

BYLAW 2315/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~~ ^{GOERTZ BUSINESS PARK AREA}
STRUCTURE PLAN

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

1. That this Bylaw 2315/D&P/07 is to be cited as the "Goertz Business Park 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 13th day of August, A.D. 2007.


Mayor Donna Cowan

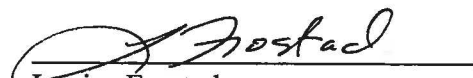

Louise Frostad
Director, Finance and Administration

Public Hearing held on September 10th, A.D. 2007.

Read a second time this 10th day of September, A.D. 2007.

Read a third time this 10th day of September, A.D. 2007.


Deputy Mayor Duncan Schoepp


Louise Frostad
Director, Finance and Administration

GOERTZ BUSINESS PARK

AREA STRUCTURE PLAN

TOWN OF STONY PLAIN

Prepared for

1209014 ALBERTA Ltd.

By

Dagneault Planning Consultants Ltd.

July, 2007

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APPENDIX

**Proposed Stony Plain Industrial Subdivision, Stony Plain Alberta
Preliminary Geotechnical Investigation, Report to Dagneault Planning Consultants
Ltd., prepared by Thurber Engineering Ltd., September 28, 2006**

GOERTZ BUSINESS PARK

AREA STRUCTURE PLAN TOWN OF STONY PLAIN

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Goertz Business Park Area Structure Plan is to provide a framework for the industrial development of a single 26.1 hectare parcel of land in the north-west quarter of the Town of Stony Plain. As provided in Section 633 of the Municipal Government Act, 2000, as amended, an Area Structure Plan must describe the proposed land uses, population density, transportation routes, public utilities, and sequence of development or staging of an area proposed for development.

1.2 LOCATION AND AREA

The Goertz Business Park (the subject site) comprises approximately 26.1 ha (64.5 acres) in the north-west quarter of the Town of Stony Plain. The boundaries of the subject site are: on the north, Wood Avenue; on the west, Highway 779 (48th Street); on the south, Highway 16A and on the east; the North Business Park.

The legal description of the subject site is: SW ¼ Sec 1-53-28-W4M.

1.3 BACKGROUND

The development of the Goertz Business Park is the logical extension of the industrial area already developed to the east (North Business Park) and the developing industrial parks to the north across Wood Avenue. Development of the subject property as industrial lands is consistent with the Municipal Development Plan 2005 – 2020 which designates the land as “Industrial” and “Parks/Open Space”.

1.4 LAND OWNERSHIP

The site consists of a single parcel of 26.1 ha (64.5 acres) and is owned by 1209014 Alberta Ltd. The site is encumbered by gas line right-of-ways R/W Plan 6783 NY and R/W Plan 4044 TR as well as a fiber optic right-of-way along the eastern boundary.

1.5 PLANNING COMPLIANCE

The Municipal Development Plan for the Town of Stony Plain takes into account the subject area and establishes the broad, town-wide framework of development for the Town. As such, it designates this subject site for industrial development and establishes various broad policies under which development will occur. The Goertz Business Park Area Structure Plan has been prepared under the provisions of the Municipal Government Act, 2000, as amended, which provides for the adoption of Area Structure Plans by Bylaw in accordance with the Town's Municipal Development Plan. The Area Structure Plan has also been prepared in consideration of the terms of reference for Area Structure Plans provided by the Town of Stony Plain.

2.0 – SITE ANALYSIS

2.1 SITE CONTEXT

Goertz Business Park lies immediately west of and adjacent to the North Business Park, an existing industrial park which began developing in 1982. It also lies immediately south of two new business parks, Legend Trails and the Umbach Business Park, that are currently under construction. The Goertz Business Park is separated from this property by Wood Avenue a local industrial road controlled by the Town.

The subject property is bounded on the west by Highway 779 (48th Street) a limited access Secondary Provincial Highway and Highway 16A to the south, also a limited access Provincial Highway.

Access to the business park will be via a single access from Wood Avenue. No access will be provided from either Highways 779 or 16A.

The Goertz Business Park is seen as the normal and economic completion of the larger overall industrial development sector in the north-west section of the Town of Stony Plain.

2.2 SITE CONDITIONS

At present the subject site is occupied by the existing farmstead with a residence and out buildings. The land was previously used for agricultural uses. Overhead power services the existing buildings and residence.

The north-west corner of the site contains a small low land wooded area that is to be maintained undisturbed as part of two larger parcels with the residence and out buildings.

The subject site slopes gently from east to west and north to south with the westerly and southerly portions of the land being both low and seasonally wet. The highest elevation is approximately 700.4 m near the proposed access to the property with the lowest elevation in the south west corner being approximately 696.03 m. The overall elevation difference of just some 4 m indicates how flat the subject lands are.

A geotechnical investigation for the subject site was completed on August 17 and 24, 2006 and the findings were presented in a report by Thurber Engineering dated September 28, 2006. The report indicates that the generalized soil stratigraphy encountered was fairly uniform and consisted of various thicknesses of topsoil over clay. A sand layer was also encountered in one of the test holes at a depth of approximately 11.3 m.

The report indicates that the soil conditions are generally suitable for normal construction and service installations subject to the recommendations outlined in the report.

