

BYLAW 2099/D&P/00

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF REPEALING THE GRAYBRIAR AREA STRUCTURE PLAN
BEING BYLAWS 1062/D&P/90, 1114/D&P/92 AND 2088/D&P/99**

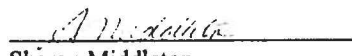
WHEREAS pursuant to Sections 633(1) and 191(1) of the Municipal Government Act, Chapter M-26.1, Statutes of Alberta, 1994 and amendments thereto, municipalities are given authority to adopt and to amend Area Structure Plans;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, enacts as follows:

1. That the Graybriar Area Structure Plan, being Bylaws 1062/D&P/90, 1114/D&P/92 and 2088/D&P/99, are hereby rescinded:
2. That this Bylaw 2099/D&P/00 is to be cited as the "Graybriar Area Structure Plan".
3. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
4. That this bylaw shall come into force and take effect upon the date of the third reading and signing in accordance with Section 213(3) of the Municipal Government Act, Statutes of Alberta 1994.

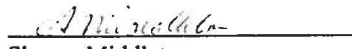
Read a first time this 27th day of March, A.D. 2000.


Mayor Donna Cowan



Sharon Middleton
Secretary-Treasurer

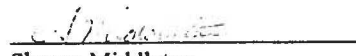
Read a second time this 25th day of April, A.D. 2000.


Mayor Donna Cowan


Sharon Middleton
Secretary-Treasurer

Read a third time this 25th day of April, A.D. 2000.


Mayor Donna Cowan


Sharon Middleton
Secretary-Treasurer

**GRAYBRIAR
AREA STRUCTURE PLAN**

Prepared by:

Scheffer Andrew Ltd.

with Durrance & Associates Ltd.

For:

Lomax Developments Ltd.

APRIL 2000

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1 INTRODUCTION

The Graybriar Area Structure Plan (ASP) area is located in the eastern portion of the Town of Stony Plain within the east half of 31-52-27-W4. The plan area is bounded by the Canadian National Railway main line to the north, Boundary Road to the east, a powerline easement / property line to the south and the quarter line to the west; as shown in Figure 1.

The purpose of this ASP amendment is to bring the area west of Atim Creek into compliance with the recently amended area east of Atim Creek. The following changes to the current Graybriar ASP are discussed:

- The alignment and provision for an east/west collector through the ASP;
- Describe and illustrate the future realignment of the traversing pipeline right-of-way;
- Modifications to the open space provided west of Atim Creek;
- Establish areas for various densities of residential development;
- Changes to the storm water management plan.

This document describes the proposed ASP amendment with respect to land use, circulation, and servicing issues within the amendment area as defined in Figure 2.

