

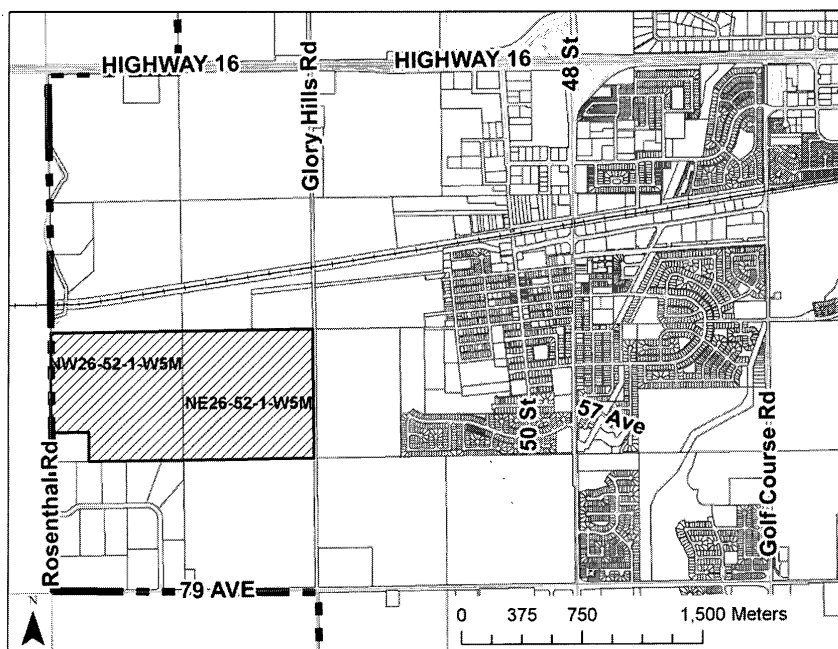
BYLAW 2357/D&P/09

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE ASPEN MEADOWS AREA STRUCTURE PLAN BYLAW 2357/D&P/09

The Council of the Town of Stony Plain in the Province of Alberta, enacts that the Aspen Meadows Area Structure Plan Bylaw 2357/D&P/09 be adopted as follows:

1. That this Bylaw 2357/D&P/09 is to be cited as the "Aspen Meadows Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this bylaw.
3. That this bylaw shall apply to a portion of NW ¼ 26-52-1 W5M and NE ¼ 26-52-1 W5M; which is 125.3 hectares, more or less, and which is shown on the figure below:

Figure: Aspen Meadows Area Structure Plan Bylaw 2357/D&P/09 Area of Application



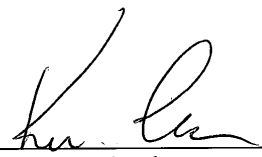
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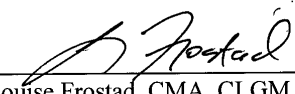
Town Boundary ————

Aspen Meadows Area Structure Plan Boundary 

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 signing in accordance with Section 213, Municipal Government Act, Revised Statutes of Alberta 2000.

Read a first time this 9th day of March, A.D. 2009.



Mayor Ken Lemke


Louise Frostad, CMA, CLGM
Director, Finance and Administration

Public Hearing held on the 14 day of April, A.D. 2009.

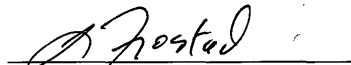
Read a second time this 14 day of April, A.D. 2009.


Mayor Ken Lemke


Louise Frostad, CMA, CLGM
Director, Finance and Administration

Read a third time this 25 day of April, A.D. 2009.


Mayor Ken Lemke


Louise Frostad, CMA, CLGM
Director, Finance and Administration

Schedule A:

Aspen Meadows Area Structure Plan

ASPEN MEADOWS AREA STRUCTURE PLAN



NW 1/4 26-52-1-W5M and NW 1/4 26-52-1 W5M, Town of Stony Plain

Submitted to



The Town with the Painted Past

On behalf of

KVS HOLDINGS LTD.



Prepared by

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

In association with



Hoggan Engineering and Testing (1980) Ltd.
17505-106 Avenue, Edmonton, AB, T5S 1E7

MEK Geomatics

February 26, 2009

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1.0 INTRODUCTION

1.1 Purpose

The purpose of the Aspen Meadows Area Structure Plan (ASP) is to establish a framework for the future subdivision and development of the subject site, legally described as the NW ¼ 26-52-1 W5M and NE ¼ 26-52-1 W5M, Stony Plain, Alberta. The ASP area is located adjacent to the western limits of the Town of Stony Plain as defined by Rosenthal Road, and encompasses a Gross Area of 125.3 ha (309.5 acres) of land.

KVS Holdings' intent through this ASP is to develop a neighbourhood which consists of a mix of residential land uses and densities with associated community facilities and commercial and recreational opportunities. This neighbourhood will be integrated with surrounding development through a linked system of interconnected parks and open spaces and will provide residential land uses which are complementary to surrounding land uses. In addition, a centrally located mixed use "urban village" area is planned as a focal point for the ASP area and surrounding neighbourhoods to provide opportunities for employment, shopping and social activity and enhance walkability.

A redistricting application for the first phase of development in the ASP area has been submitted concurrently. The Development Concept presented by this ASP will be refined through subdivision applications for each phase of development.

1.2 Plan Area

As shown on *Figure 1.0 - Location*, the ASP area includes all lands within the NW ¼ 26-52-1 W5M and NE ¼ 26-52-1 W5M, with the exception of a 4.1 hectare (10.1 acre) parcel of privately-owned land occupying the southwest corner of NW ¼ 26-52-1 W5M. The ASP area is otherwise bounded by the quarter section line to the south, the section line to the east and north, and Rosenthal Road to the west. Refer to *Appendix A - Certificates of Title* for the ASP Area.

The lands to the north, west and south of the ASP area are currently used for agricultural purposes, with the exception of SW ¼ 26-52-1 W5M which has been developed as Rosenthal Estates, a large-lot country residential subdivision. East of the ASP area, two approved Area Structure Plans, the Tiffany Greenfield ASP and the Lakeview ASP, propose residential development consisting of a mix of housing types and open space.



Legend

Area Structure Plan

Figure 1.0
Location

Aspen Meadows Area Structure Plan Stony Plain, Alberta



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1.3 Policies and Relevant Planning Documents

The Aspen Meadows ASP has been prepared within the context of existing statutory plans and other policy documents. The following is a brief summary of relevant planning documents which have been referenced or reviewed in the preparation of this plan:

1.3.1 Municipal Government Act (R.S.A. 2000, c. M-26)

The requirements of the Municipal Government Act (MGA) (R.S.A. 2000, c. M-26) have been adhered to in the preparation of the Aspen Meadows ASP. The MGA enables municipalities to adopt Area Structure Plans to provide a framework for the future subdivision and development of land. Sections 633, 636, 638, and 692 of the MGA relate specifically to Area Structure Plans, stipulating that an ASP must describe the sequence of development, land uses, population density, and location of transportation routes and utilities proposed for the ASP area. The MGA also provides interested members of the public and school boards an opportunity to participate in the planning process through the stipulation that an ASP must be adopted by Bylaw and a public hearing must be held. Moreover, the MGA requires the ASP to conform to the Town of Stony Plain Municipal Development Plan.

1.3.2 Municipal Development Plan 2005 – 2020, Bylaw No. 2226/D &P/05

The *Town of Stony Plain Municipal Development Plan 2005-2020* (MDP), Bylaw No. 2226/D & P/05 provides a vision, guiding principles and policy statements that are intended to guide the physical, social and economic development of the Town of Stony Plain. It includes a Future Land Use Concept for the Town and also provides policies for the provision of open spaces, transportation and utilities.

The Future Land Use Concept in the MDP identifies the ASP area as “Rural Residential”. This land use category provides for low density rural residential development including agricultural uses, conservation of open spaces and natural areas, and limited larger lot country residential development. In order to accommodate a mix of residential land uses, along with a school site and a mixed use urban village component in the plan area, an application to amend the MDP will be made to change the land use category for the ASP area to “Urban Residential”.

The Town of Stony Plain MDP states that the goal for residential development and neighbourhood design is to encourage the development of well-planned and attractive neighbourhoods that provide for a wide range of housing choice and amenities. This goal will

be met by;

- providing a mix of residential housing types and densities to accommodate a range of lifestyles, incomes and needs in the ASP area;
- locating multiple unit dwellings, developed to a high standard of urban design, where adequate amenities are available nearby and at the intersections of neighbourhood entry points and collector roads;
- locating an institutional site for religious assembly use at the corner of Rosenthal Road and the proposed arterial road connection to 49 Avenue, a centrally-located school site and a mixed use urban village to serve the daily shopping needs of the neighbourhood and to provide focal points to encourage cohesion and interaction;
- providing parks, schools and pedestrian links (trails and sidewalks) to develop a complete neighbourhood integrated into the Town-wide multi-use trail system.
- providing for a range of institutional and community facilities within the ASP area to create a safe, attractive and complete neighbourhood;
- integrating existing trees, watercourses, wetlands, and other natural features into the design of the ASP area wherever possible; and
- directing development in a logical manner consistent with the efficient and economic expansion of municipal infrastructure.

1.3.3 Land Use Bylaw No. 1166/LUO/94

The Town of Stony Plain Land Use Bylaw No. 1166/LUO/94 defines the zoning districts for all lands within the Town of Stony Plain. Currently, land within the ASP area is zoned UR Urban Reserve District.

Rezoning Applications will be submitted for each phase of development to reflect the land use designations proposed in this ASP. Future districting in the ASP area will be in accordance with the updated Town of Stony Land Use Bylaw, which is anticipated to be adopted in early 2009.