A Phase I Environmental Site Assessment was also completed by Thurber Engineering on August 30, 2006 and the findings were presented in a report dated September 8, 2006. The report concluded that: "In general, the Phase I ESA did not encounter any historical evidence indicating that the property had been impacted by contaminants".

3.0 DEVELOPMENT CONCEPT

3.1 DEVELOPMENT OBJECTIVES

The Goertz Business Park Area Structure Plan provides an overall framework for the development of the subject site.

The key objectives which have guided the preparation of the Goertz Business Park on the Area Structure Plan are:

1. To create an attractive modern industrial park integrated with the adjacent existing and proposed industrial developments;
2. To achieve the orderly and economical expansion of the Town of Stony Plain within the capabilities and guidelines of its servicing systems; and

3. To provide a flexible response to the demand for new industrial opportunities in the Town of Stony Plain and provide for a positive expansion of the Town's non-residential tax base.

3.2 DEVELOPMENT CONCEPT

3.2.1 GENERAL

The general development concept for the subject site is shown in Figure No. 3.

The single access road is a cul-de-sac aligned south from Wood Avenue for a distance of approximately 600 metres built to industrial standards complete with curbs and gutters.

A stormwater retention pond will be located along the westerly portion of the site. There is an existing gas line right-of-way that parallels the west property line, limiting the location of the pond to an area east of the right-of-way and west of the rear of the industrial lots as shown on Figure No. 7. A small berm may be required as part of the stormwater detention pond along its easterly boundary and this berm and surrounding undeveloped areas will be maintained in its natural state where possible or landscaped to control erosion and enhance wildlife habitat. No public access is planned to this area to preserve the integrity of the stormwater detention facility and minimize the interference with wildlife in the area.

Two parcels housing the original farm house, out buildings and a small wood lot will be created at the north-west corner of the site as part of the industrial development with the remainder of the subject property being subdivided into variously sized parcels for future industrial use as shown on Figure No. 3.

3.2.2 MUNICIPAL RESERVE

The proposed business park does not provide an appropriate setting for the provision of land for Municipal Reserve/park. Efforts will be made to create a natural habitat area in association with the stormwater retention pond and the PUL created to house the gas pipeline as well as preserving the woodlot in the northwest corner of the property. A cash-in-lieu payment based on the appropriate market value calculation will be made to the Town to fulfill this requirement.

3.2.3 ENVIRONMENTAL RESERVE

The business park will not contain any formal Environmental Reserve parcels however efforts will be made to enhance the stormwater retention pond for habitat, and the small wood lot in the northern portion of the property will be maintained in a natural state.

3.3 TRANSPORTATION AND CIRCULATION

3.3.1 Access and External Roadway System

The general development concept shows a single industrial cul-de-sac accessing the property from Wood Avenue. The access point will align directly south of the entrance to the new industrial park currently being developed on the north side of Wood Avenue.

3.3.2 Internal Roadway System

The single internal industrial cul-de-sac roadway will provide the only access to all of the proposed industrial properties. There is no secondary access planned. The proposed cul-de-sac will be constructed to the standards of the Town of Stony Plain and the southerly turnaround will accommodate the largest of the anticipated trucks, emergency and service vehicles that would have access to the development.

4.0 SERVICES

4.1 WATER DISTRIBUTION

The water supply for the Goertz Business Park will be from the existing 250 mm diameter watermain on Wood Avenue. The watermain will be looped via a 300 mm watermain through the site and connect via a right-of-way to a 400 mm watermain between lots 14 and 16 of the North Business Park development to Boulder Boulevard to ensure adequate fire flows to the industrial development.

4.2 SANITARY SEWER SYSTEM

The regional sanitary main, located in the industrial development to the north of Wood Avenue is very shallow. While that development can connect by gravity to the regional line there is insufficient grade to allow the subject property to be serviced by a gravity

line and still maintain sufficient ground cover over the underground pipe. In order for all the underground services to work properly they must be integrated and any change in one can affect the other. In this instance the grade on the sanitary line is limited by the lot grading necessary to allow the stormwater management facility to function as designed. The need to maintain grades close to existing and slope virtually the entire site to the west to accommodate the storm water drainage to the SWMF has an impact on the sanitary sewer line and forces the design to a very flat grade. To facilitate the sanitary sewer the internal line will slope to a central location where a pump station and force main will be constructed in the access road to pump the sewage to a point in the gravity sewer system to the north of Wood Avenue.

4.3 STORMWATER SYSTEM

The existing topography is split to the east and west. Overall there is little change in elevation across the development however the northeast side generally drains to the northeast and the remaining area drains west. A tributary of Atim Creek is located in a channel to the west of the development. The tributary drains northeast through the lands north of Wood Avenue eventually joining with Atim Creek.

It is proposed that the runoff generated by the proposed development be serviced by a Stormwater Management Facility (SWMF), located along the western portion of the development area.

A localized low and wet area exists midway along the east property line that collects water and at particularly wet times the water will drain east across adjoining developed industrial properties on Boulder Boulevard. To remedy this existing problem this wet area and a small portion of the northeast section of the land will be drained along the east property line to the open ditch on the south side of Wood Avenue.