2 BACKGROUND

2.1 Policy Context

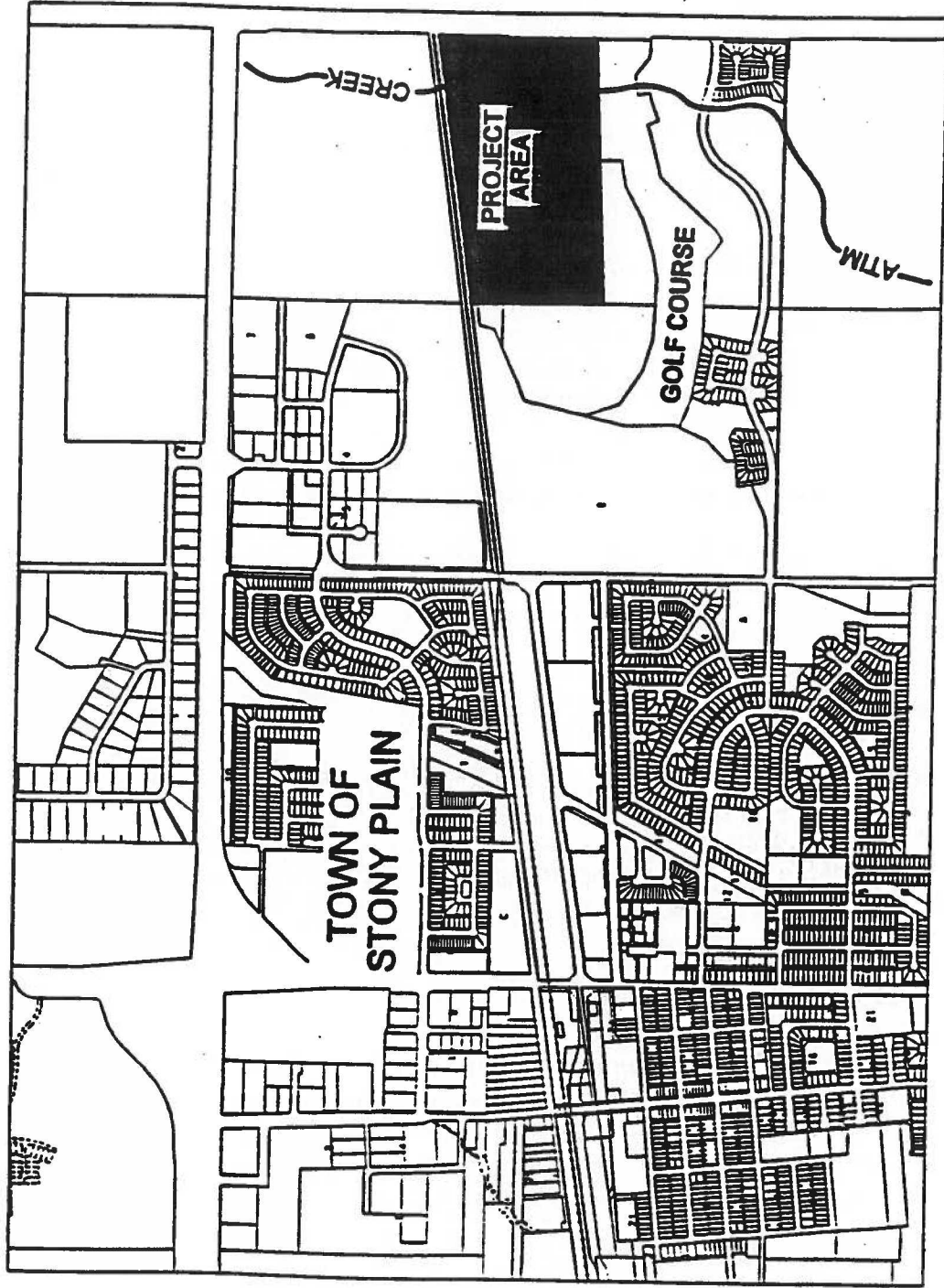
2.1.1 *Municipal Development Plan*

The current Town of Stony Plain Municipal Development Plan (Bylaw No. 2053/D&P/98) designates the amendment area as Residential – Short Term. Section 2.9 requires "a minimum overall density within residential area structure plan areas of approximately 13 to 15 dwellings per gross hectare." The proposed amendment surpasses this minimum density requirement and is in general conformity with the Municipal Development Plan (MDP).

2.1.2 *Graybriar Area Structure Plan*

The original Graybriar ASP was adopted by the Town of Stony Plain as Bylaw No. 1062/D&P/90 in 1990. It provides a general framework for future development of the plan area. The ASP describes a general pattern of land use and a circulation network for the area. Residential development with some minor associated commercial uses has been designated. The approved ASP is illustrated in Figures 2A and 2B.

Since the ASP's original approval there has been two amendments. In March 1992, council adopted Bylaw 1114/D&P/92. This amendment provided for some flexibility in the future development of the area by allowing One or Two Family Residential (Manufactured Homes) where previously Single Family Residential (Manufactured Homes) were designated. An amendment, which modified the portion of the ASP east of Atim Creek, was adopted by Council in March 2000. This amendment redefined the Atim



