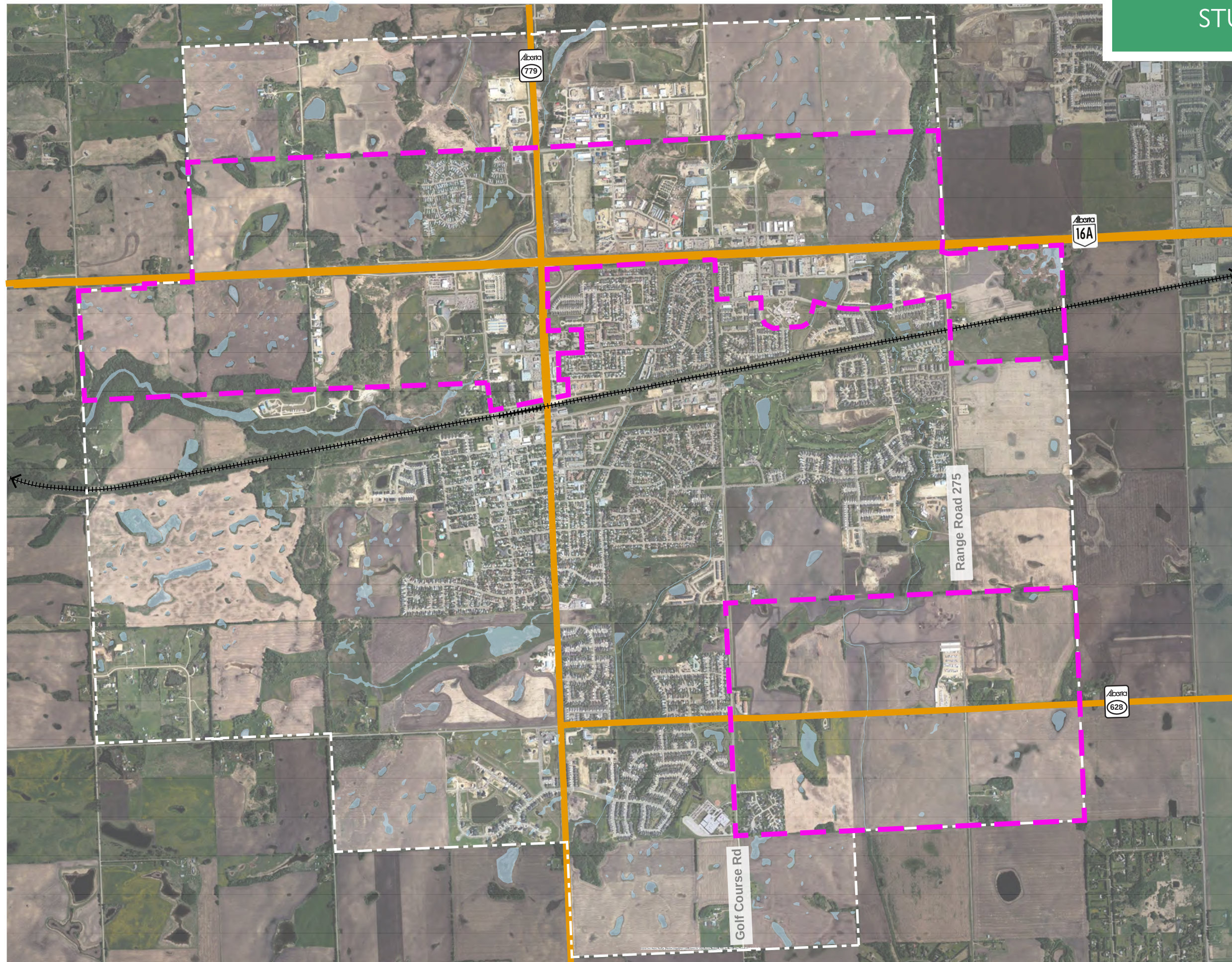


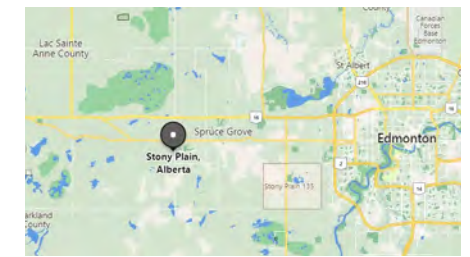
APPENDIX F

MAPPING

STUDY BOUNDARY



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Highway
- Study Boundary

DATA SOURCES:

- Town of Stony Plain (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1: 25000

