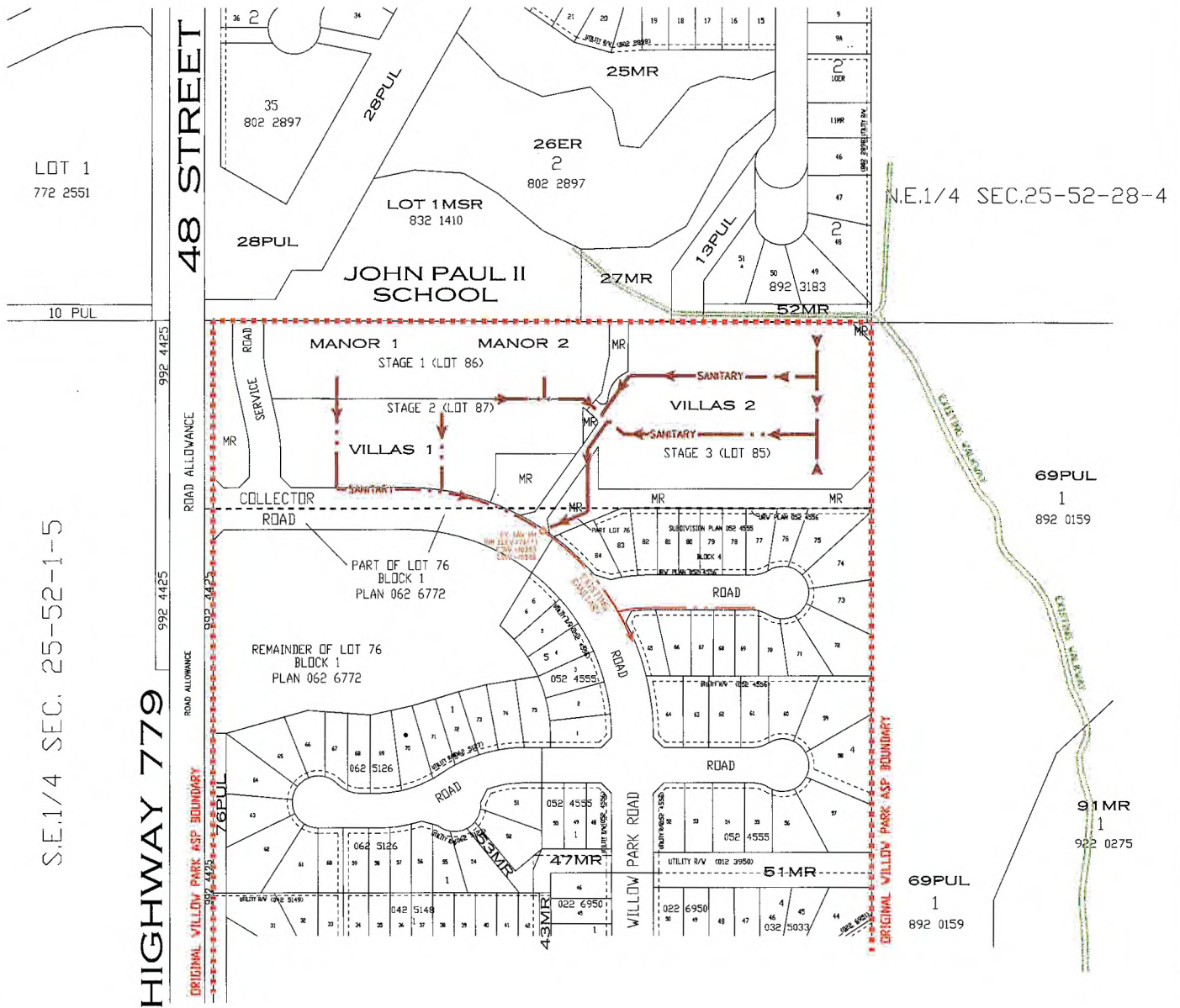
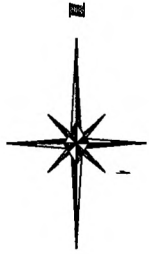
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain



NOTES / LEGEND

1. ASP Amending Boundary
2. Proposed Sanitary
3. Existing Sanitary

SCALE: 40 20 0 40 80



WILLOW PARK AREA STRUCTURE PLAN

SANITARY SEWER SERVICES

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.