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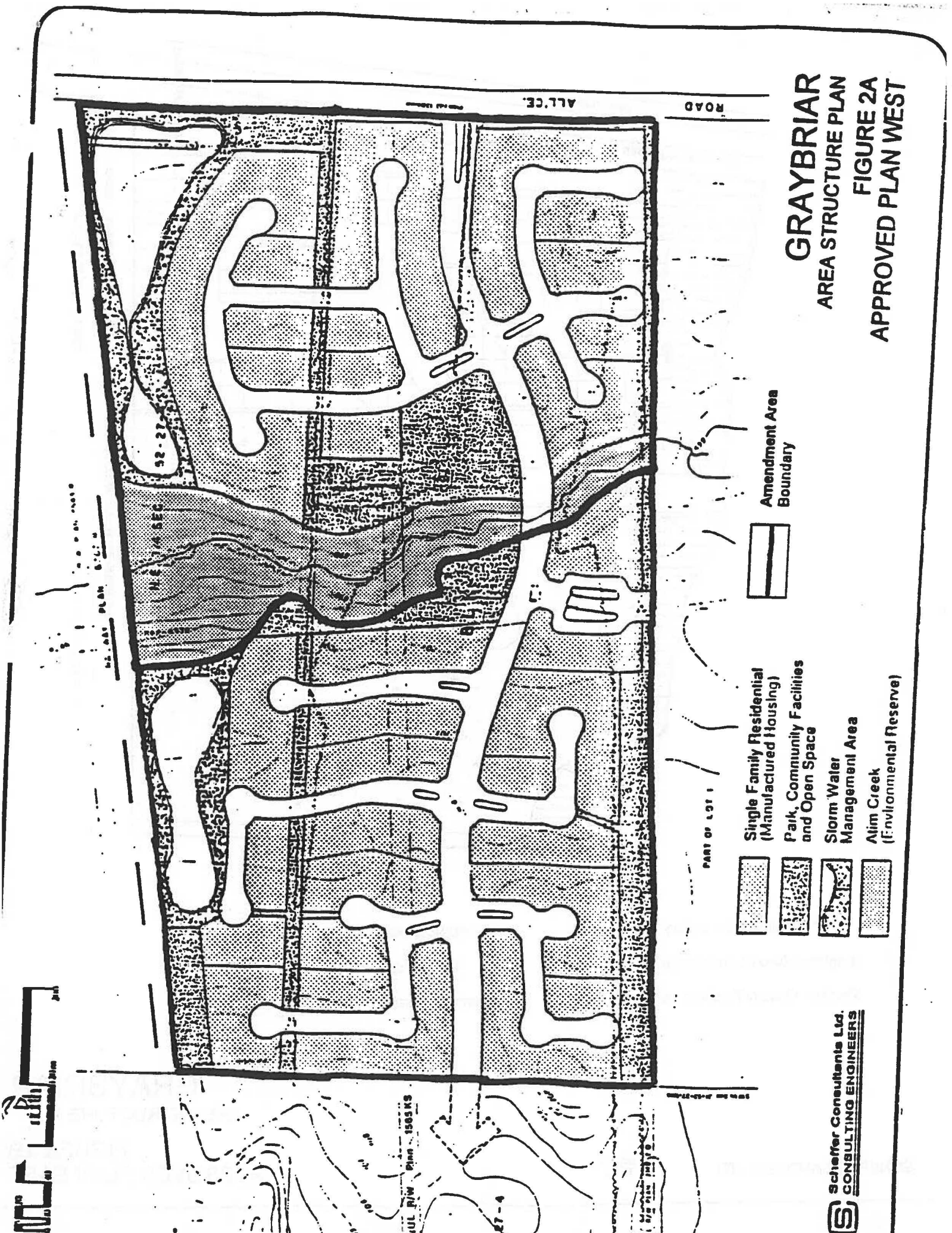
AREA STRUCTURE PLAN