1.3.4 Adjacent Planning Areas

Adjacent to the eastern boundary of the ASP area is the approved *Tiffany Greenfield Area Structure Plan*. Immediately to the north east of the ASP area is the approved *Lakeview Area Structure Plan*. Both these approved Area Structure Plans offer a mix of residential and open space uses while emphasizing slightly higher densities, although only the Lakeview ASP provides commercial zoning. The Aspen Meadows ASP complements these approved Area Structure Plans by providing its own medium and higher density areas while offering further opportunities for commercial development to serve the area. Also, open space in the form of Environmental Reserve has been located on the eastern edge of the Aspen Meadows ASP to connect directly with open spaces in the approved Area Structure Plans. Moreover, the school site and institutional site (for religious assembly development) is anticipated to considerably enhance the sense of community within both the Aspen Meadows ASP area and the neighbouring communities.

1.3.5 Trail Master Plan

The purpose of the *2005 Trail Master Plan* is to present both a comprehensive interconnected, recreational trail system to serve existing and newly developing areas within the Town of Story Plain.

The proposed parks, schools and open spaces within the Aspen Meadows ASP support the Trail Master Plan's aims of:

- linking parks, schools and open spaces within the ASP area and surrounding lands;
- conserving natural resources; and
- promoting the use of trails as alternative transportation routes connecting activity centres, parks, and open spaces.

2.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

2.1 Topography and Vegetation

As shown on *Figure 2.0 – Existing Conditions* and in the photograph below, the ASP area is an undulating landscape characterized by hummocks and broader expanses of gently rolling land. The steepest slopes on the site are found in the west, in proximity to Rosenthal Road. Generally higher lands in the west and south of the ASP area result in the drainage within the ASP area trending towards the north east. Sloughs containing standing water were observed during site inspections in some low-lying areas.

The ASP area has been predominantly cleared and utilized for agricultural purposes. Some small trees intermixed with woody shrubs are located within the lands along the eastern edge of the ASP area and in the vicinity of the larger wet area in the north west of the ASP area.

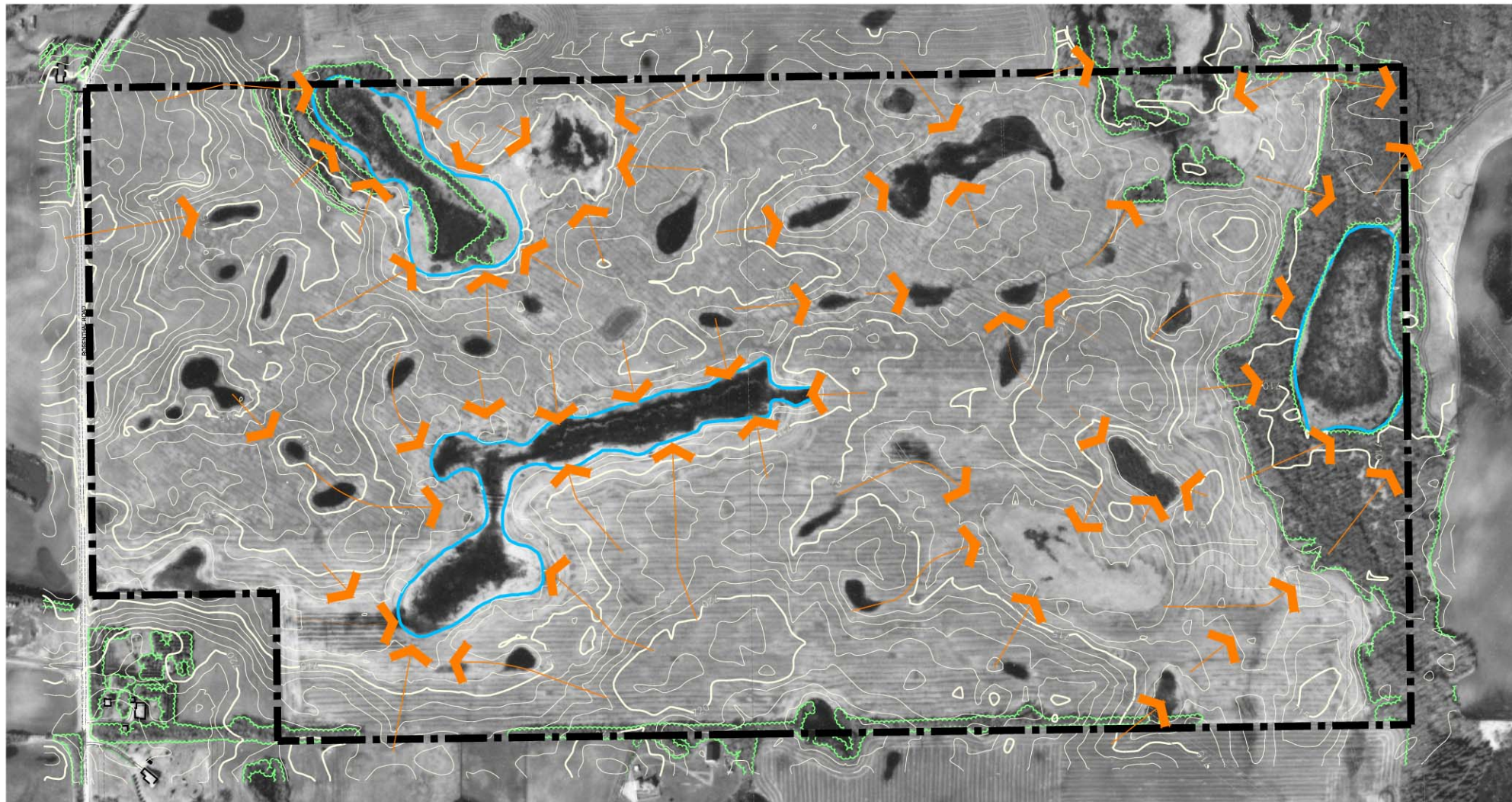


Existing view, looking east from Rosenthal Road to center of the ASP area

2.2 Soils

A Preliminary Geotechnical Assessment was completed by Hoggan Engineering & Testing (1980) Ltd. in 2006 for the ASP area.

The soil profile was found to vary across the ASP area. Generally, the soils within the western portion of the ASP area consist of topsoil and extensive deposits of moist to saturated silt with interbedded deposits of silty sand and silty clay. The eastern portion of the ASP area is characterized by clayey silt with extensive deposits of silty clay, and occasional deposits of sand. These soils descriptions are considered to be typical profiles for the ASP area. Based on the results of the Preliminary Geotechnical Assessment, the ASP area is considered suitable for



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- Area Structure Plan Boundary
- Wetland
- Conceptual Direction of Overland Flow
- Treeline
- Contour (Major)
- Contour (Minor)

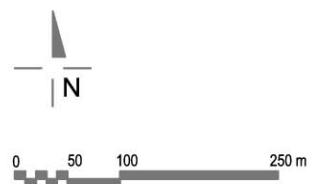


Figure 2.0
Existing Conditions

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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development for residential uses. Refer to *Appendix B – Preliminary Geotechnical Assessment* for further details.

2.3 Environmental Site Assessment

Phase 1 Environmental Site Assessments were completed for NW ¼ 26-52-1 W5M and NE ¼ 26-52-1 W5M by Hoggan Engineering and Testing (1980) Ltd. in 2006 and are attached as *Appendix C – Environmental Site Assessments, Phase I*. The reports found a low potential risk for environmental impact resulting from on-site land uses, including those associated with the high vapour-pressure pipeline, which is described below.

The assessments also concluded that potential risks from off-site uses are considered low or negligible. Such uses include those associated with the range roads to the west and south, the CN rail line to the north, adjacent farm lots and the Rosenthal Estates Subdivision.

2.4 Environmental Screening on Wetlands

A Biophysical Site Assessment was prepared by EnviroMak Inc., which indicates that approximately 7.0 ha (17.3 ac) of the ASP area consists of wetlands. Six (6) Class I wetlands and one (1) Class II wetland are dispersed throughout the ASP area. These small wetlands are not considered to constitute significant wildlife habitat or natural resources and will be incorporated into the park and open space areas of the future development, wherever feasible.

Three larger wetlands were also identified within the ASP area. One (1) Class III wetland was identified in the north west portion of the ASP area. Two (2) Class IV wetlands have been identified in the ASP area, one predominantly in the western portion of the ASP area, straddling the quarter section line and one at the eastern boundary of the ASP area. Ownership of the bed and shore of these Class IV wetlands has been claimed by the Province, under Section 3 of the Public Lands Act. In accordance with the recommendations of the Biophysical Site Assessment, the Class III and Class IV wetlands will be preserved and integrated into the development of the ASP area as natural stormwater management areas. Forested areas associated with these wetlands will be preserved as buffers to protect these natural wetland areas. Refer to *Appendix D – Biophysical Site Assessment*.

2.5 Historical Land Use

According to the historical records included with Hoggan Engineering's Phase I Environmental Site Assessment, the ASP area was cleared for agriculture in the 1900's and has been under continuous cultivation ever since.

According to the Alberta Ministry of Culture and Community Spirit, the ASP area contains no previously recorded historic resource sites. As the area has been largely disturbed, there is little likelihood of encountering archaeological sites within the ASP area. Therefore, a Historic Resources Impact Assessment is not required.

2.6 Existing Utilities and Pipelines

As shown on *Figure 3.0 – Man Made Constraints*, a pipeline right-of-way belonging to Imperial Oil Ltd. runs from the southeast corner to the mid-point of the northern boundary of the ASP area. This right-of-way carries four operational high vapour-pressure pipelines, one which is awaiting completion and four discontinued pipelines. The operational pipelines carry butane, propane, ethylene, pentanes and liquid ethane. In accordance with the regulations of the Alberta Energy and Utilities Board, lands within these right-of-ways cannot be developed for residential purposes. Trail development will be located within this right-of-way, which will be dedicated as Municipal Reserve at the subdivision stage.