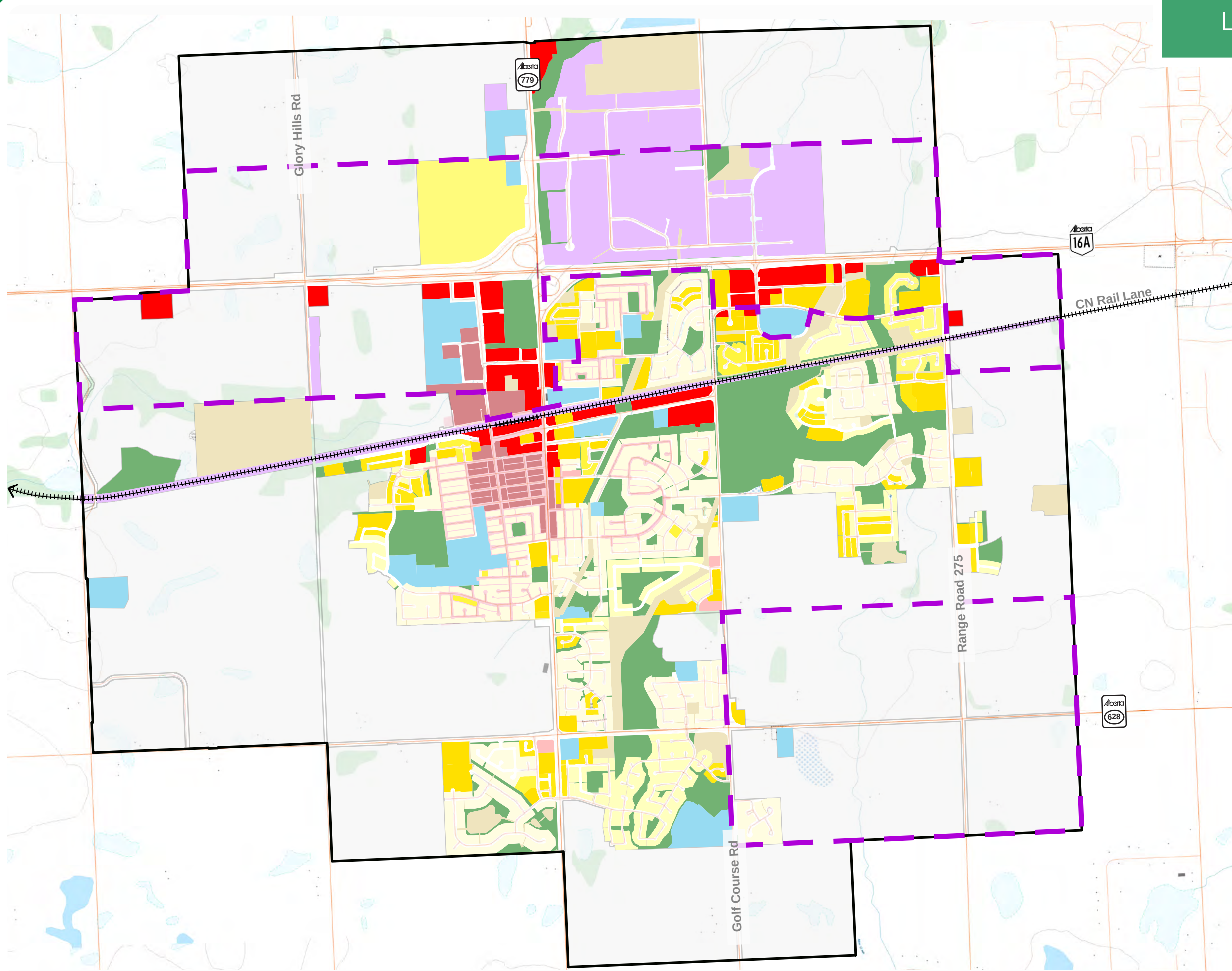
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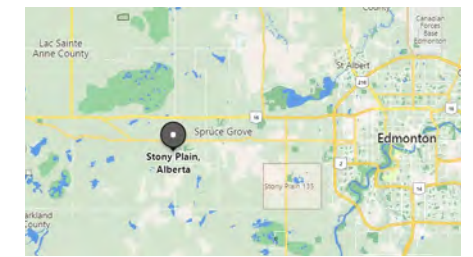
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LAND USE DISTRICTING



KEY PLAN:



Stony Plain, AB

LEGEND:

Town of Stony Plain

CN Rail Line

Study Boundary

LAND USE DISTRICTS:

C1 - Local Commercial

C2 - General Commercial

C3 - Central Mixed Use

FD - Future Development

M1 - Business Industrial

P1 - Parks

P2 - Community Services

P3 - Utility

R1 - Large Lot Detached Residential

R2 - Detached Dwelling Residential

R3 - Manufactured Home Residential

R4 - Mixed Form Residential

R5 - Small Lot Mixed Form Residential

R6 - Comprehensively Planned Residential

R8 - High Density Residential District

DATA SOURCES:

- Town of Stony Plain GIS(May 2022)
- Based on Land Use Bylaw

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

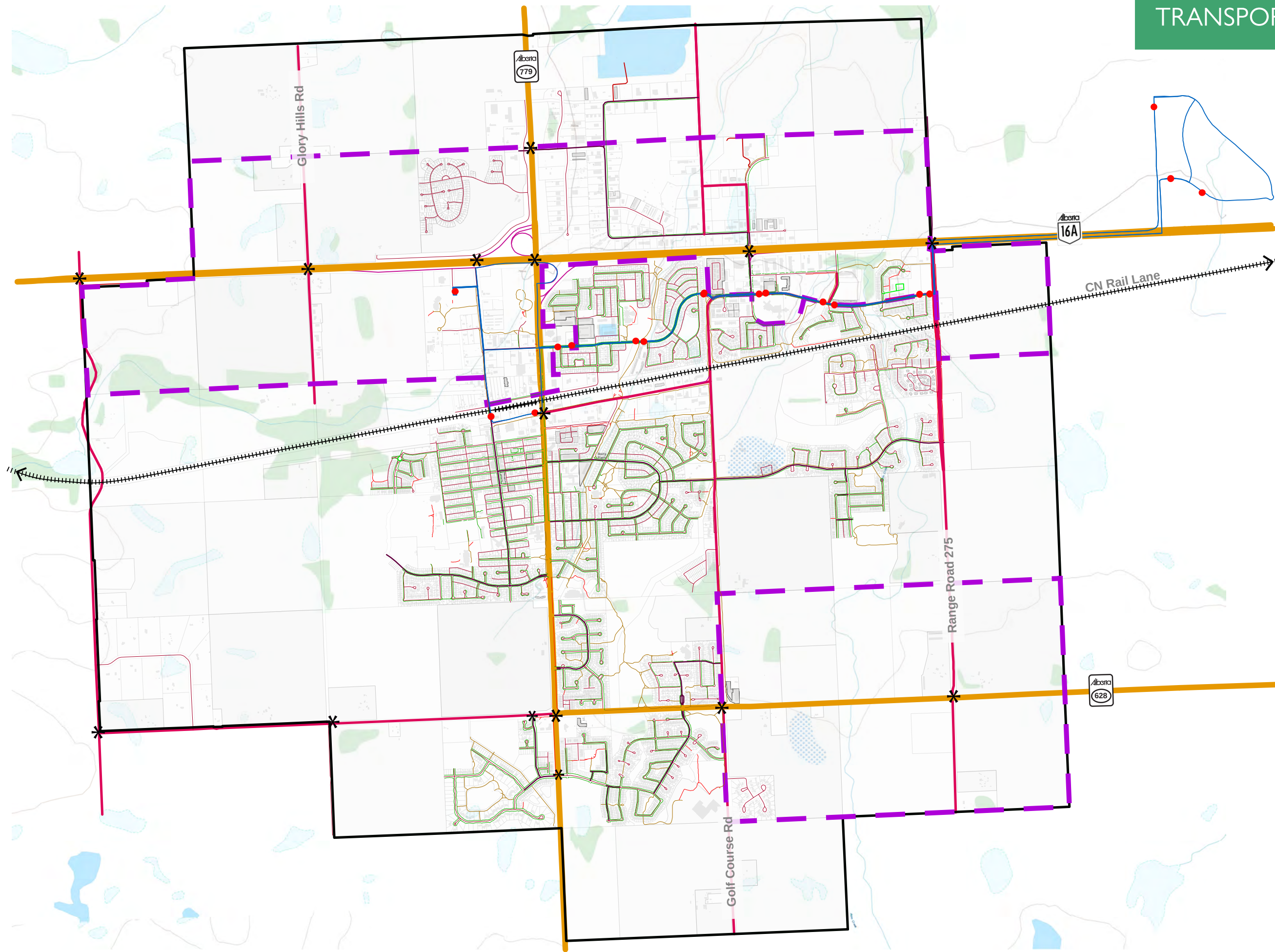
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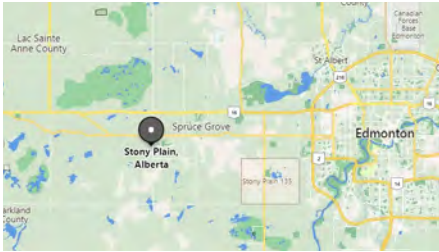
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TRANSPORTATION NETWORK



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- EXISTING ROAD NETWORK
 - Highway
 - Arterial Road
 - Collector Road
 - Local Road
 - Sidewalk
 - Bus Route
 - Walking Trail
- Bus Stops
- Highway Access Points

DATA SOURCES:
• Town of Stony Plain GIS(May 2022)

DRAFT

CLIENT:



PROJECT: C22-025 DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

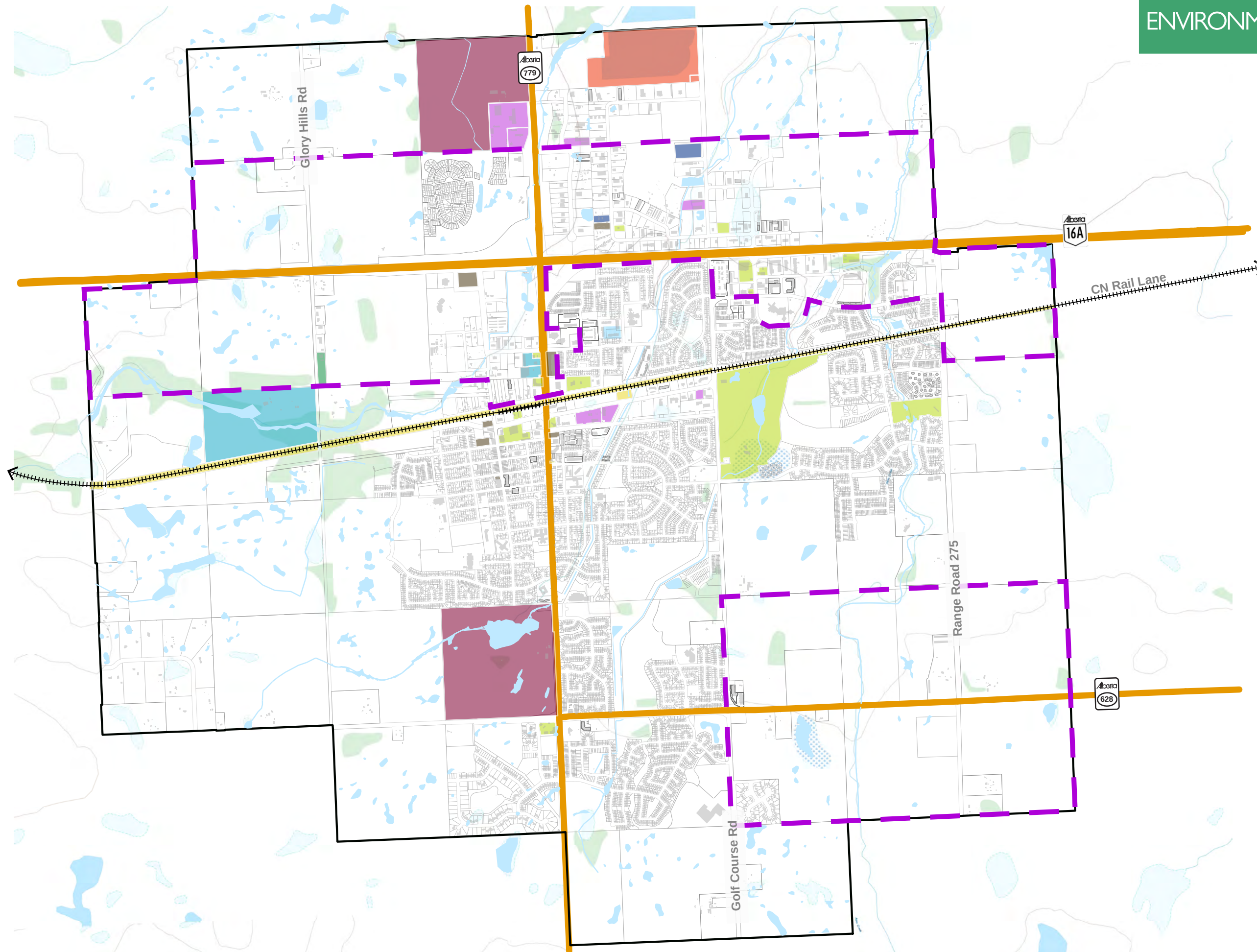
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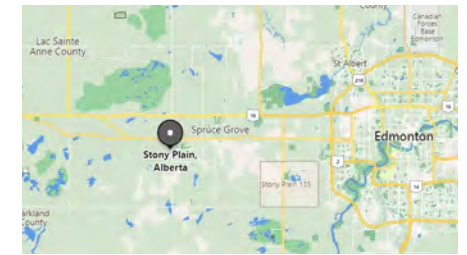
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ENVIRONMENTAL CONTAMINATION



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

- Buildings
- Water Bodies

CONFIRMED CONTAMINATED LOTS

- Commercial Lot/ Former Fuel Station
- Concrete Plant
- Former & Current Draws Ammonia
- Former Landfill
- Former Sewage Lagoon
- Former Slaughter House
- Fuel Station
- Salt Contamination
- Unknown Contamination

DATA SOURCES:

- Town of Stony Plain GIS(May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

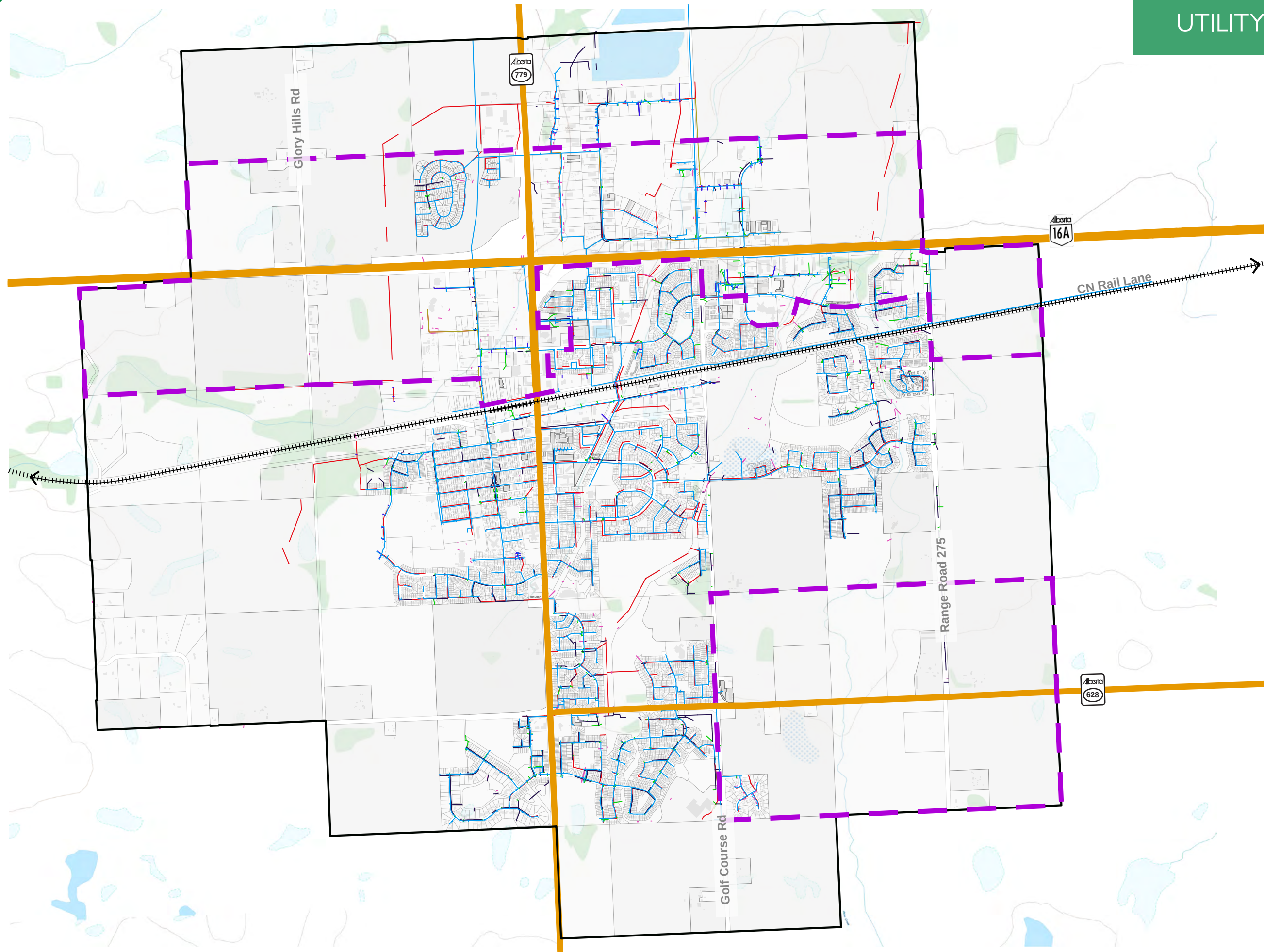
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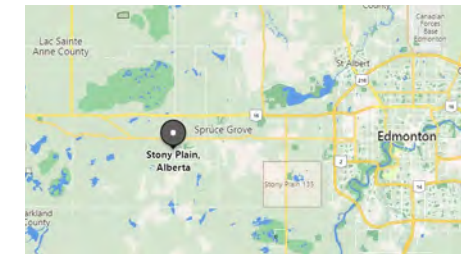
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UTILITY INFRASTRUCTURE



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- EXISTING UTILITY LINES
- Culvert
- Sanitary Force Main
- Sanitary Gravity Main
- Sanitary Lateral
- Storm Gravity Main
- Storm Laterals
- Water Main

DATA SOURCES:

- Town of Stony Plain GIS(May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