The remainder of the site will be regraded in order to allow the stormwater to be routed to the facility along the west side of the property. The SWMF will be a wet pond that will control the stormwater runoff to the Town's allowable discharge rate of 2.5 L/s/ha and enhance water quality before it is discharged to the tributary of Atim Creek; Atim Creek flows to the northeast, ultimately discharging into Big Lake.

According to the Municipal Development Standards for the town of Stony Plain, SWMF are to be sized to store the runoff for a 1:100 year rainfall event while discharging at the maximum allowable discharge rate. The standards also require that provision for adequate freeboard to contain the maximum historical rainfall event.

The stormwater collected in the SWMF will be pumped into the receiving channel by way of a submersible pump located in a manhole. To design the system to work by gravity would require the importation of approximately 110,000 m³ to fill the site due to

the minimal elevation difference across the site from east to west to the outlet invert. By using the stormwater pump station, the use of imported fill can be minimized by designing the storm system to the required cover and as close to existing ground as possible, without being concerned about being below the outlet invert elevation.

A stormwater management study has been undertaken. The dimensions and outline of the stormwater management facility may be adjusted after the study is accepted by the Town of Stony Plain and Alberta Environmental Protection.

4.4 SHALLOW UTILITIES

Natural gas, electrical power, telephone and cable television are available for the subject property and will be extended with the development of the access road.

4.5 DEVELOPMENT STAGING

It is intended that the entire property will be developed in a single stage.

5.0 DEVELOPMENT IDENTIFICATION

The proposed name for the business park is intended to honour Roland Goertz a member of one of the Town's pioneer families. Mr. Goertz has farmed the subject property for over 60 years following in his father's footsteps who farmed the property for many years before that. The internal access road is proposed to be named Goertz Avenue.

A SIZE 8.5" x 11" (215.9mm x 279.4mm)

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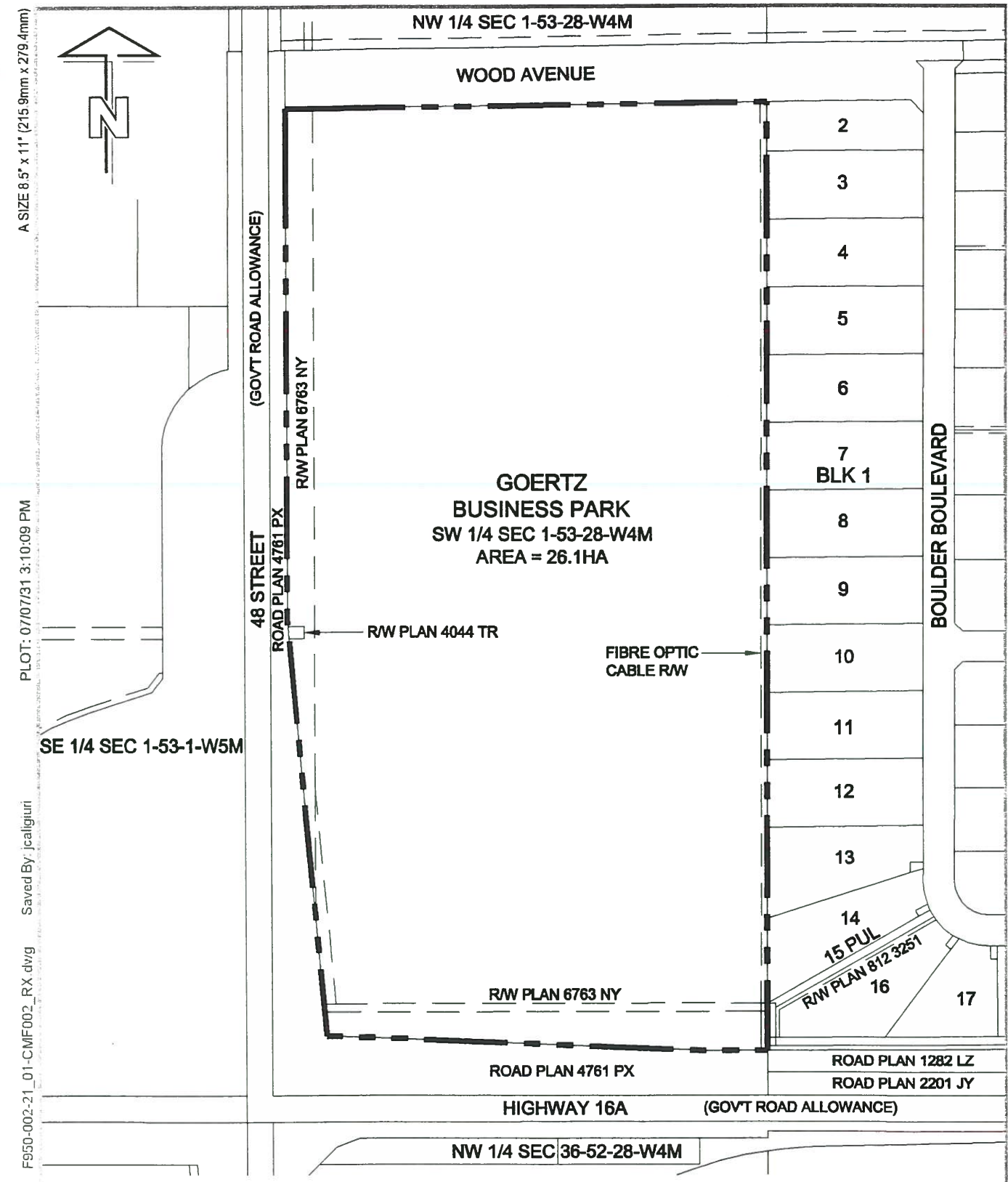
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Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

