

BYLAW 2519/D&P/14

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE SOUTHEAST AREA STRUCTURE PLAN BYLAW 865/D&P AS AMENDED BY:

BYLAW 991/D&P (High Park)

BYLAW 998/D&P (High Park)

BYLAW 1023/D&P/89 (High Park)

BYLAW 1031/D&P/90 (High Park)

BYLAW 1095/D&P/90 "Southeast Area Structure Plan Amendment" (High Park)

BYLAW 1178/D&P/94 (High Park)

BYLAW 2037/D&P/97 (High Park)

BYLAW 2345/D&P/08 "Southeast Area Structure Plan Amendment" (Sommerville)

BYLAW 2399/D&P/08 "Home Acres Amendment to the Southeast Area Structure Plan"

It is deemed advisable to amend the Southeast Area Structure Plan.

The Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act, Revised Statutes of Alberta, 2000 hereby enacts as follows:

1. That this Bylaw 2519/D&P/14 be cited as "Sommerville Amendment to the Southeast Area Structure Plan – Tenth Amendment".
2. The purpose of this amendment is to change a portion of the area of the Southeast Area Structure Plan from Institutional (Church) to Commercial.
3. Amendments to the Southeast Area Structure Plan:
 - a. That the "Development Concept" referenced as Figure No. 5.0 in the Southeast Area Structure Plan Amendment Bylaw 2345/D&P/08 and shown in **Figure A: Existing Development Concept** be replaced with the "Development Concept" shown in **Figure C: Development Concept with Amendment** to change the area which lies in the northeastern most portion of NE ¼ 25-52-28-W4M, as shown in **Figure B: Proposed Changes to Development Concept**, from Institutional (Church) to Commercial.