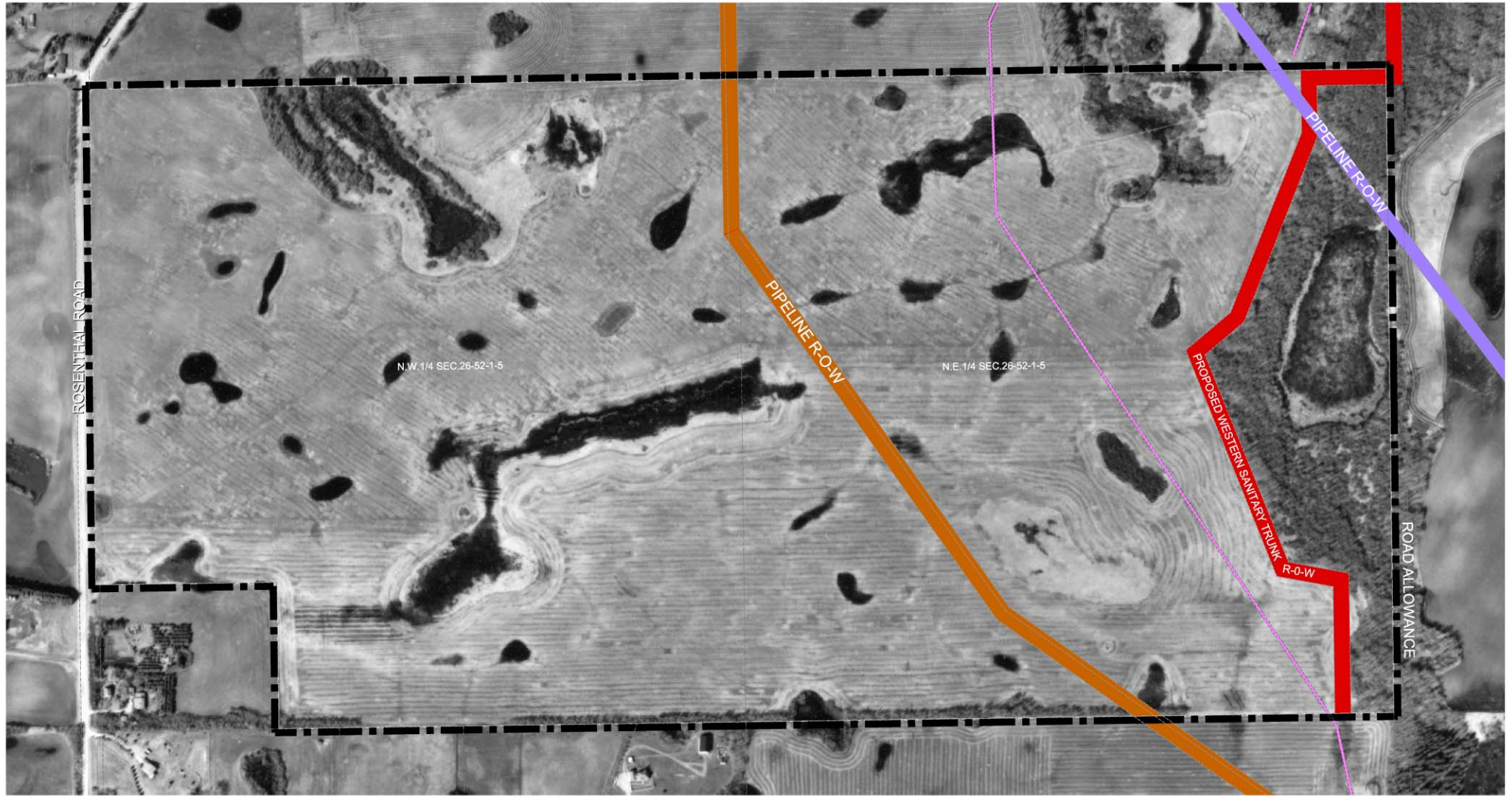
Imperial Oil Ltd. owns another right-of-way, that runs through the north east corner of NE ¼ 26-52-1 W5M. No pipelines are contained within this right-of-way. This right-of-way is located within an existing low-lying area which will be dedicated as Environmental Reserve at the subdivision stage.

A low-pressure gas pipeline owned by the West Parkland Gas Co-op runs north-south through NE ¼ 26-52-1 W5M. See *Figure 3.0 – Man Made Constraints*. To accommodate this pipeline, a 3-metre easement will be established in the eastern portion of the ASP area within the lands identified for future development. Unlike the high-pressure pipeline, this low-pressure pipeline is not located within a registered right-of-way.

Currently, there are no existing sanitary, water or storm services or franchise utilities to the site.

2.7 Adjacent Lands and Surrounding Development

The lands to the north of the ASP area are currently used for agricultural purposes and are bounded to the north by a Canadian National Railway right-of-way. This right-of-way comes within



Legend

- Area Structure Plan Boundary
- Existing Imperial Oil Ltd. High-Pressure Gas Pipeline ROW
- Existing Imperial Oil Ltd. Low Pressure Gas Pipeline ROW
- Existing West Parkland Gas Co-op Low Pressure Gas Pipeline
- Proposed Western Sanitary Trunk R-O-W

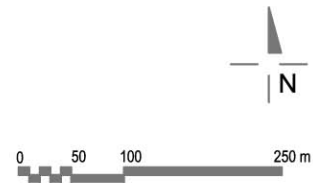


Figure 3.0
Man Made Constraints

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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approximately 150 meters of the north west corner of the ASP area. Lands to the west of the ASP area, west of Rosenthal Road, are also used for agricultural purposes and include a farmstead in the south east corner of NE ¼ 27-52-1 W5M. Directly across from this farmstead is the privately owned property which forms the south west boundary of the ASP area which contains a residence and outbuildings. South of the ASP area is Rosenthal Estates, a large-lot country residential subdivision, which occupies SW ¼ 26-52-1-W5M is and agricultural lands occupy SE ¼ 26-52-1-W5M. The lands directly to the east of the ASP area are to be developed for a mix of urban residential uses, in accordance with the approved Tiffany Greenfield ASP and the Lakeview ASP. *Appendix E – Shadow Plan Showing Adjacent Properties* shows the location of these Area Structure Plans in relation to the Aspen Meadows ASP area.

Land uses planned for the Aspen Meadows ASP area form an extension of the residential and open space uses planned for the Tiffany and Lakeview ASP areas and larger residential lots are planned where the ASP area is bounded by the agricultural lands west of Rosenthal Road, the privately owned parcel to the south west and Rosenthal Estates in order to provide a logical transition from the existing rural land uses to the more urban land uses proposed for the ASP area.

3.0 DEVELOPMENT OBJECTIVES AND PRINCIPLES

The Aspen Meadows ASP has been prepared as a comprehensively planned residential neighbourhood, designed to accommodate the existing natural features and topography of the site, wherever feasible, and to be integrated with the approved land uses for the surrounding lands.

The key development objectives of the ASP are:

- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general location and types of land uses, linkages, servicing designs and development staging;
- to develop a plan which includes a mixed-use urban village to provide retail services and employment opportunities for the ASP area and adjacent areas;
- to meet the current demand in the Town of Stony Plain for a suitable religious assembly site.
- to accommodate the site's natural features, wherever feasible, while respecting the general intent of the existing Town of Stony Plain policies and guidelines;
- to function as a logical extension of the adjacent land uses as shown in the approved Tiffany Greenfield and Lakeview Area Structure Plans;
- to provide for the implementation of the plan through an orderly and logical staging plan; and
- to fulfill the ASP Sustainability Criteria as mandated by the Town of Stony Plain

3.1 Development Principles

The types, sizes, locations and configurations of land uses planned for the ASP area are supported by the Town of Stony Plain ASP Sustainability Criteria, which are grouped under the following categories:

- Economic and Commercial Development
- Environmental Management
- Neighbourhood Design
- Community Services

- Transportation and Infrastructure; and
- Stakeholder Involvement

An explanation of the ways in which the Development Concept for the ASP area supports each of the six Sustainability Criteria is presented below.

3.1.1 Economic and Commercial Development

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Contains elements of community pride, enhances a heritage time or local character.	<p>The mixed use urban village planned for the ASP area will create a focal point for the community which will serve the daily shopping needs of the neighbourhood, encourage cohesion and interaction and foster a sense of community for the neighbourhood.</p> <p>Opportunities exist to develop a heritage theme or character for the neighbourhood.</p>
Provides opportunities for new and existing businesses.	The mixed use urban village will provide opportunities for new and existing retail businesses to expand into the ASP area and will provide commercial and employment opportunities for the neighbourhood and the surrounding lands.
Promotes diversification of the local economy via business type and size.	It is envisioned that the mixed use urban village will provide opportunities for smaller scale retail and office development, appropriate for an Urban Residential area, to serve the needs of the neighbourhood and the surrounding residential areas.
Promotes arterial commercial expansion along major transportation corridors.	The mixed use urban village will be located at the intersection of two collector roads, in proximity the new extension of the 49 Avenue arterial road connection from Rosenthal Road to downtown Stony Plain. This central location is well-suited to serving the needs of the neighbourhood and the surrounding lands.
Enhances the downtown as the core; a mixed-use and pedestrian-oriented area for arts, culture, civic, residential, office, and retail development.	The proposed mixed use urban village is not intended to compete with businesses located in the downtown area, but to provide for the day-to-day commercial needs of the neighbourhood and surrounding lands and to provide some local employment opportunities while enhancing walkability and reducing dependence on the private automobile.