Location Plan
Figure 1



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ASP BOUNDARY



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Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

Land Ownership
Figure 2

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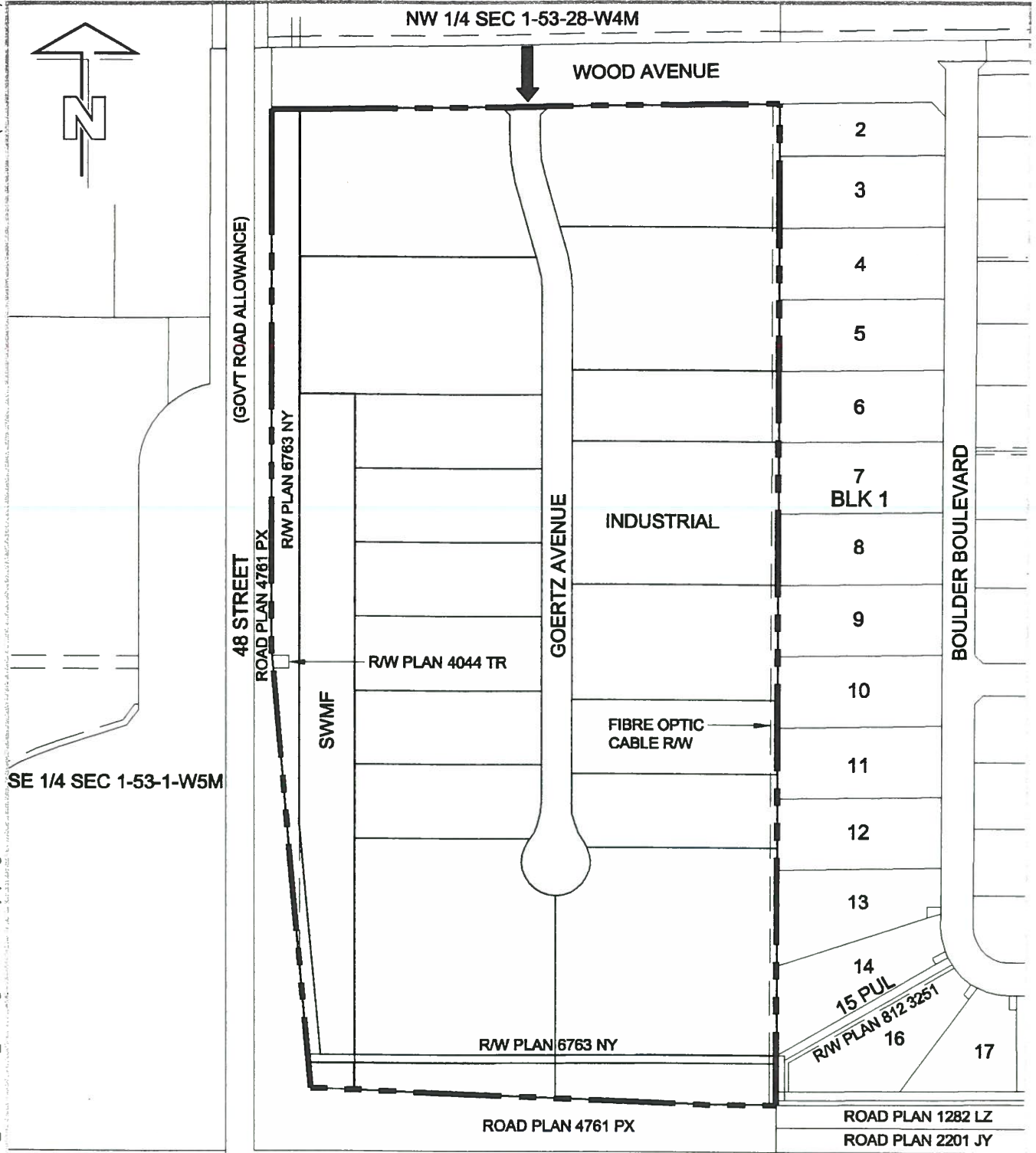
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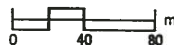
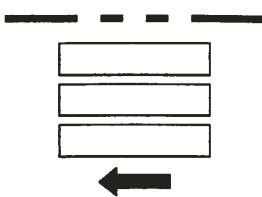
ASP BOUNDARY