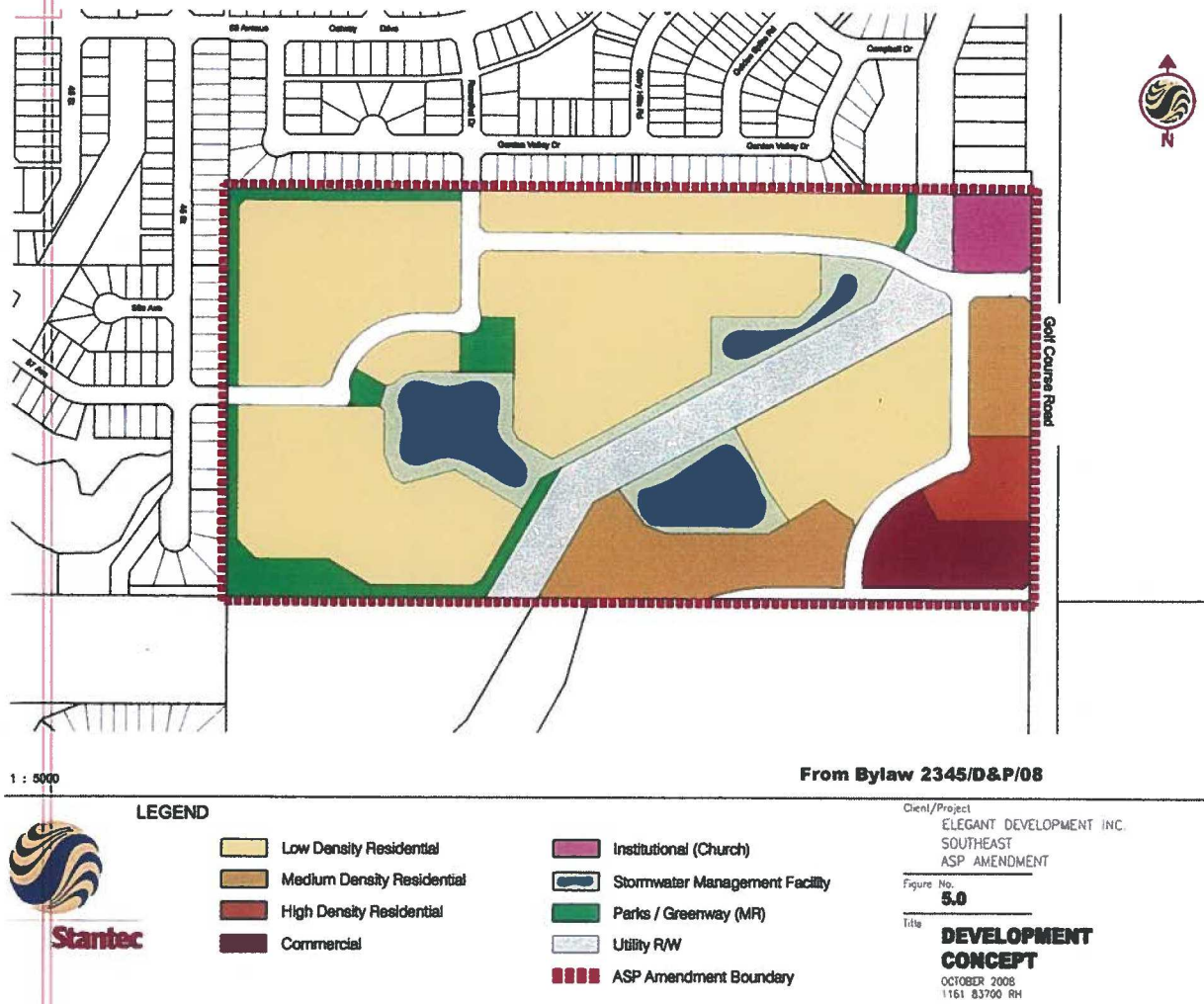


Figure A: Existing Development Concept

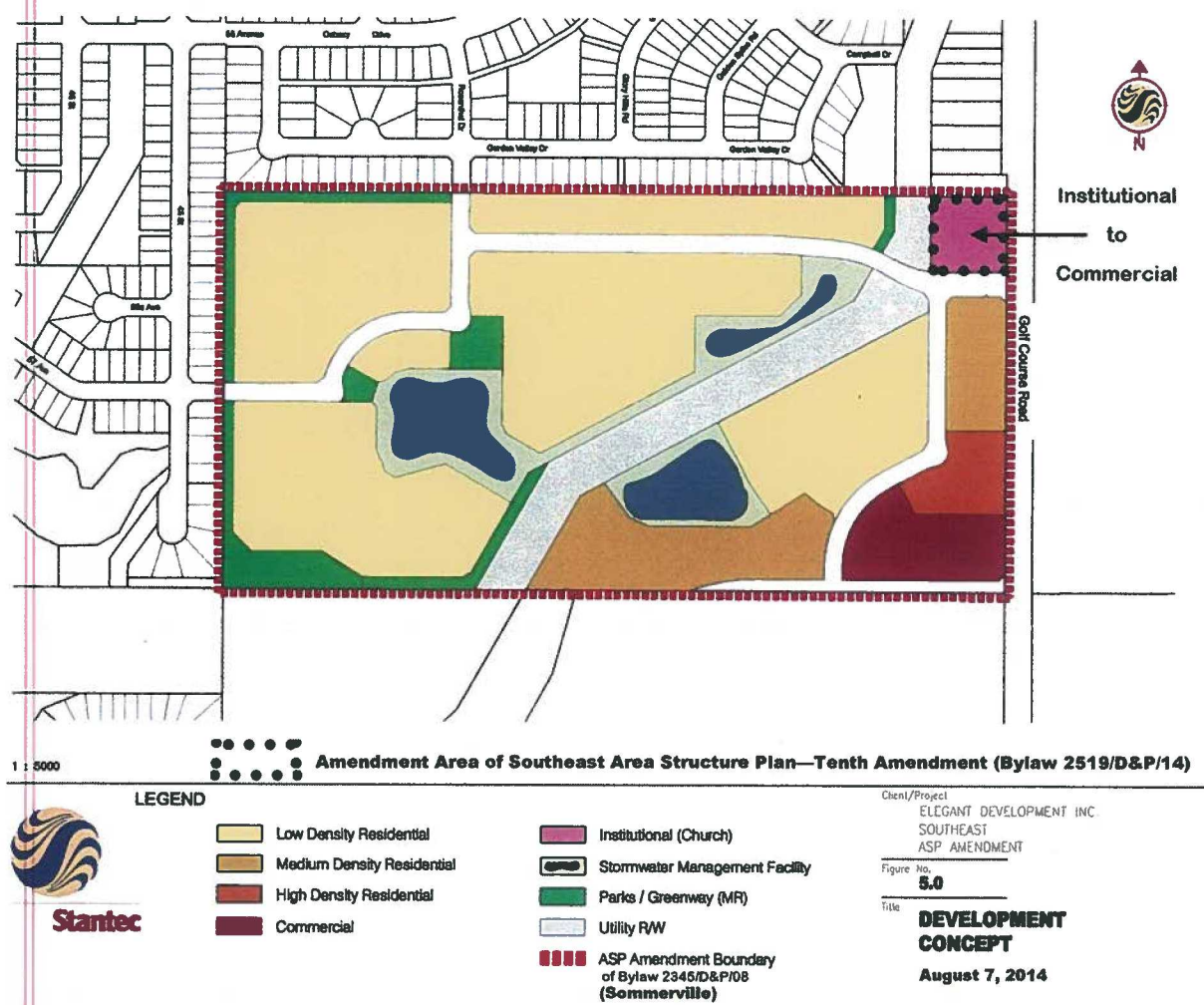


Figure B: Proposed Changes to Development Concept

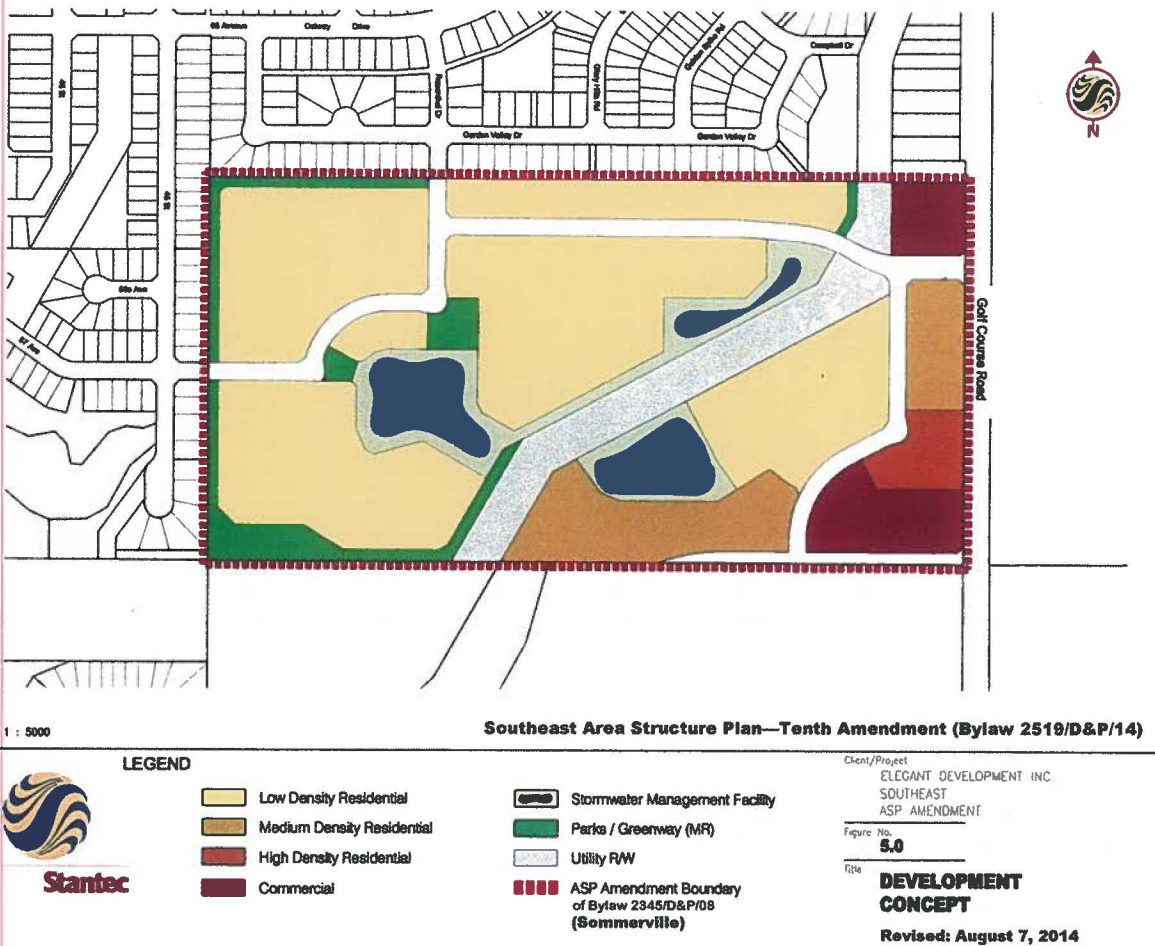


Figure C: Development Concept with Amendment

- b. That the “Table 1 – Southeast Area Structure Plan – Amendment Area – Proposed Land Use & Population Statistics” from the Southeast Area Structure Plan Amendment Bylaw 2345/D&P/08 shown below in **Figure D: Existing Table 1** be replaced by the table shown below in **Figure E: Revised Table 1**.