3.1.2 Environmental Management

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Enhances and preserves natural features and other environmentally sensitive areas (i.e. riparian areas, wetlands, woodlots, historically significant sites).	<p>The Development Concept for the Aspen Meadows ASP pays careful attention to the natural features on the site. All significant wetlands, as identified through the Biophysical Site Assessment will be preserved and integrated into the stormwater management system of the ASP area. Additionally, the low-lying woodlot / wet area which comprise the eastern boundary of the plan area will be designated as Environmental Reserve.</p> <p>Other smaller, seasonal wet areas and tree stands will be incorporated into the parks, open spaces, and trails for the ASP area wherever feasible.</p>
Addresses possible issues such as soil erosion, flooding or other geotechnical hazards.	<p>The stormwater management system for the ASP area, as described in <i>Section 5.4 – Stormwater Management</i>, will control water levels and outflow at pre-development levels and has been designed to minimize potential soil erosion and flooding. No geotechnical hazards were identified through the Preliminary Geotechnical Assessment for the areas proposed for development within the ASP area.</p>
Provides for native species habitat restoration or improvement, wildlife corridors.	<p>The existing low-lying woodlot / wet area, which form the eastern boundary of the ASP area, will be designated as Environmental Reserve and will continue to provide habitat for native wildlife species.</p> <p>The stormwater management system incorporates and preserves the significant wetlands within the ASP area and forms part of the interconnected open space system which provides opportunities for wildlife habitat and movement within the ASP area.</p>
Reduces development footprint and site disturbance through minimizing land usage (i.e. clustered developments).	<p>Developing the ASP area for Urban Residential uses, with an increased amount of medium and higher density residential uses will reduce the development footprint of the Town of Stony Plain and minimize land usage to accommodate additional residents.</p> <p>The topography and natural features of the ASP area will be maintained, wherever feasible, to reduce site disturbance.</p>

Incorporates energy efficiencies: orienting streets maximize solar gain, or district-scale energy technologies and efficiencies, for example.	<p>Where feasible, at the subdivision stage, local streets will be designed with a north - west to south - east orientation to maximize solar gain.</p> <p>Additional opportunities to incorporate energy technologies and efficiencies within the ASP area will be considered at the detailed design stage.</p>
Efficient Stormwater Management design (rate, quantity and treatment).	The Conceptual Storm Servicing Plan for the ASP area will control flow rates to pre-development levels and will treat stormwater to minimize nutrients or suspended sediments in the outflows. See <i>Section 5.4 – Stormwater Management</i> for additional information.

3.1.3 Neighbourhood Design

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Considers and compliments existing subdivisions, neighbourhoods or Area Structure Plans.	<p>The types, sizes and locations of land uses proposed for the ASP area function as an extension of the approved Tiffany Greenfield and Lakeview Area Structure Plans and the planned Urban Residential development to the east.</p> <p>Where the ASP area borders farmland and the Rosenthal Estates rural residential subdivision, Large Lot Residential development is planned to provide an appropriate transition in land use and density.</p>
Offers a mix of housing types, densities and lot sizes that meet the needs of an inclusive community, yet provides coherence and clear urban form.	<p>A mix of housing types, densities, and lot sizes is offered within the ASP area to accommodate a range of lifestyles, incomes. Transitions in lands use and density provide a clear and coherent urban form.</p> <p>Large Lot Residential development is planned at the west and south boundaries of the ASP area to provide an appropriate transition in land use and density to the existing farmlands and the Rosenthal Estates rural residential subdivision.</p> <p>Low Density Residential development is planned in the internal portions of the ASP area connected to the transportation networks by a system of local roads.</p> <p>Medium and High Density Residential development sites are located in proximity to amenities and at the intersections of arterial and collector roads. These areas will be developed to a high standard of urban design.</p>

Multi-family dwellings located near collector streets and amenities (i.e. commercial, linear parks and open spaces).	<p>All multiple family residential uses planned for the ASP area are located along, and at the intersections of, collector and arterial roadways.</p> <p>In the eastern portion of the ASP area, multiple family housing is focused around the mixed use urban village, in proximity to the school site and connected to the open space network.</p> <p>In the western portion of the ASP area, multiple family housing is located in close proximity to the institutional site, which will be developed for religious assembly and is also connected to the open space network.</p>
Enhances the “small town” atmosphere and sense of community.	The mixed use urban village, in proximity to the school site, and the institutional site will provide focal points for social gathering and interaction for neighbourhood residents, enhancing the “small town” atmosphere and sense of community for the ASP area and surrounding lands.
Encourages or adds to a diversity of uses that may place home, shopping, work, and recreation in close proximity (i.e. Neighbourhood Activity Centre).	<p>The centrally located mixed use urban village is situated in the closest possible proximity to the most residential units within the ASP area and surrounding lands and will provide shopping and employment opportunities. This location is well connected at the intersection of two collector roads and in proximity to the extension of the 49 Avenue arterial road connection from Rosenthal Road to downtown Stony Plain.</p> <p>In addition, the centrally located school site is connected to the stormwater management system and open space network via trail routes which pass through the residential areas, providing good access to recreation opportunities.</p>
Commercial and public amenities (i.e. schools, medical and community centres) located at neighbourhood edges and along arterial intersections.	<p>The mixed use urban village and the school site are located in the eastern portion of the ASP area in order to be central to both the neighbourhood and surrounding lands. This location is well connected, at the intersection of two collector roads, and is also in proximity to the extension of the 49 Avenue arterial road connection from Rosenthal Road to downtown Stony Plain.</p> <p>In the western quarter of the ASP area, the institutional site (which will be developed religious assembly) is located at the intersection of the extension of the 49 Avenue arterial and Rosenthal Road.</p>

3.1.4 Community Services

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Promotes crime deterrence through safe neighbourhood principles such as: visible public spaces; identifiable points of entry; clear boundaries between public and private spaces.	Through the central location of public space uses in the ASP area, in proximity to higher density residential uses, “eyes on the street” and visibility is enhanced. Other safe neighbourhood, Crime Prevention Through Environmental Design (CPTED) principles, such as visible public spaces, access control, territorial reinforcement, maintenance and activity support will assist in deterring crime and will be addressed at the detailed design stage.
Connection and expansion of the Town-wide multi-use trail system to link residents with open spaces and activity nodes.	The trail system provided within the ASP area will generally provide the connections shown in the Town of Stony Plain – 2005 Trails Master Plan, providing a connection to and an expansion of the Town-wide multi-use trail system. Trails will be provided linking residents with open spaces, such as the storm water management facilities and school site, with and activity nodes, such as the mixed use urban village and the institutional site which will be developed for religious assembly.
Provides active and passive recreational opportunities, with proposed park and natural areas adequate in size, location and functionality.	The parks and open spaces within the ASP area provide opportunities for both active recreation, using the school sports fields and the trails that will be located adjacent to stormwater management facilities and within pipeline right-of-ways, and passive recreation within the municipal reserve and environmental reserve lands. Overall, 4.26 hectares of park space is provided per 1,000 people in the ASP area.
More than traditional 10 percent allocated to green and/or public spaces.	Municipal Reserve dedication for the ASP area will comprise a total of 16% of the Gross Developable area.

Proximity and accessibility to amenities such as medical centres, schools, care facilities, libraries, places of worship, etc.	<p>A school site has been located in the eastern portion of the ASP area, in proximity to the mixed use urban village and central to the neighbourhood and surrounding lands.</p> <p>The mixed use urban village could accommodate a range of services such as health clinics, personal services and day care facilities.</p> <p>The institutional site, located at the corner of Rosenthal Road and the extension of the 49 Avenue arterial, will be developed for a religious assembly use.</p>
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3.1.5 Transportation and Infrastructure

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Facilitates connectivity, accessibility and movement by multiple modes of transport including: private automobiles, walking, cycling, and accommodates for future transit (i.e. modified grid system).	<p>The hierarchy of roadways for the ASP area is intended to be designed as a modified grid system which will efficiently accommodate future transit service.</p> <p>All roadways will be built to Town of Stony Plain standards which include sidewalks for local roads, treed sidewalks for collector roads, and treed multi-use trails for arterial roadways to facilitate walking and cycling.</p> <p>The trail system to be provided adjacent to the stormwater management facilities and within the municipal reserve dedication will supplement the sidewalk system providing additional connectivity and varied and attractive options for walking and cycling.</p>
Interconnected road and path system that facilitates efficient provision of municipal services and maintenance.	<p>The proposed modified grid system of roadways and lanes will provide for efficient and logical extensions of municipal services to all portions of the ASP area and will allow for effective provision of emergency services.</p> <p>Representatives from the RCMP, Town of Stony Plain Fire Department and Parkland Ambulance Authority were contacted prior to the design of the Development Concept for the ASP area. It was confirmed that existing facilities within the Town of Stony Plain were sufficient to serve the ASP area.</p>

Road patterns disperse vehicle traffic over several roadways by providing multiple movement options.	<p>Multiple connections of collector roads to the arterial roadway and of local roads to the collector network will provide movement options that will facilitate dispersal of local traffic.</p> <p>A collector road connection has also been identified in the eastern portion of the ASP area to provide an eventual road connection to 79 Avenue to the south, connecting to the existing Glory Hills Road right-of-way, further enhancing movement options for the ASP area.</p>
Provides traffic calming measures in roadway design to address traffic speed	<p>Local roadways in the ASP area will be designed, wherever possible, to avoid long and straight stretches of uninterrupted road to reduce traffic speed.</p> <p>At the detailed design stage, other traffic calming measures such as edge and median plantings, on-street parking and curb extensions will be considered.</p>
Facilitates efficient design of municipal infrastructure, including roads, sanitary and water systems	<p>The modified grid system of roadways and lanes will provide for efficient and logical extensions of municipal services to all portions of the ASP area.</p>