INDUSTRIAL

SWMF

PUBLIC UTILITY LOT

ACCESS



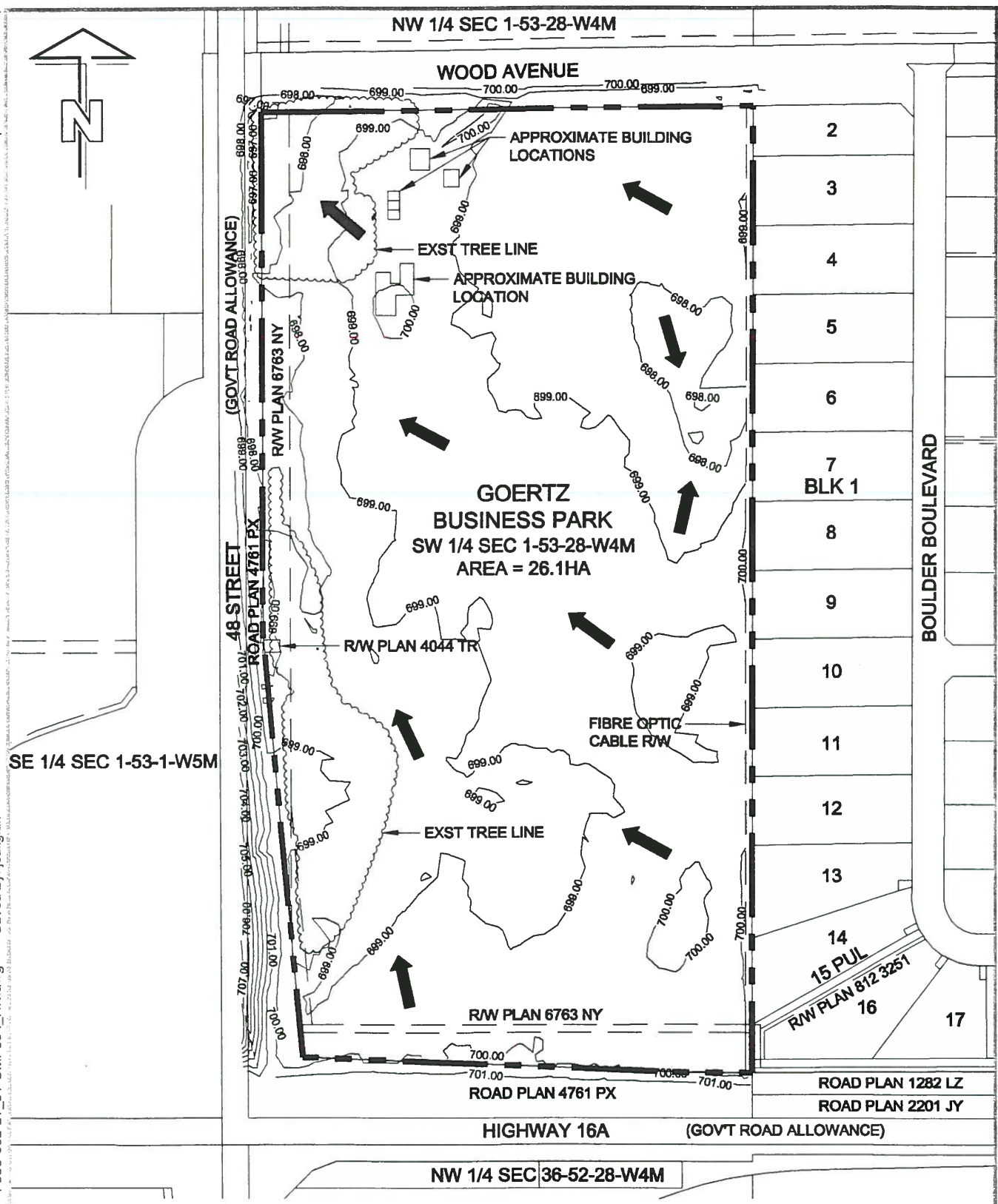
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Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