FIGURE 1

LOCATION PLAN



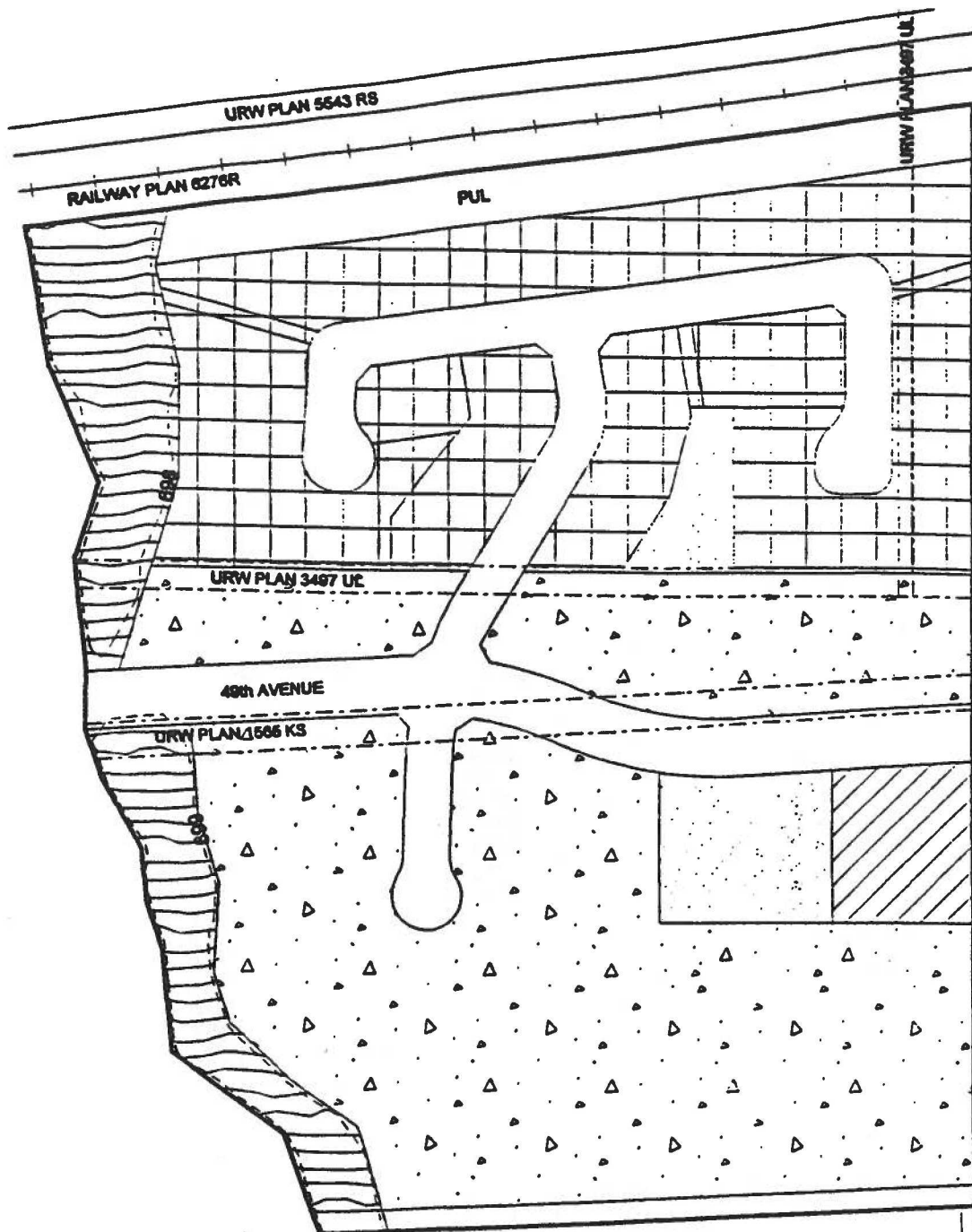
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GRAYBRIAR
AREA STRUCTURE PLAN
FIGURE 2A
APPROVED PLAN WEST

- Legend:**
- Single Family Residential (Manufactured Housing)
 - Park, Community Facilities and Open Space
 - Storm Water Management Area
 - Alim Creek (Environmental Reserve)
 - Amendment Area Boundary

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Amendment Boundary 
 Neighbourhood Commercial 
 Medium Density Residential 

Manufactured Housing 
 Municipal Reserve 
 Environmental Reserve 

GRAYBRIAR
 AREA STRUCTURE PL

FIGURE 2B
APPROVED PLAN EAST



Creek top-of-bank, made changes to the storm water management plan, and established areas for various densities of residential development.

2.1.3 Land Use Bylaw

The amendment area is currently districted U-S, P, DC-2, and DC-2-3. Implementation of this amendment will require some changes to the Land Use Bylaw district map to accommodate the proposed development.

3 PROPOSED AMENDMENT

3.1 Land Use

This amendment affects all lands west of the western bank of Atim Creek, makes a slight re-alignment of the east/west collector east of Atim Creek, and re-allocates a portion of the northeastern PUL as a buffer (municipal reserve). The revised land use pattern is shown in Figure 3. Statistics concerning land uses are provided in Table 2.

In January 2000, Durrance & Associates Ltd. surveyed the top-of-bank or 1:100 year floodplain used in this amendment. North of 49th Avenue, the 698 m contour has been established as the 1:100 year floodplain while south of the collector the 699 m contour has been used as the 1:100 year floodplain.

The Atim Creek valley, as defined by the east and west top-of-bank, will be dedicated as Environmental Reserve. This dedication encompasses 1.4 ha.

The storm water retention ponds that were located in the northwest and northeast of the plan area have been removed. With the new storm water management plan (see section 3.5), these retention ponds are no longer required and the area can be utilised as additional residential development.

The area east of Atim Creek is intended to be developed primarily for medium density residential use and manufactured housing. A small neighbourhood commercial area is located south of 49th Avenue following Boundary Road. This 0.4 ha commercial area will have access to Boundary Road and the 49th Avenue collector.