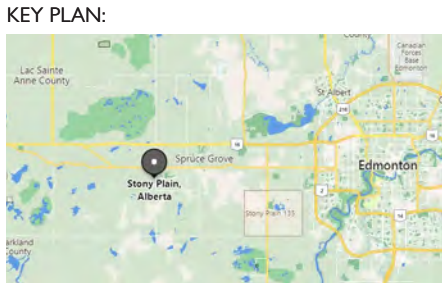
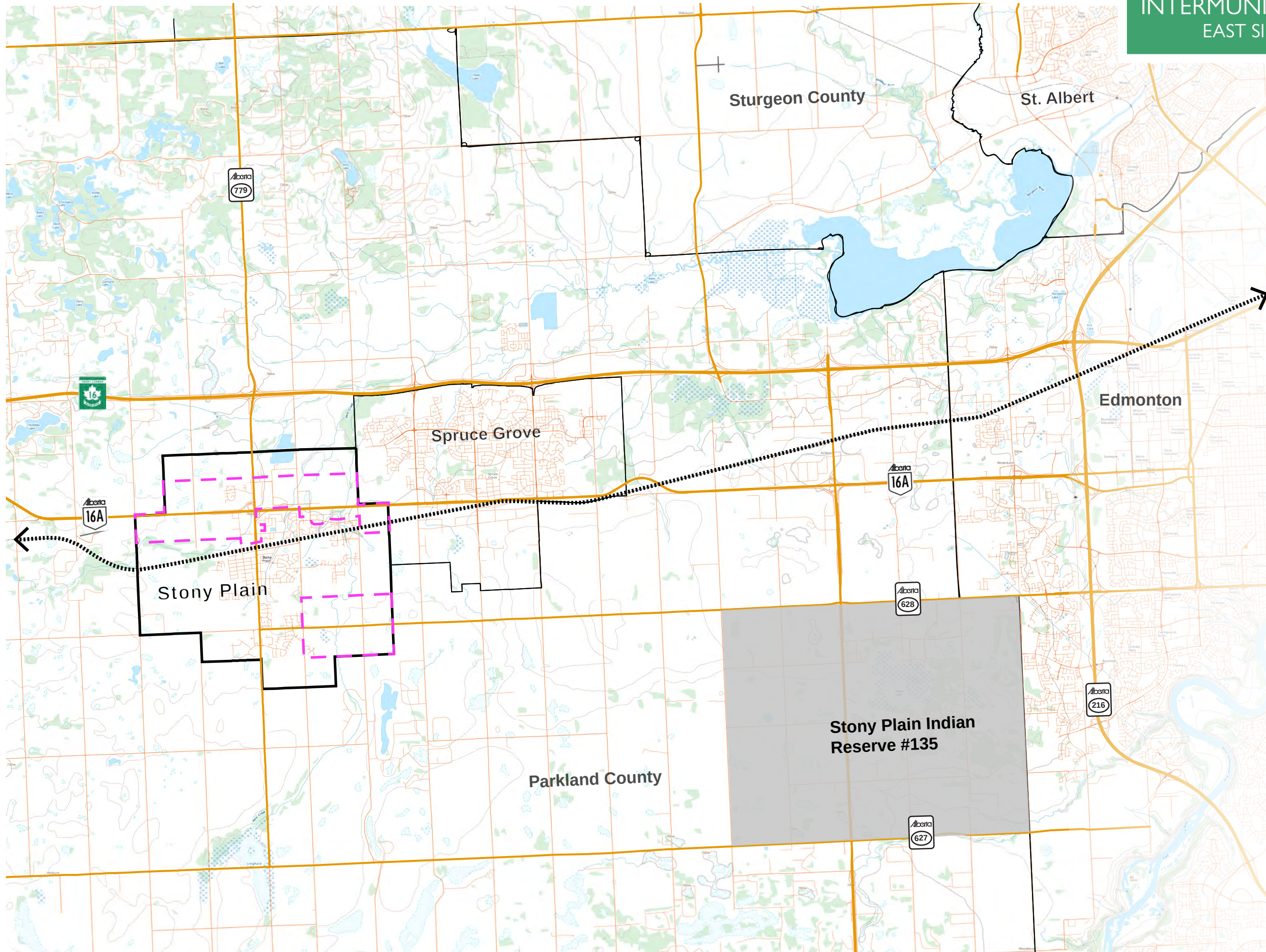
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INTERMUNICIPAL CONTEXT MAP
EAST SIDE OF STONY PLAIN



Stony Plain, AB

- KEY PLAN:
- LEGEND:
- Town of Stony Plain
 - CN Rail Line
 - Study Area Boundary
 - Highway
 - Other Roads
 - Water Bodies
 - Wetlands
 - Conserved & Protected Lands
 - First Nations Reserve Lands