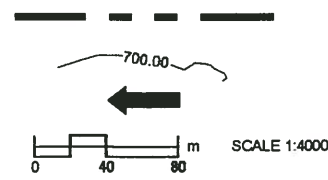
**Development Concept
Figure 3**

UMA

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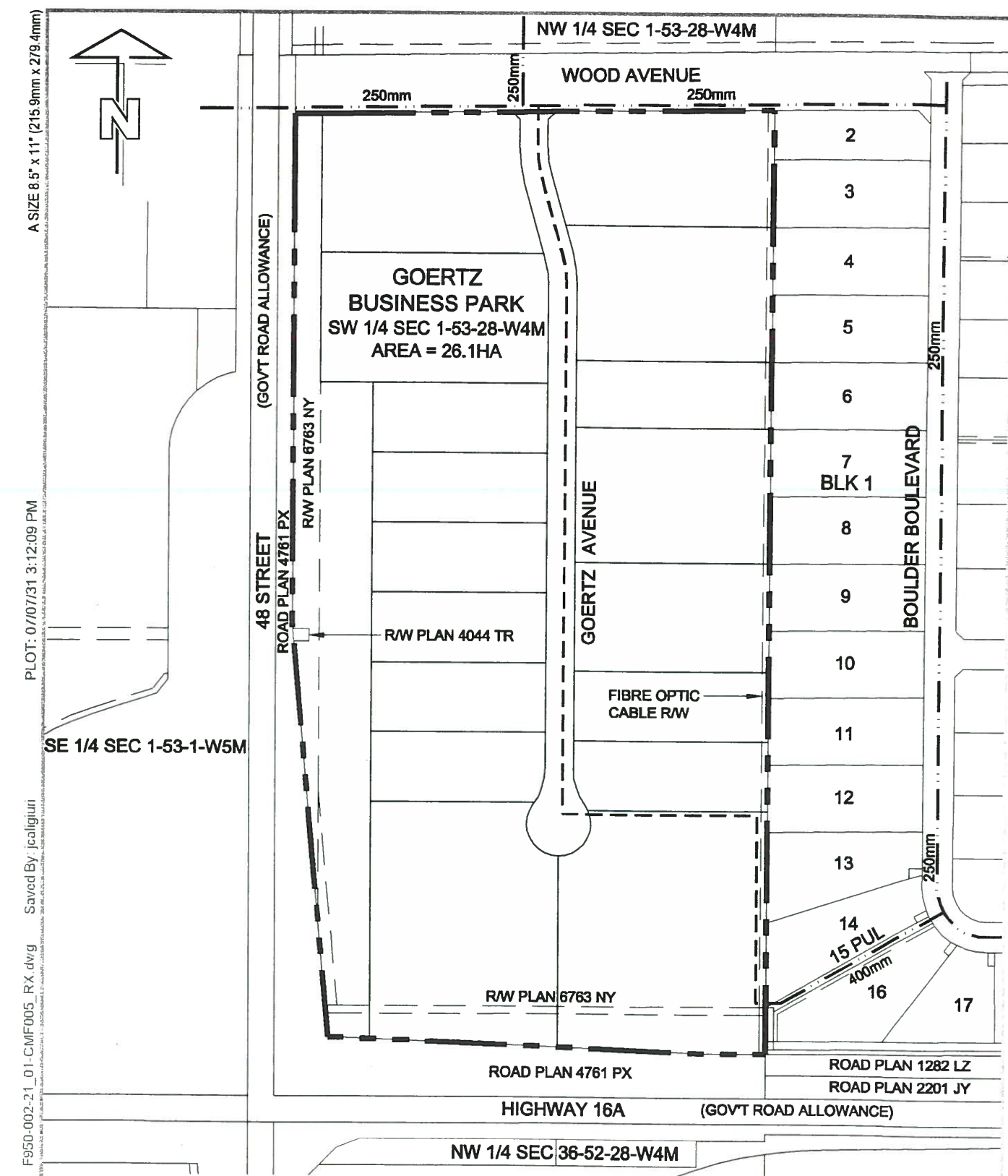
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 EXISTING GROUND CONTOURS
 EXISTING SURFACE DRAINAGE



Dagneault Planning Consultants Ltd.
 Goertz Business Park - Town of Stony Plain
 Area Structure Plan

Site Conditions
Figure 4

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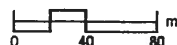


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PROPOSED WATERMAIN (300mm)

EXISTING WATERMAIN



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Dagneault Planning Consultants Ltd.
 Goertz Business Park - Town of Stony Plain
 Area Structure Plan

Water Distribution
 Figure 5

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AECOM

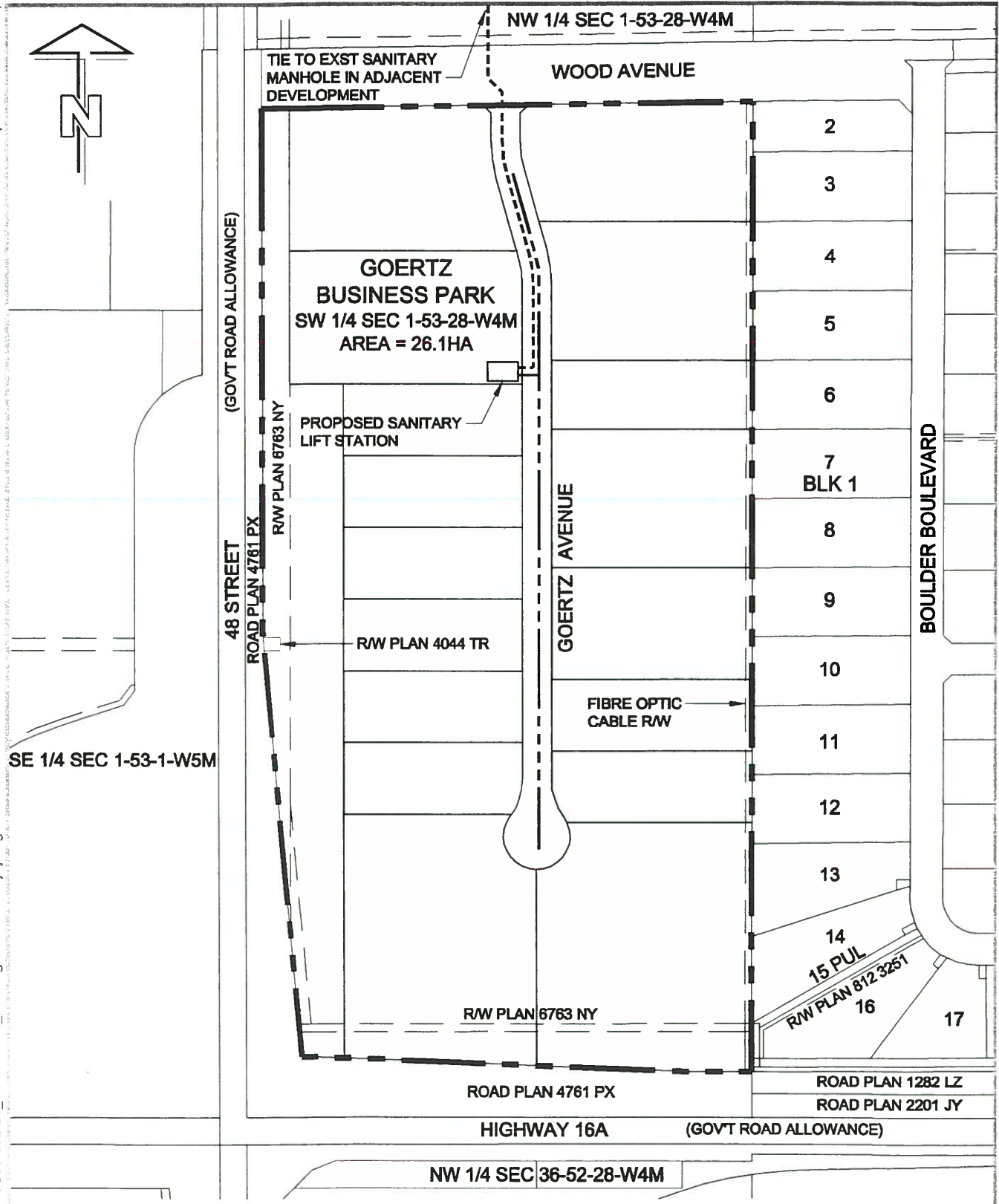
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ASP BOUNDARY