3.1.6 Stakeholder Involvement

SUSTAINABILITY CRITERIA	DESCRIPTION / REASONING
Conducted public consultation process with local residents and businesses in project development.	<p>A public meeting with the landowners adjacent to the ASP area will be held following First Reading of the Bylaw by Council and prior to advancing the ASP for Public Hearing and Council approval. Comments provided at this meeting will be considered in the final Aspen Meadows ASP.</p> <p>A Public Hearing will follow 1st Reading of the ASP Bylaw, providing an additional opportunity for local residents and other stakeholders to provide their input to Council regarding the land uses planned for the ASP area.</p>
Worked closely with Town Administration throughout project development.	<p>Armin A. Preiksaitis & Associates Ltd. has met with and circulated the draft Development Concepts to the Town of Stony Plain Administration in the preparation of this ASP document, with the goal of ensuring that development proposed for the ASP area will meet the Town's requirements for future growth.</p>

<p>Integrates in the plans for the community and conforms to the development concepts within the Municipal Development Plan.</p>	<p>An application to amend the Town of Stony Plain Municipal Development Plan (MDP) will be made to ensure this ASP conforms to the future plans for the growth of the community.</p> <p>This amendment will ensure proposed land uses, open space, servicing and transportation concepts for the ASP area will conform to the those provided in the amended MDP and will provide sustainable residential growth which is integrated with surrounding development.</p> <p>In addition, the land uses planned for the ASP area have been designed as an extension of the land uses proposed in the approved Tiffany Greenfields and Lakeview Area Structure Plans, east of the ASP area.</p>
<p>Developer or consultant demonstrates experience with similar projects.</p>	<p>Armin A. Preiksaitis & Associates Ltd. has several years of experience in preparing residential Area Structure Plans and other types of residential neighbourhood design strategies similar to the Aspen Meadows ASP. Some recent examples include:</p> <ul style="list-style-type: none"> • West Lethbridge Phase II Area Structure Plan, City of Lethbridge • Maclab Area Structure Plan, Town of Blackfalds • Saline Creek Plateau Area Structure Plan, Regional Municipality of Wood Buffalo

4.0 DEVELOPMENT CONCEPT

4.1 Residential

The ASP has been prepared in response to current and anticipated residential market demand in the Town of Stony Plain. As illustrated in *Figure 4.0 – Development Concept*, the majority of the development within the ASP area is planned for residential uses, providing a mix of low, medium and high density housing forms. Logical transitions between the proposed housing forms are demonstrated in the Development Concept.

Appendix E – Shadow Plan Showing Adjacent Properties illustrates a conceptual future development scenario for the adjacent agricultural lands to the north of the ASP area. Land uses identified for these lands have been conceptually identified in consultation with the adjacent land owners.

Table 1 – Land Use Statistics provides a breakdown of the land areas, unit densities and projected population for the proposed residential land uses.

4.1.1 Large Lot Residential

Approximately 6.3 hectares (15.6 acres) or 6% of the Gross Developable Area (GDA), of the Aspen Meadows ASP area will be developed for large lot, single detached, residential uses. These lots will be accessed by local roadways and are planned adjacent to agricultural lands or existing Rural Estate subdivisions in order to provide a logical and attractive transition in density and housing form.



4.1.2 Low Density Residential

Approximately 33.9 hectares (83.8 acres), or 30% of the GDA, will be developed for low density, single detached, residential uses. These lots will be accessed from local roadways or lanes, where they front onto the collector roadway network.





Legend

	Area Structure Plan Boundary		Institutional Site		Separate Regional Division School Site
	Large Lot Residential		Mixed Use Urban Village		Potential Multi-Use Trail route
	Low Density Residential		Municipal Reserve		Arterial Roadway
	Medium Density Residential		Environmental Reserve		Collector Roadway
	High Density Residential		Stormwater Management / PUL		Shadow Plan Area



Figure 4.0
Development Concept

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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4.1.3 Medium Density Residential

Approximately 8.5 hectares (21.0 acres), or 8% of the GDA, is planned for medium density residential uses, in order to provide a wider range of housing options and to accommodate a range of ages, incomes and family types in the ASP area.

The lands planned for medium density residential use are situated in proximity to the intersections of collector and

arterial roadways, providing efficient and convenient vehicular access while reducing vehicular traffic within the internal residential neighbourhoods of the ASP area.



4.1.4 High Density Residential

Approximately 5.4 hectares (13.3 acres), or 5% of the GDA, is planned for high density residential uses, to

accommodate the growing demand for higher density multiple family housing, to provide smaller residential

units and to accommodate a wider range of ages and incomes within the ASP area. The lands planned for high

density multiple family housing use are situated at the

intersections of collector and arterial roadways, providing efficient and convenient vehicular access and opportunities for future public transit access, and in proximity to amenities such as the mixed use urban village, institutional and recreational uses.



4.2 Parks, Schools and Open Space

4.2.1 Parks and Trail System

Approximately 16% or 17.1 hectares (42.3 acres), of the GDA is to be dedicated for Municipal Reserve, to provide interconnected park space for the ASP area. This Municipal Reserve will include the school site shown in the Development Concept, portions of the stormwater management system above the normal water level and utility rights-of-way which will be integrated into the interconnected trail system.

The school site totals 4.0 hectares (9.9 acres) of land, or 4% of the GDA, which was determined in consultation with Evergreen Catholic Separate Regional Division No. 2, which indicated that it plans to locate a new Kindergarten to Grade 9 school within the ASP area.

Table 2 -- Potential Student Population indicates the potential student population generated by the ASP area, a portion of whom would attend the new school. The school site is located at the intersection of two collector roads in the eastern portion of the ASP area, providing enhanced vehicular access from the neighbourhood and surrounding lands. The school site's proximity to planned medium and high density residential development and linkages to all portions of the ASP area open space network, via connections to the proposed trail network, will provide opportunities for walking and bicycling as well. The school play fields will provide space for organized recreational activities in the community outside of school hours. See *Figure 4.0 – Development Concept*.

An interconnected system of trails is proposed throughout the ASP area to enhance pedestrian opportunities and support active recreational activities such as walking, cycling and jogging. In accordance with the objectives listed in the Town of Stony Plain MDP, this trail system, and sidewalks within the road rights-of-way, will link the school site and open spaces within the ASP area. Trails are also planned within the lands required to accommodate the stormwater management system, above the normal water line, which will provide recreational access to the site's natural areas as identified in the Conceptual Storm Servicing Plan.

4.3 Mixed Use Urban Village

The Development Concept for the ASP area features a 2.0 hectare (4.9 acre) area, or 1% of the GDA, designated for a mixed use urban village, to provide an opportunity for retail businesses to serve the daily shopping needs of the neighbourhood and surrounding lands. An opportunity exists to develop this site for mixed-use



commercial and residential uses to create an “urban village” which would enhance the amenity value of the Aspen Meadows ASP area by giving residents opportunities for work, shop and leisure within their own neighbourhood while enhancing community interaction and cohesion.

4.4 Institutional

The Aspen Meadows ASP area includes an area designated for Institutional use adjacent to the intersection of Rosenthal Road with the 49 Avenue arterial roadway. Totalling 5.9 hectares (14.6 acres) of land, this site has been identified to meet the current demand for a Religious Assembly site within the Town of Stony Plain. Refer to *Figure 4.0 – Development Concept*.

TABLE 1 - LAND USE STATISTICS

	Ha	% of GDA
GROSS AREA	125.3	
Arterial Roadway	4.4	
Environmental Reserve	8.5	
GROSS DEVELOPABLE AREA	112.4	100%
Non-Residential Uses		
Circulation		
Collector Roadways	6.5	6%
Local Roadways	13.5	12%
Lanes	2.3	2%
Subtotal	22.3	20%
Parks/Open Space		
Stormwater Management (PUL)	11.0	10%
Municipal Reserve (MR)		
Parks and Trails	13.1	12%
School Site	4.0	4%
Subtotal	28.1	25%
Institutional	5.9	5%
Mixed Use Urban Village	2.0	1%
Subtotal	7.9	6%
Total Non-Residential Uses	58.3	51%
Residential Uses		
Large Lot Residential District	6.3	6%
Low Density Residential	33.9	30%
Medium Density Residential	8.5	8%
High Density Residential	5.4	5%
Total Residential Uses	54.1	49%
TOTAL	112.4	100%

RESIDENTIAL LAND USE ANALYSIS

	Area (Ha)	Density Units / Ha	Units	Persons /Unit	Population
Large Lot Residential District	6.3	12	75	3.2	240
Low Density Residential District	33.9	20	680	3.2	2176
Medium Density Residential District	8.5	36	306	2.4	734
High Density Residential District	5.4	80	432	2	864
TOTAL	54.2		1493		4014

TABLE 2 - POTENTIAL STUDENT POPULATION

	K-6	7-9	10-12	Total
Public System	328	132	132	592
<u>Separate System</u>	175	72	72	319
Total	503	204	204	911

Assumptions

Number of Students / unit	0.61
Number of Units	1493
Proportion of Students in Public System	65%
Proportion of Students in Catholic System	35%

4.5 Transportation

4.5.1 Transportation Network

All roads proposed within the ASP area are to be constructed in accordance with the Town of Stony Plain specifications. *Figure 5.0 -- Transportation Network* identifies the proposed roadway network for the ASP area. The roadway network proposed includes; and east-west extension of the 49 Avenue arterial roadway from downtown to Rosenthal Road, accessed via collector roadways; collector roadways which loop through the north west and south east portion of the ASP area which will provide access to local roadways, a future collector roadway connection to 79th Avenue, connecting to the existing Glory Hills Road right-of-way and future development south of the ASP area; a local roadway and lane network will be identified at the subdivision stage, based on a modified grid pattern, which will provide access to the collector roadway network from individual lots; and a collector roadway to the Tiffany Greenfield residential area to the east. Following is a detailed description of the roadway hierarchy proposed to serve the ASP area.