Table 1 - Southeast Area Structure Plan – Amendment Area – Proposed Land Use & Population Statistics

Southeast Area Structure Plan - Amendment Area of Bylaw 2345/D&P/08						
PROPOSED LAND USE & POPULATION STATISTICS						
Town of Stony Plain						
LAND USE	Area (ha)	% of GA				
Gross Area	32.29					
Road ROW	0.32					
Drainage ROW	2.85					
	Area (ha)	% of GDA				
Gross Developable Area	29.12	100.0%				
Municipal Reserve*	3.53	12.1%				
			% of MR			
Parks / Natural Area		0.87	25%			
Greenways		0.78	22%			
Stormwater Management (Useable)		1.88	53%			
Stormwater Management	1.76	6.0%				
Institutional (Church)	0.81	2.1%				
Commercial	1.18	4.1%				
Circulation @ 15%	4.37	15.0%				
Total Non-Residential Area	11.45	39.32%				
Net Residential Area (NRA)	17.67	60.68%				
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION						
Land Use**	Area (ha)	Units/ha	Units	% of NRA	Persons/Unit	Population
Low Density Residential	14.04	18.00	253	61%	2.80	708
Medium Density Residential	2.94	38.00	112	27%	1.85	207
High Density Residential	0.69	75.00	52	12%	1.50	78
Total	17.67		416	100.00%		992
Population Density (GDA):	34	ppha				
Population Density (NRA):	56	ppnrha				
Unit Density (GDA):	14	upha				
Unit Density (NRA):	24	nrupha				
LDR / MDR / HDR Ratio***	61%	/	27%	/	12%	
STUDENT GENERATION STATISTICS						
Level	Public					
Public Elementary	58					
Public Junior High School	29					
Public Senior High School	29					
Total	116					

Figure D: Existing Table 1

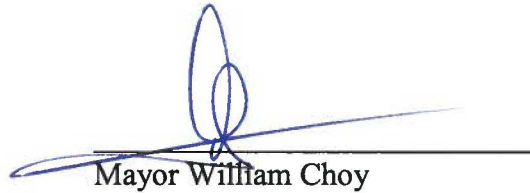
Table 1 - Southeast Area Structure Plan – Amendment Area – Proposed Land Use & Population Statistics

Southeast Area Structure Plan - Amendment Area of Bylaw 2345/D&P/08 PROPOSED LAND USE & POPULATION STATISTICS Town of Stony Plain						
LAND USE	Area (ha)	% of GA		Southeast Area Structure Plan — Tenth Amendment (Bylaw 2519/D&P/14)		
Gross Area	32.29					
Road ROW	0.32					
Drainage ROW	2.85					
	Area (ha)	% of GDA				
Gross Developable Area	29.12	100.0%				
Municipal Reserve*	3.53	12.1%		% of MR		
Parks / Natural Area		0.87		25%		
Greenways		0.78		22%		
Stormwater Management (Useable)		1.88		53%		
Stormwater Management	1.76	6.0%				
Commercial	1.79	6.2%				
Circulation @ 15%	4.37	15.0%				
Total Non-Residential Area	11.45	39.32%				
Net Residential Area (NRA)	17.67	60.68%				
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION						
Land/Use**	Area (ha)	Units/ha	Units	% of NRA	Persons/Unit	Population
Low Density Residential	14.04	18.00	253	61%	2.80	708
Medium Density Residential	2.94	38.00	112	27%	1.85	207
High Density Residential	0.69	75.00	52	12%	1.50	78
Total	17.67		418	100.00%		992
Population Density (GDA):	34	ppha				
Population Density (NRA):	56	ppnrha				
Unit Density (GDA):	14	upha				
Unit Density (NRA):	24	nrupha				
LDR / MDR / HDR Ratio***	61%	/	27%	/	12%	
STUDENT GENERATION STATISTICS						
Level	Public					
Public Elementary	58					
Public Junior High School	29					
Public Senior High School	29					
Total	116					


Figure E: Revised Table 1

4. That this Bylaw shall have no effect on the overall estimated population, servicing and transportation network contemplated in the previously adopted Southeast Area Structure Plan, as amended.
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. Text included in brackets, such as (Sommerville), are included for reference purposes and do not form part of this Bylaw.
7. 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 18th day of August, A.D. 2014.



Mayor William Choy

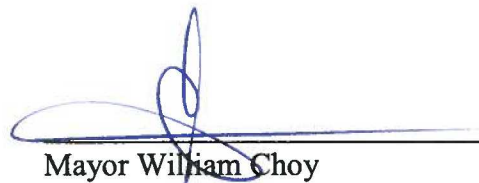


Louise Frostad, CMA, CLGM
Director of Corporate Services

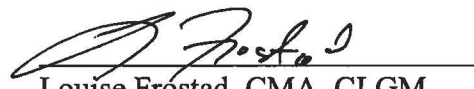
Public Hearing held on the 22nd day of September, A.D. 2014.

Read a second time this 22nd day of September, A.D. 2014.

Read a third time this 22nd day of September, A.D. 2014.



Mayor William Choy



Louise Frostad, CMA, CLGM
Director of Corporate Services