A 1.2 ha area west of Atim Creek and north / east of 49th Avenue has been established as medium density residential. Together with the 6.2 ha east of Atim Creek, the total medium density residential area is 7.3 ha. These areas will be developed with a variety of dwelling types that would comply with the R-2M districting of the Land Use Bylaw.

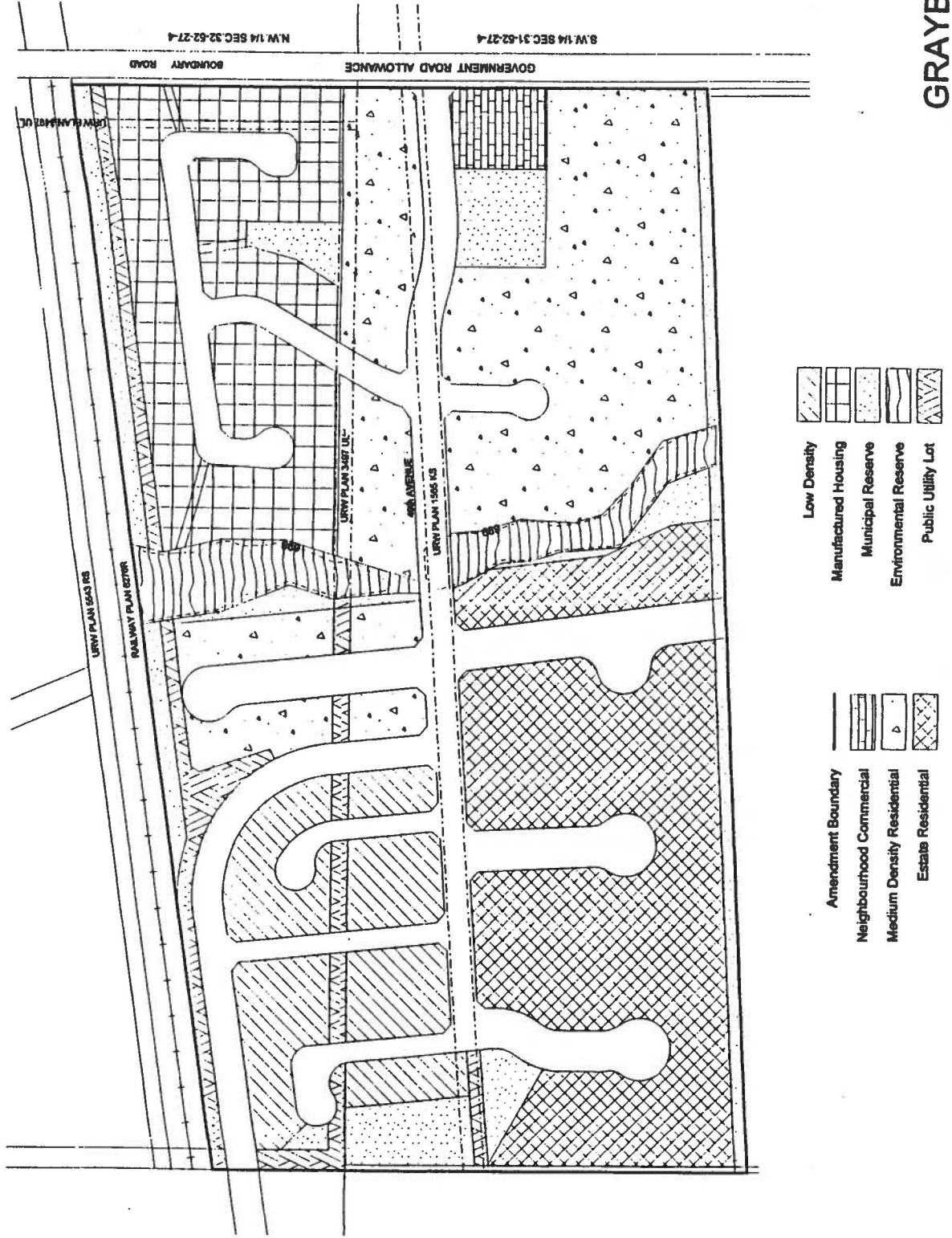
In the southwest portion of the plan area, a 6.6 ha area has been identified for "Estate Residential" development. This will consist primarily of larger residential lots ranging from 1/3 to 1/2 of an acre in size. These lots will be connected to the municipal water supply and sanitary drainage. However, storm water drainage will be by means of roadside swales (see Section 3.5.3) and sidewalks will not be provided. This approach to urban residential development offers an attractive alternative to the standard urban residential market.