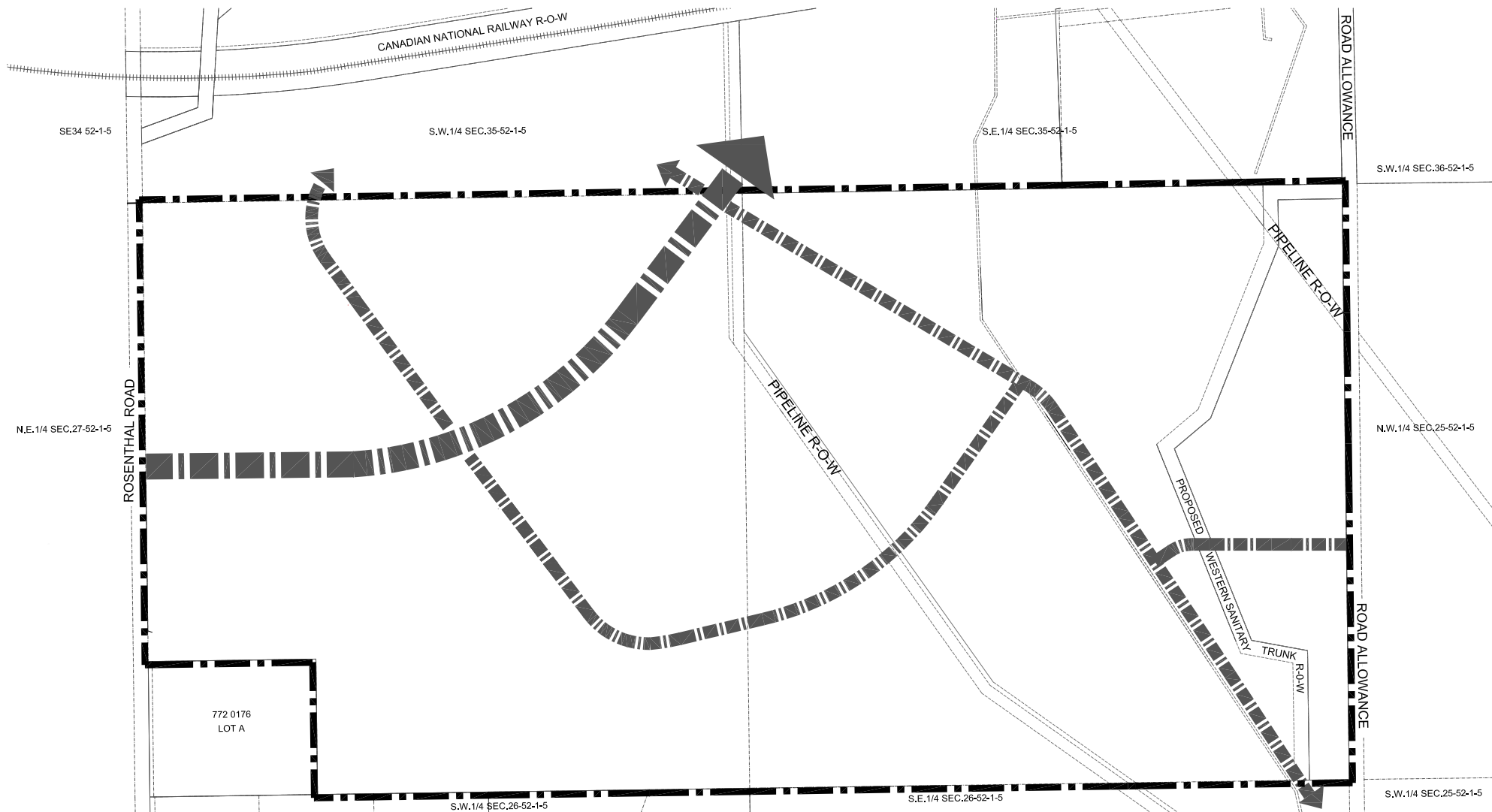
4.5.2 Arterial Roadways

A two (2) lane urban undivided arterial roadway will be located adjacent to the existing CNR right-of-way north east of the ASP area, as an extension of the existing 49 Avenue, which will turn southward to the centre of the northern ASP boundary and will connect to the middle of the western boundary of the ASP area to Rosenthal Road. The arterial roadway will be constructed within a 48.30 metre (158.47 feet) wide right-of-way as per the Town of Stony Plain's specifications.

4.5.3 Collector Roadways

Major collector roadway loops will provide access from the arterial roadway to the northern and southern portions of the ASP area. An additional north-south major collector roadway in the eastern portion of the ASP area will provide a link with the potential future developments to the south of the ASP area and to 79 Avenue, using the existing Glory Hills Road right-of-way. Major collector roadways will be constructed within a 24.00 metre (78.74 feet) wide right-of-way, as per the Town of Stony Plain's specifications.

A collector roadway connection will be provided, across the low-lying lands to be designated for Environmental Reserve along the east boundary of the Aspen Meadows ASP area, to the major collector roadway within the Tiffany Greenfield ASP area, refer to *Figure 5.0 – Transportation Network*.



Legend

- Area Structure Plan Boundary
- Arterial Roadway (48.30 m ROW)
- Major Collector Roadway (24.00 m ROW)

Figure 5.0
Transportation Network

Aspen Meadows Area Structure Plan
Stony Plain, Alberta



0 50 100 250 m

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4.5.4 Local Roadways

A system of local roadways to provide access to individual residential lots, based on a modified grid system designed to discourage outside traffic from shortcutting through residential areas, will be identified at the subdivision stage. The local roadways will be constructed within an 18.00 metre (59.06 feet) wide right-of-way, as per the Town of Stony Plain's specifications.

4.5.5 Lanes

The majority of the residential development within the Aspen Meadows ASP area will be accessed via lanes at the rear of lots, to provide an active frontage with development that addresses the street. Exceptions include lots backing onto Municipal Reserve areas and lots backing onto the boundary of the ASP area, which will be accessed via the local roadway. The right-of-way for lanes is 6.00 metres (19.69 feet), as per the Town of Stony Plain's specifications.

4.5.6 Emergency Services

Information received from consultation with the Stony Plain Royal Canadian Mounted Police Detachment, the Stony Plain Fire Department and the Parkland Ambulance Authority has indicated that there is no need for lands to accommodate additional emergency services facilities to be located within the ASP area. Existing services within the Town of Stony Plain are sufficient to provide for future development within the ASP area.

5.0 UTILITY SERVICING

5.1 Design Criteria

An analysis of the sanitary sewer, water servicing and storm servicing requirements for the ASP area was conducted in accordance with the goals and objectives of the Town of Stony Plain Municipal Development Plan (MDP) and the Area Structure Plan Sustainability Criteria. The design of the Conceptual Storm Servicing Concept was also aligned with directives from the Alberta Water Act, the Alberta Environment Stormwater Management Guidelines, and the 2004 Big Lake Basin Drainage Study. This became necessary after detailed site investigation determined a need for more and larger wetlands than those indicated conceptually by the MDP.

Franchise utility servicing information was contributed by the respective utility owner.

5.2 Sanitary Sewer Servicing

The Town of Stony Plain MDP has stipulated that the ASP lands should be serviced by the proposed west sanitary sewer trunk system, which has been conceptually developed to serve the western half lands within the Town of Stony Plain corporate limits. Once this proposed trunk is constructed, lands within the Aspen Meadows ASP will drain east into it, as shown in *Figure 6.0 -- Conceptual Sanitary Servicing Plan*.