8

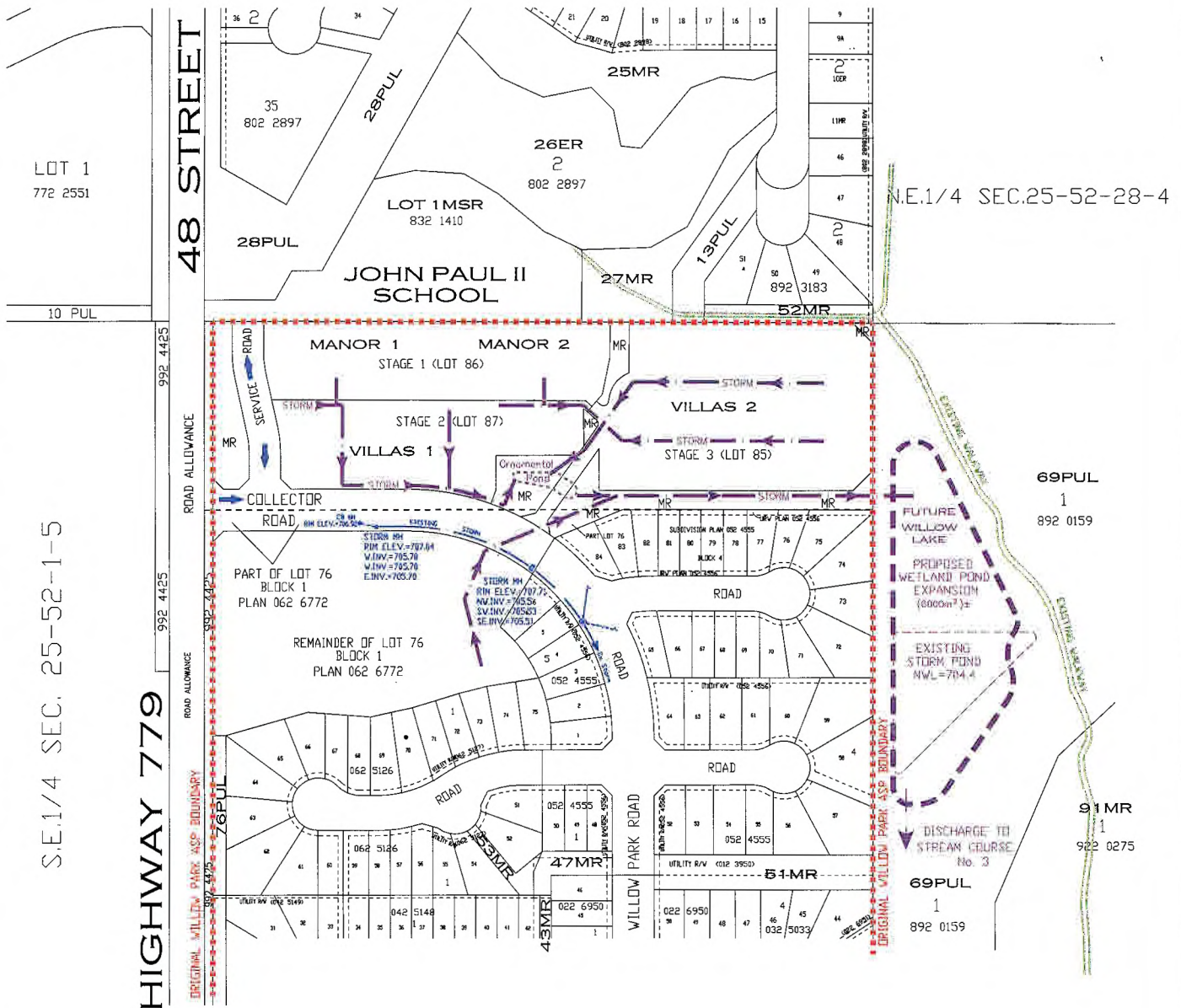
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

Town of Stony Plain



NOTES / LEGEND

1. ASP Amending Boundary
2. Proposed Storm
3. Proposed Wetland Pond
4. Proposed Surface Drainage
5. Existing Storm

SCALE: 40 20 0 40 80



WILLOW PARK AREA STRUCTURE PLAN

STORMWATER SYSTEM

Date: 2008/ 8/27
File: 33721BYT

FIGURE No.

9

6.0 TRANSPORTATION NETWORK

These amendments do not require or propose to change the overall approved transportation layout for the shared collector road that passes through Lot 1, Plan 022 0171, and Lot 76, Block 1, Plan 062 6772, to 48th Street (Highway 779), as previously approved within the original ASP.

We wish to note that a "Traffic Impact Assessment" (TIA), *ie: "Willow Park North Traffic Impact Assessment Report" dated February 2008* was prepared by Associated Engineering and submitted to Alberta Infrastructure and Transportation (North Central Region Stony Plain).

We understand that Alberta Infrastructure and Transportation has reviewed the proposed service road alignment and configuration, and believe to be acceptable, subject to detailed engineering design.

Associated Engineering has confirmed that the submitted TIA has been approved in principal, subject to the submission of a "Roadside Development Permit" and a detailed engineering design.