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:

PROJECT: C22-025 DATE: 09/05/2022

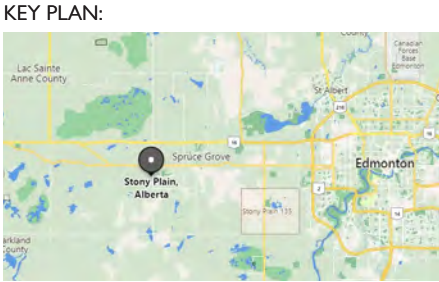
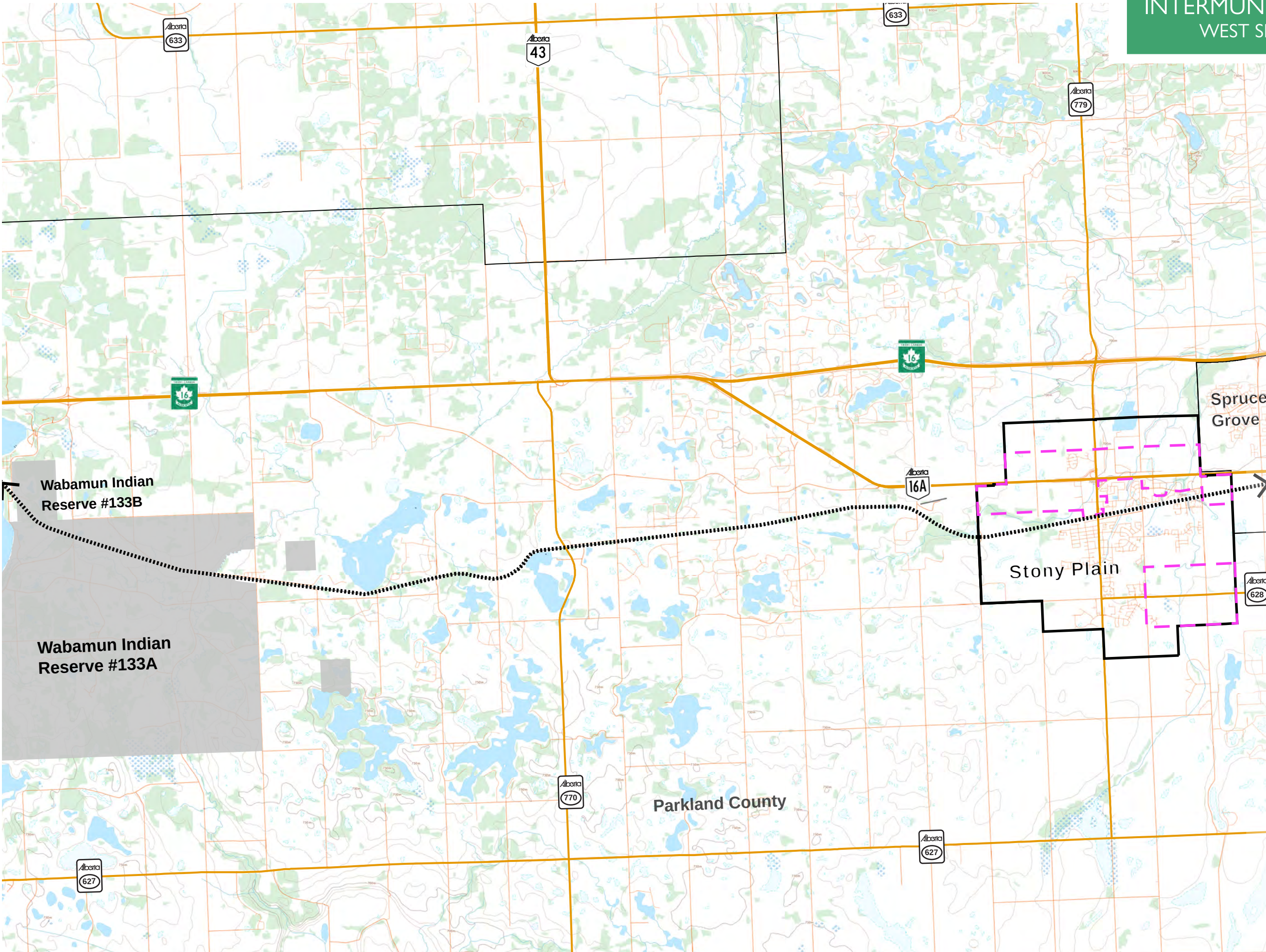
DESIGNED: Eyuel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:100,000
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INTERMUNICIPAL CONTEXT MAP
WEST SIDE OF STONY PLAIN



- KEY PLAN:
- LEGEND:
- Town of Stony Plain
 - CN Rail Line
 - Study Area Boundary
 - Highway
 - Other Roads
 - Water Bodies
 - Wetlands
 - Conserved & Protected Lands
 - First Nations Reserve Lands