PROPOSED SANITARY MAIN

PROPOSED SANITARY FORCEMAIN



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Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

Sanitary Sewer System
Figure 6

UMA AECOM

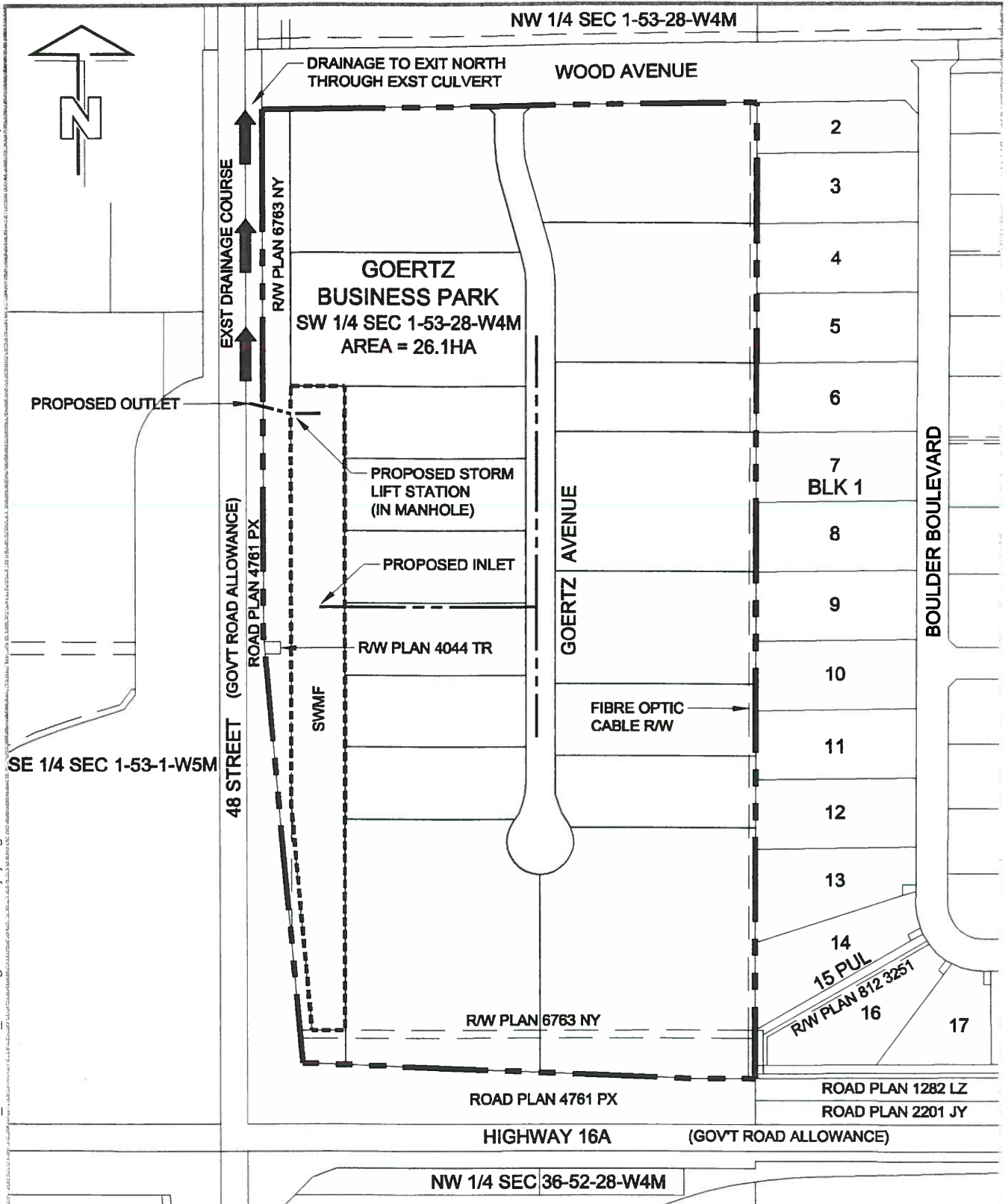
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ASP BOUNDARY