The proposed new service road access to the John Paul II School, from the Willow Park shared collector roadway *ie: through Lot 1, Plan 002 0171*, will be dedicated at the time of subdivision. (See Figure 10)

7.0 AMENDMENT RATIONAL

These amendments to the Willow Park Area Structure Plan are required in order to permit the orderly development of an aging in place condominium residential community, with bungalows (*Villas*), condominium suits (*Manors*), and community amenities in planned open space areas. This development will accommodate empty nesters, retirees and seniors with disabilities.

Public Parks will be created with wetland amenities, including walking trails and landscaped sitting / viewing areas.

This residential community development, with expanded parks and ornamental pond area, will replace the institutional land use area, which is no longer required by the previous land owners.

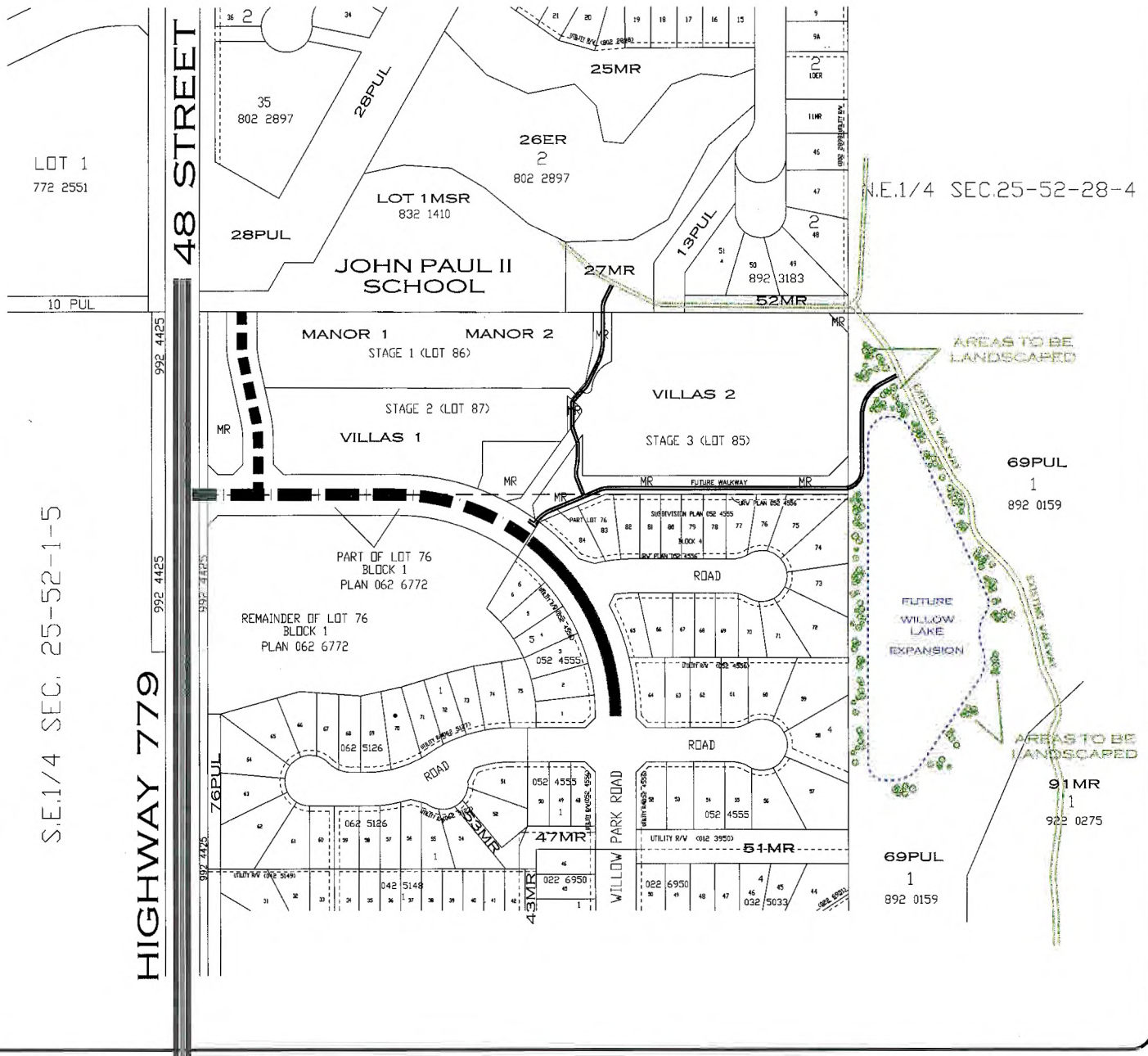
AMENDMENT WILLOW PARK

Area Structure Plan

LOT 1, PLAN 002 0171

FRAC. S.W. 1/4 SEC.25-52-28-4

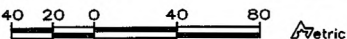
Town of Stony Plain



NOTES / LEGEND

1. ASP Amending Boundary
2. Mayor Arterial
3. Proposed Collector
4. Proposed Service Road
5. Proposed Walkway
6. Existing Collector