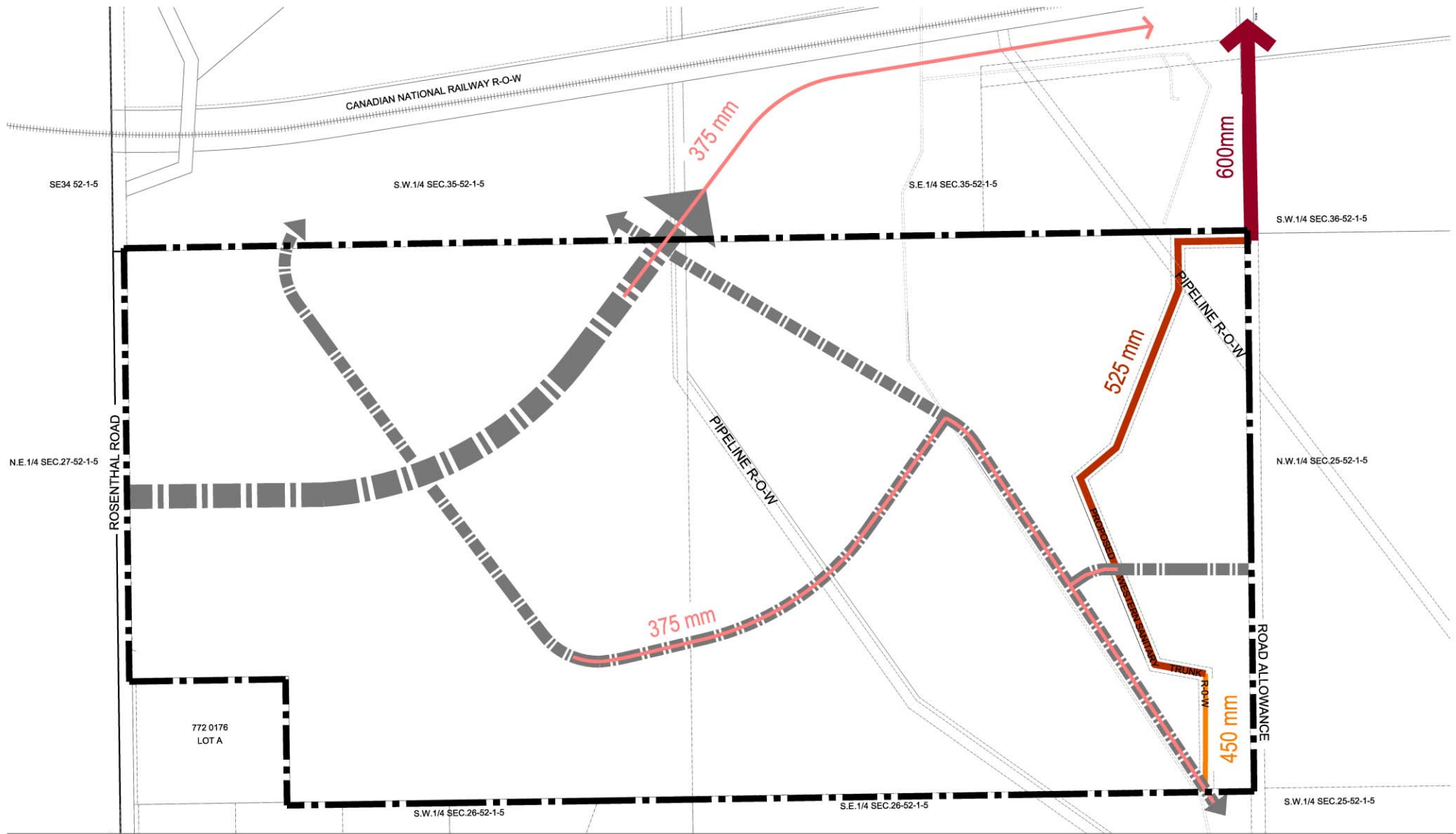
5.3 Water Distribution

The MDP indicates that a 300 mm water main from 57 Avenue and a 350 mm water main from 52 Avenue are to be joined together into a 350 mm water main distribution trunk, and extended to service the ASP area. The MDP requires that the 350 mm main be extended to the NE ¼ Sec 26-52-1 W5M, then to a 300 mm water main into NW ¼ Sec 26-52-1 W5M.

Sizes of the mains have been adopted from the MDP, while the pipe alignments follow the main transportation routes. Refer to *Figure 7.0 – Conceptual Water Servicing Plan*.

5.4 Stormwater Management

Figure 8.0 -- Conceptual Storm Servicing Plan shows the essential elements of the stormwater management plan for the ASP area, including wetlands and drainage pathways. Table 3 provides a summary of the catchment areas and wetland sizes. The wetlands are larger than would



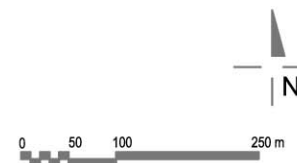
Legend

- Area Structure Plan Boundary
- Arterial Roadway (48.30 m ROW)
- Route of 375 mm dia. Collector
- Route of 450 mm dia. Collector
- Route of 525 mm dia. Collector
- Route of 600 mm dia. Collector
- Major Collector Roadway (24.00 m ROW)

Figure 6.0
Conceptual Sanitary Servicing Plan

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

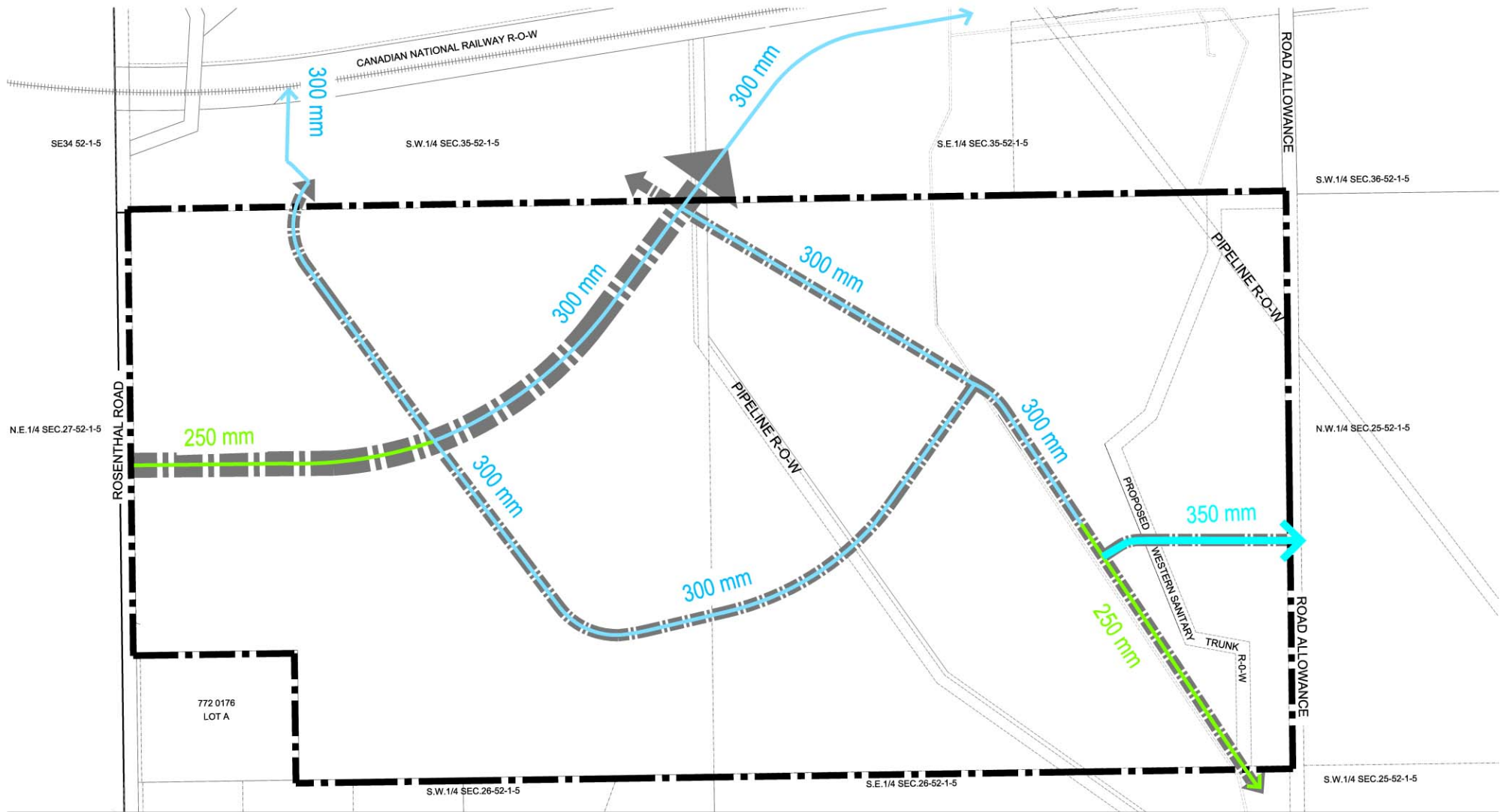
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normally be required of conventional stormwater facilities (ponds), to minimize water-level fluctuations, to protect and preserve existing wetland areas, and to facilitate drainage of tributary areas. Other key features of the Conceptual Storm Servicing Plan include:

- Runoff from the developed areas will be collected in a system of storm sewers and the major drainage system (streets) and will be directed to these wetlands to help maintain their pools of water.
- Runoff will be temporarily stored within the wetlands and released at a controlled rate not to exceed the pre-development flow rate from the basin (2.5 L/s/ha).
- Settling ponds or forebays will be provided at storm sewer inlets.
- Retention within the permanent pools and the temporary flood storage zone will further promote the settling of suspended sediments and removal of nutrients so as to improve the quality of water stored within and released from the wetlands.
- Water levels and outflows will be controlled with an outlet control structure so that they do not rise above the natural range of fluctuation.

In accordance with the Town of Stony Plain Municipal Development Plan, 2005-2020, the Conceptual Storm Servicing Plan has been designed to route all stormwater from the ASP lands into Stream course # 2.



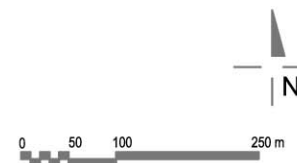
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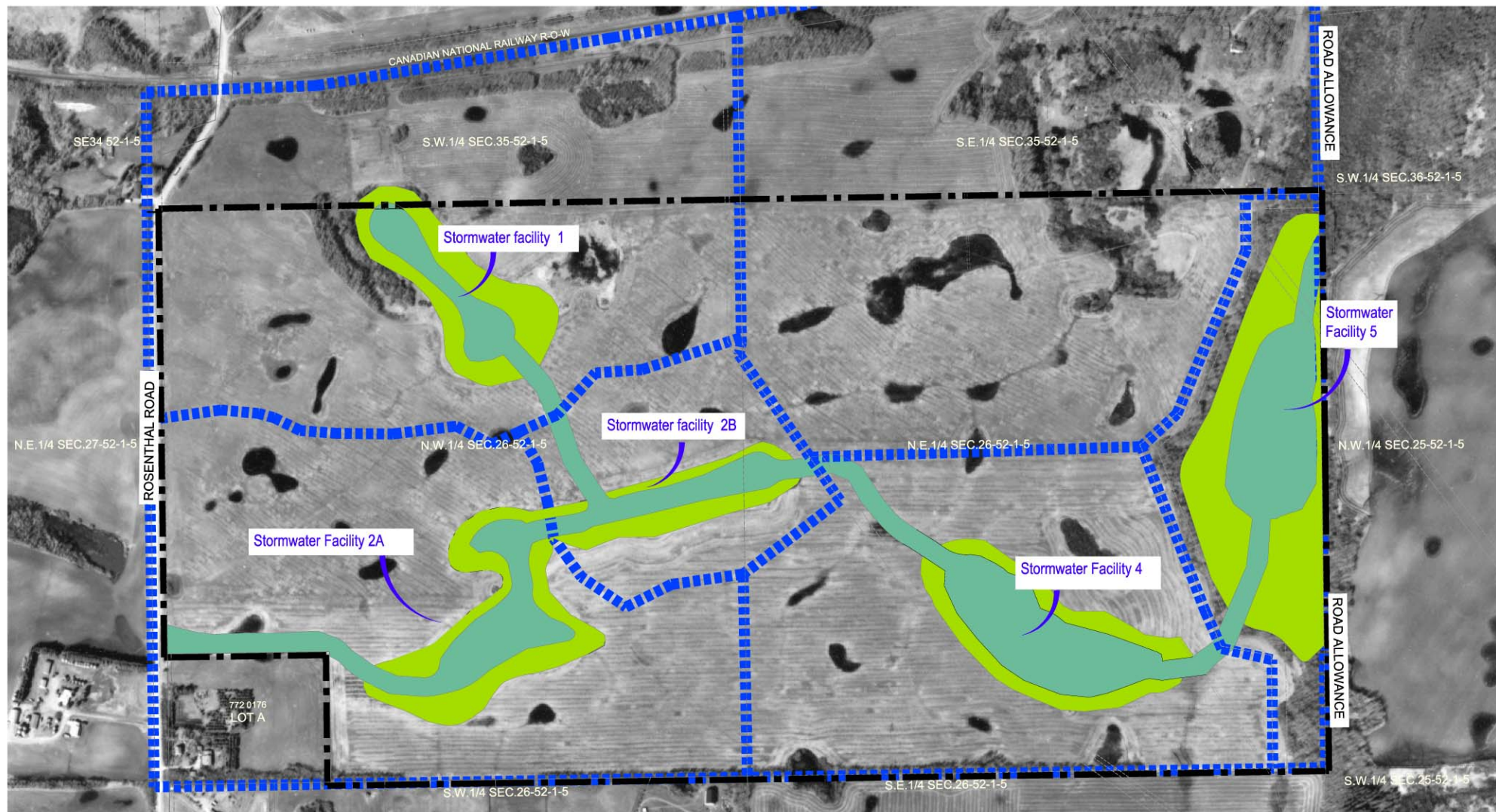
- | | | | |
|--|------------------------------|---|---------------------------------------|
|  | Area Structure Plan Boundary |  | Arterial Roadway (48.30 m ROW) |
|  | Route of 250 mm dia. Main |  | Major Collector Roadway (24.00 m ROW) |
|  | Route of 300 mm dia. Main | | |
|  | Route of 350 mm dia. Main | | |