A 2.9 ha area south of 49th Avenue in the western portion of the ASP has been identified as low density residential. This area will consist of single family dwellings and will bring the total ASP area of low density residential to 6.9 ha.

GRAYBRIAR

AREA STRUCTURE PLAN

FIGURE 3



3.2 Demography

Based on the land use distribution in the approved east portion of the ASP, the amended west portion of the ASP, and approved subdivisions, the overall number of dwelling units for the Graybriar ASP area will be 507. The overall population of the plan area will be 1,587; this represents a decrease of 152 people over the approved estimates. The amended figures give a PPGDH of 47.7 down from 51.6 in the approved plan.

Tables 2 and 3 show the breakdown of dwelling units and the associated population figures of the approved and proposed plans respectively.

3.3 Reserve Dedication

The amended plan proposes a total of 3.2 ha for parks and open spaces; 1.4 ha of which are to the east of Atim Creek (an addition of 0.7 ha from the approved plan) and 1.8 ha are to the west of Atim Creek. These figures represent 9.6% of the developable area, 0.1 ha under the required 10% according to Part 17 of the Municipal Government Act. The 0.7 ha strip along the south boundary of the ASP has been dedicated for municipal reserve to protect the existing tree line.

Table 1 Municipal Reserve Provisions

	Hectares
Gross Plan Area	34.7
Environmental Reserve	1.4
Gross Developable Area	33.3
Total Required Reserve (10% GDA)	3.3
Reserve Dedicated in Amendment	3.2

3.4 Circulation

The 49th Avenue collector has been re-aligned in both the east and west portions of the ASP. The alignment in the east now follows a straighter path as a reflection of the relocated pipeline right-of-way (Section 3.5.4) which had been a design constraint on this collector. The 49th Avenue collector now comes to a T-intersection west of the creek veering north, then parallels the railway right-of-way to the west where it can be connected to the future east/west collector link.

The 49th Avenue collector within the amendment area will adhere to the cross-section 'Type A' depicted in Figure 4. Local roads within the Village Estates portion of the amendment area may be designed as per the 'Type B' cross-section in Figure 4, while local roads in the low density residential area in the northwest will be designed as per cross-section 'Type C' in Figure 5. The road that follows the northwest bank of Atim Creek may include on-street angle parking for the associated residences.

GRAYBRIAR AREA STRUCTURE PLAN

Table 2 Approved Land Use Statistics

	Total Hectares	Amended East Area	Unamended West Area (estimated from 1990 ASP)
Gross Area	34.7	16.3	18.4
Environmental Reserve	1.4	1.4	0.0
Gross Developable Area	33.3	14.9	18.4
Residential	20.6	10.2	10.4
Municipal Reserve	2.5	0.7	1.8
Circulation	7.1	2.6	4.4
Public Utility Lots	0.8	0.8	0.0
Commercial	0.6	0.6	0.0
Storm Water Management	1.7	0.0	1.7

	Area (ha)	Units/ha	Units	People / Unit	Population
Low Density	14.4	20	289	3.3	953
Medium Density	6.2	40	248	3.0	744
Total	20.6		537		1,697