SCALE:



Metrix

WILLOW PARK AREA STRUCTURE PLAN TRANSPORTATION NETWORK

Date: 2008 8/27
File: 33721BYT

FIGURE No.
10

TABLE NO. 1
REVISED & APPROVED: BYLAW 2278/D&P/07

LAND USE SUMMARY
WILLOW PARK AREA STRUCTURE PLAN

<u>Land Use</u>	<u>Area</u> <u>(ha) ±</u>	<u>%</u>	<u>Dwelling</u> <u>Units ±</u>	<u>%</u>	<u>Population ±</u>	<u>%</u>
Gross Area	29.94	100.0				
Roadways	5.33	17.80				
PUL (including storm pond)	0.639	2.14				
Municipal Reserve	0.851	2.84				
Institutional	4.05	13.53				
Commercial	0.0	0.0				
Residential	19.07	63.69	329	100.0	1091	100.0
Low Density	16.33	54.54	261	79.3	914	83.8
Medium Density	2.74	9.15	68	20.7	177	16.2
Higher Density	0.0	0.0	0	0.0	0	0

Overall residential density: 36.4 persons per gross developable hectare, more or less.

Approx. / Assumptions:	1.	Residential densities ±	
		Low Density	16 dwellings per net hectare
		Medium Density	25 dwellings per net hectare
		Higher Density	125 dwellings per net hectare
	2.	Population densities ±	
		Low Density	3.5 persons per dwelling
		Medium Density	2.6 persons per dwelling
		Higher Density	2.0 persons per dwelling

REVISED & APPROVED: BYLAW 2278/D&P/07
ESTIMATED POTENTIAL STUDENT POPULATION
WILLOW PARK AREA STRUCTURE PLAN

	<u>K-6</u>	<u>7-9</u>	<u>10-12</u>	<u>Total</u>
Public System	77	31	31	139
<u>Separate System</u>	<u>41</u>	<u>17</u>	<u>17</u>	<u>75</u>
Total	118	48	48	214

Assumptions:	1.	Number of Students per dwelling	0.65
		Number of dwellings:	329
	2.	Proportion of Students in Public System	65%
		Proportion of Students in Catholic System	35%

TABLE NO. 2
WILLOW PARK AREA STRUCTURE PLAN

PROPOSED AMENDMENTS (Estimated)
LAND USE SUMMARY

<u>Land Use</u>	<u>Area</u> <u>(ha) ±</u>	<u>%</u>	<u>Dwelling</u> <u>Units ±</u>	<u>%</u>	<u>Population ±</u>	<u>%</u>
Gross Area	29.94	100.0				
Roadways	5.64	18.8				
PUL (including storm pond)	0.64	2.1				
Municipal Reserve	1.43	4.8				
Institutional	0.0	0.0				
Commercial	0.0	0.0				
Residential	*22.23	74.3	*558	100.0	*1503	100.0
Low Density	16.33	73.5	261	46.8	914	60.8
Medium Density	2.74	12.3	68	12.2	177	11.8
High/Medium Density (DC-2-15)	*3.16	14.2	*229	41.0	*412	27.4

Overall approximate residential density: 50 persons per gross developable hectare
(* number of persons, units & areas will be finalized upon subdivision/ DP approvals)

Approx. / Assumptions:	1.	Residential densities, more or less	
		Low Density	16 dwellings per net hectare
		Medium Density	25 dwellings per net hectare
		High Density	125 dwellings per net hectare
	2.	Population densities, more or less	
		Low Density	3.5 persons per dwelling
		Medium Density	2.6 persons per dwelling
		High/Medium Density (DC-2-15)	1.8 persons per dwelling

APPENDIX A



Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

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November 3, 2008

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Ross Sharp
Director - Planning and Infrastructure
Town of Stony Plain
4905 51 Avenue
Stony Plain, AB
T7Z 1Y1

Re: AMENDMENT TO WILLOW PARK AREA STRUCTURE PLAN

Dear Ross:

Upon review of the Highway 628:02 Functional Planning Study (2003) it has been determined that the required right-of-way for the future widening of the highway to a four lane divided cross section has been previously obtained by Alberta Transportation. Therefore, no additional road right-of-way will be required from the lands outlined in the Willow Park Area Structure Plan Bylaw No. 2015/D&P/00.

Yours truly,

Ryan Batty, P.Eng.
Transportation Engineer