PROPOSED STORM MAIN

PROPOSED STORM POND



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Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

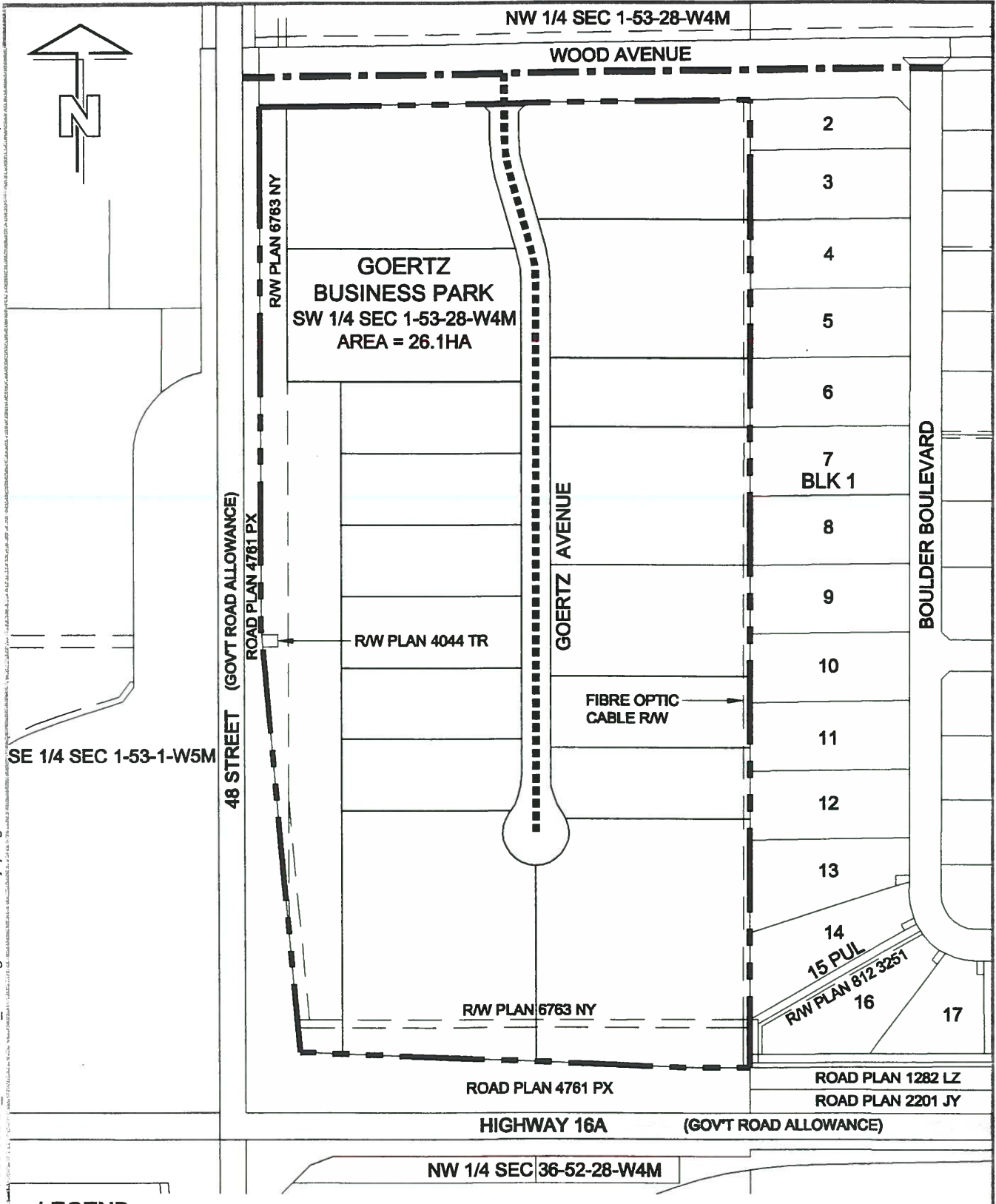
Storm Sewer System
Figure 7

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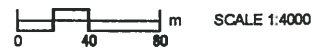
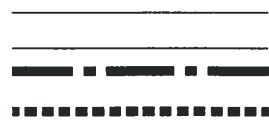


LEGEND:

MAJOR ARTERIAL

COLLECTOR

LOCAL



Dagneault Planning Consultants Ltd.
Goertz Business Park - Town of Stony Plain
Area Structure Plan

**Transportation Network
Figure 8**