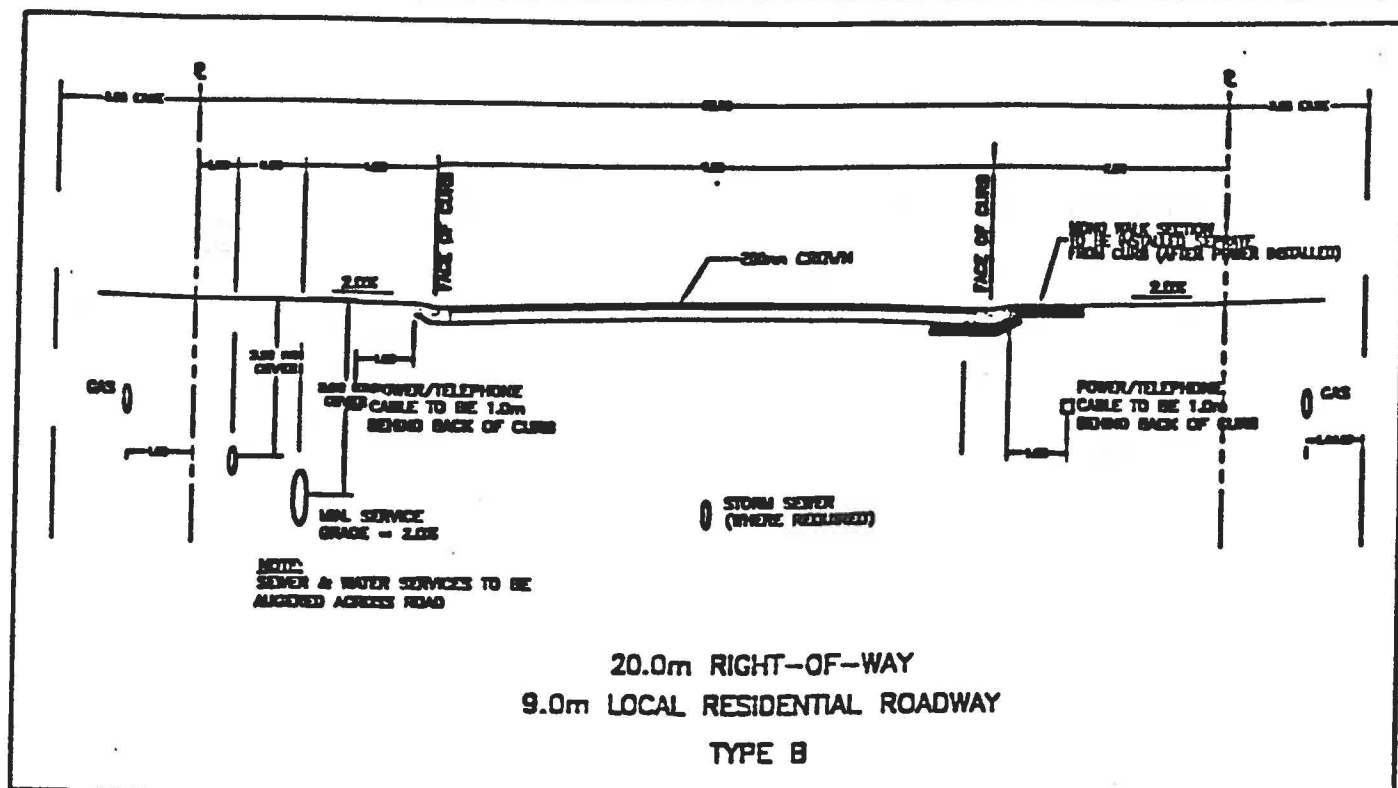
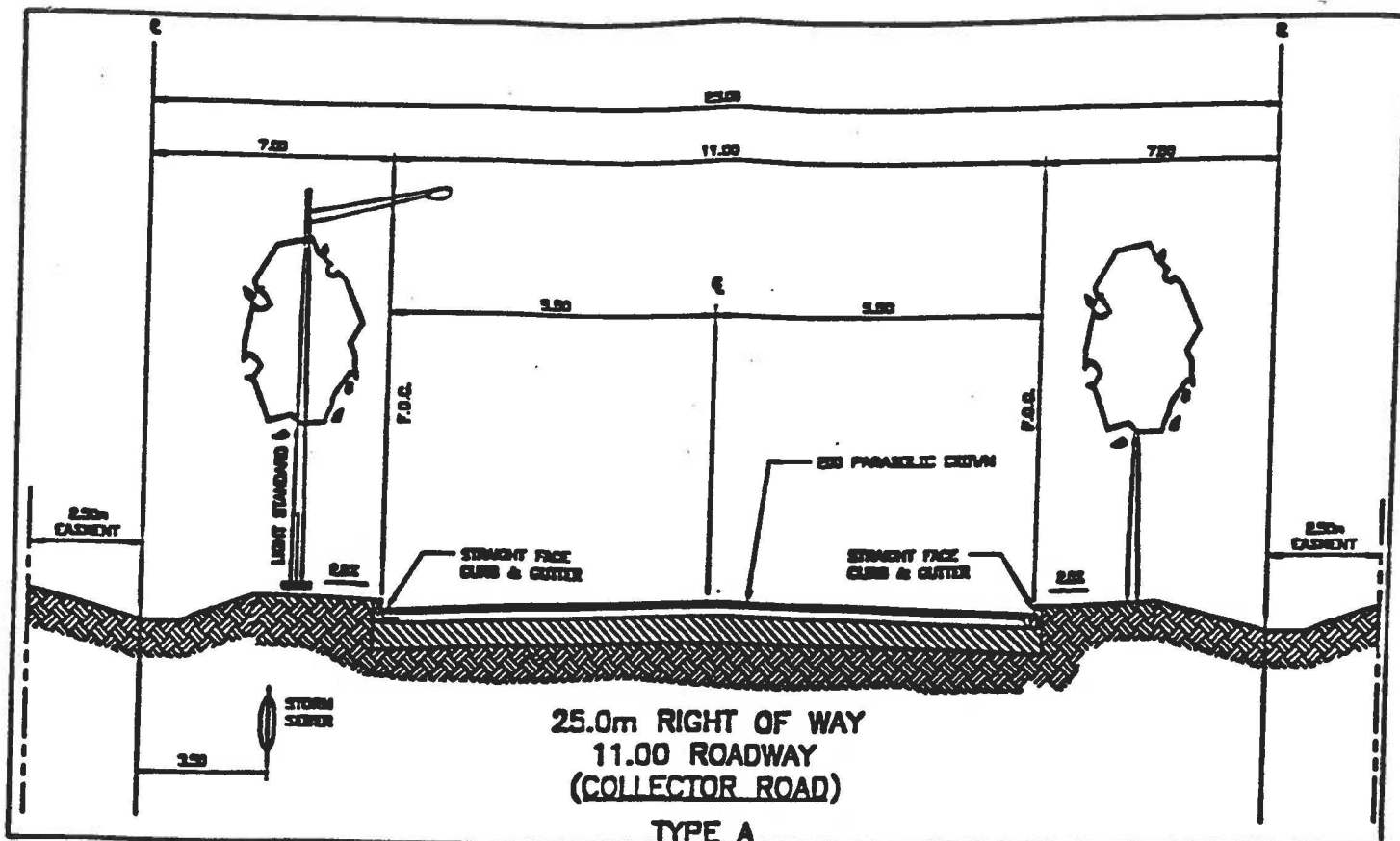
PPGDH = 51.0
Units PGDH = 16.1