Figure 7.0
Conceptual Water Servicing Plan

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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Legend

- Area Structure Plan Boundary
- Normal Stormwater Level
- High Stormwater Level
- Stormwater Management Catchment Area Boundary

Figure 8.0
Conceptual Storm Servicing Plan

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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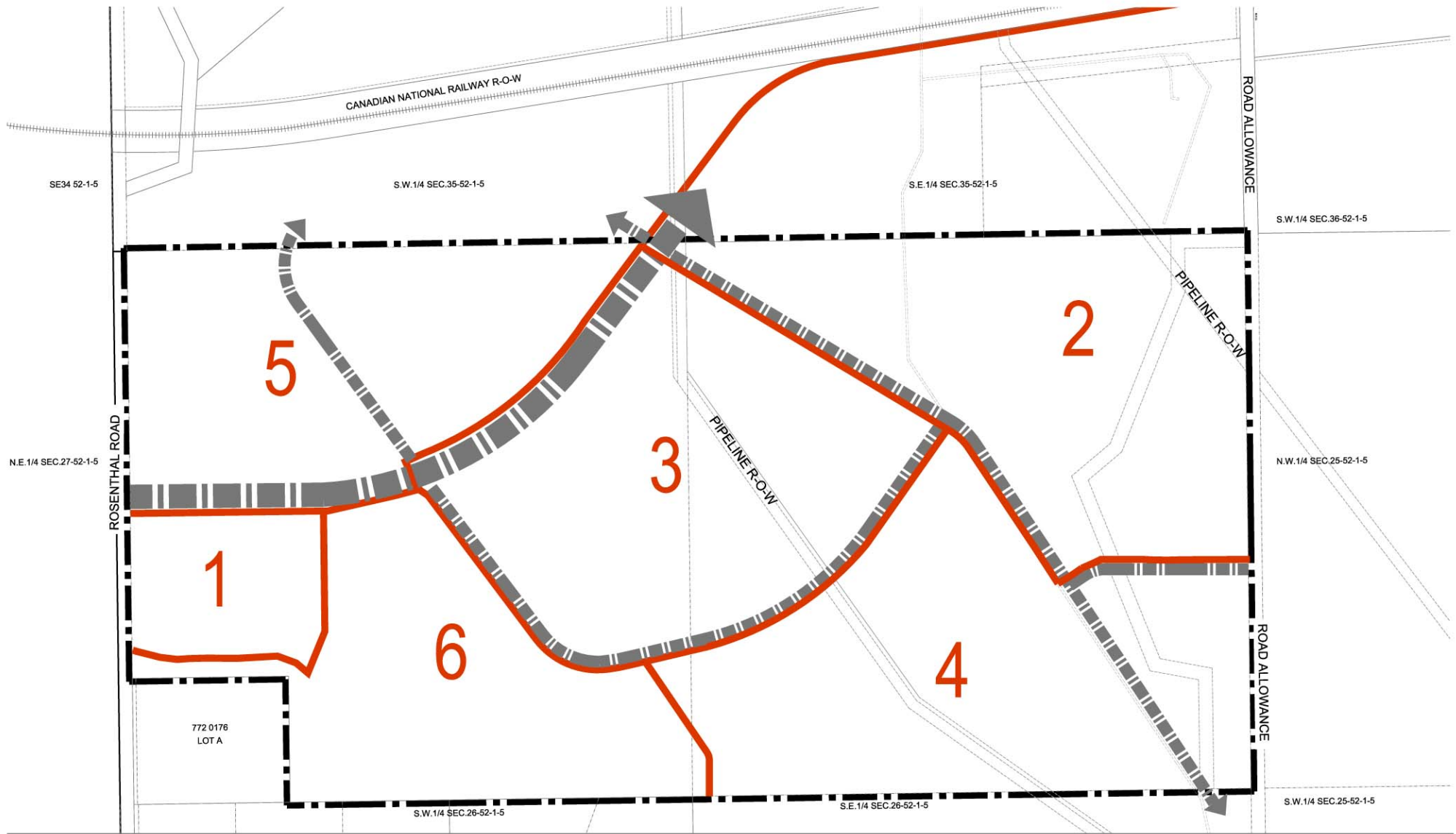
Table 3 - Stormwater Management Facility Parameters

Stormwater Management Facilities (Preliminary)

Facility	Type	Catchment Area (ha)	Water Surface Area (ha)	Marsh Area (ha)	Riparian Area (ha)	Flood Storage Volume (m ³)	Operating Depth (m)
1	Wetland	40.5	0.24	1.0	2.4	28,000	1.2
2A	Wetland	35.3	0.15	1.5	3.9	25,000	0.8
2B	Wetland	10.2	0.28	0.7	1.3	7,800	0.5
4	Wetland	28.3	0.26	2.6	1.9	22,000	0.6
5	Wetland	12.2	-	2.8	5.5	6,500	0.2
Drainage Parkways	Parkway/channel	-	0.65	-	4.6	-	1.0

5.5 Franchise Utilities

It is anticipated that natural gas, power, cable TV and telephone services will be provided through extensions of the existing systems.



Legend

- Area Structure Plan Boundary
- Phase Boundary
- Arterial Roadway (48.30 m ROW)
- Major Collector Roadway (24.00 m ROW)

Note: Phase boundaries are conceptual and will be subject to modification in response to market conditions and logical economic extension of roads and municipal services.

Figure 9.0
Conceptual Phasing Plan

Aspen Meadows Area Structure Plan
Stony Plain, Alberta

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6.0 PLAN IMPLEMENTATION

6.1 Development Staging

Staging of development will generally follow the logical extension of the sanitary collection and water distribution systems (refer to Figures 6.0 and 7.0). Therefore, the ASP lands situated directly west of the proposed west sanitary sewer trunk, and the institutional site will constitute the first stages of development.

The remaining ASP lands will be developed in accordance with the sanitary and watermain extensions. Refer to *Figure 9.0 – Conceptual Phasing Plan*.

6.2 Redesignation and Subdivision

Redistricting and subdivision applications will be made for each stage of development and will conform to the land uses described in the ASP. Guided by the Town of Stony Plain MDP, redistricting and subdivision will also be required to adhere to the updated Town of Stony Land Use Bylaw, which is anticipated to be adopted in early 2009.

6.3 Provision of Roadways and Infrastructure

Provision of new roadways and services and/or upgrades to existing roadways and services required to accommodate new development in the ASP area will be established through the Subdivision process.

Applications for subdivision will be submitted for each Phase of development by the developer and reviewed by the Town of Stony Plain Subdivision Authority. As a condition of subdivision approval, a Development Agreement between the developer and the Town of Stony Plain will be required to be entered into. This Development Agreement will identify necessary roadway and servicing construction and/or upgrades to existing roadways and services required to accommodate development, based on the future land uses and densities proposed in the subdivision application. It will also indicate responsibilities for constructing the required roadways and services. The Town of Stony Plain may require the developer to submit a Traffic Impact Assessment (TIA) in order to identify roadway requirements. Detailed engineering drawings will be required to be submitted for the proposed new and/or upgraded roadways and services.

Through the Development Agreement process, the developer and the Town of Stony Plain will establish who will be required to pay for and construct the required roadways and services. Typically, the developer is required to pay for and construct the roadways, up front, and would work with the Town of Stony Plain to determine opportunities for recovery of a fair portion of these up front costs from subsequent development which will utilize the new and/or upgraded roadways and services. To ensure the proposed new and/or upgraded roadways and services are completed as identified in the engineering drawings the Town of Stony Plain will require security to be provided, the amount of which is determined based on the construction costs for roadways and services. This security will be returned to the developer following a warranty period, which is determined by the Town of Stony Plain and identified in the Development Agreement.

Upon signing and approval of the Development Agreement between the developer and the Town of Stony Plain, the subdivision application will be approved by the Subdivision Authority, lots can be registered with Land Titles and road upgrades and construction of services can begin.