Table 3 Amended Land Use Statistics

	Total Hectares
Gross Area	34.7
Environmental Reserve	1.4
Gross Developable Area	33.3
Residential	20.8
Municipal Reserve	3.2
Circulation	7.5
Public Utility Lots	1.4
Commercial	0.4
Storm Water Management	0.0

	Area (ha)	Units/ha	Units	People / Unit	Population
Estate Residential	6.6	12	80	3.3	263
Low Density	6.9	20	138	3.3	454
Medium Density	7.3	40	290	3.0	870
Total	20.8		507		1,587

PPGDH = 47.7
Units PGDH = 15.2



GRAYBRIAR AREA STRUCTURE PLAN

FIGURE 4
CROSS-SECTION TYPE A & B

3.5 Utilities

The overall servicing for the development will incorporate provision for power, natural gas, water and sanitary sewer services and storm water management for the property.

3.5.1 Water

The water services will be extended from the Town's existing infrastructure by constructing a water line loop from north of the CN railway to Fairways Drive. The water line loop will be constructed in two stages, with the first stage being from the 49 Avenue north and the second stage being from 49 Avenue south to Fairways Drive.

3.5.2 Sanitary Sewerage

Sanitary sewer services will be tied into the sanitary trunk sewer located along the west side of Atim Creek.

3.5.3 Storm Drainage

Atim Creek, which presently drains the Plan Area naturally, will serve to convey future storm water runoff from the development within the ASP area. Alberta Environment will be consulted with regards to the most appropriate method of handling storm water runoff. To meet the best management practices under the Standards & Guidelines For Municipal Waterworks, Wastewater and Storm Drainage Systems (December 1997) provision will be made to direct runoff through swales or equivalent facilities to improve the water quality entering the creek channel. The storm drainage system will be designed to meet the Town of Stony Plain's overall storm water management plans for development along Atim Creek.

Storm drainage will be handled by a piped system and the use of open drainage swales along the major east west collector road.

3.5.4 Power, Gas and Telephone

Facilities for the provision of electrical power, natural gas and telephone service to future development within the Plan Area are available at or near the periphery of the Area.

The natural gas line (URW Plan 1565 KB) that cuts east/west through the central portion of the ASP area is to be relocated. The line will now run north along Boundary Road and parallel the railway in a westerly direction to the western boundary of the ASP area within a public utility lot (PUL) south of the railroad right-of-way.