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

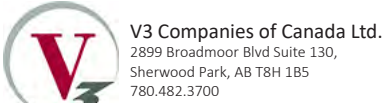


PROJECT: C22-025 DATE: 09/05/2022

DESIGNED: Eyouel Yimer

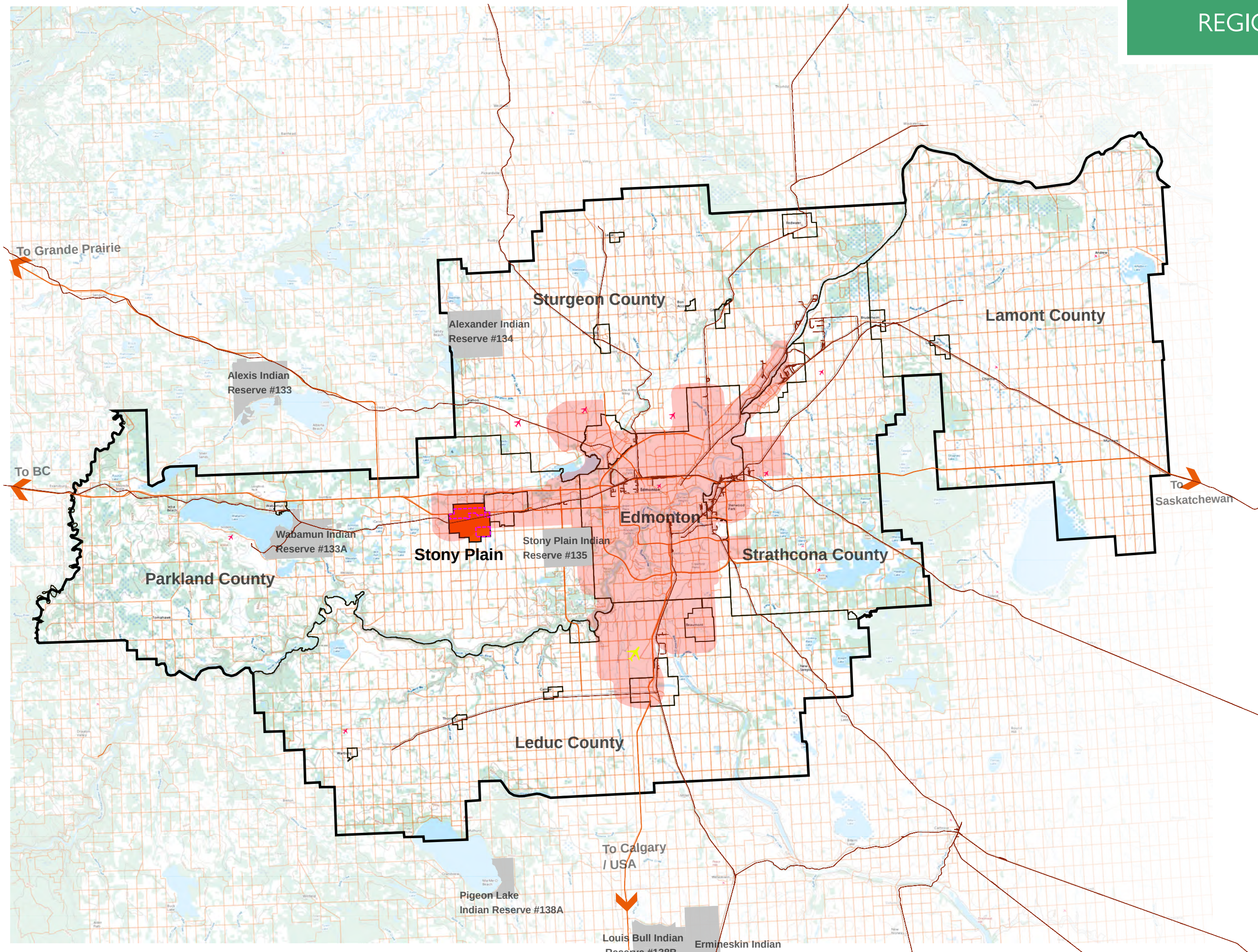
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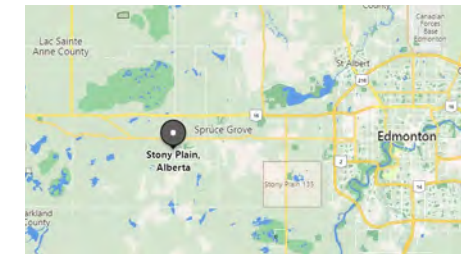


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REGIONAL CONTEXT



KEY PLAN:



Stony Plain, AB

LEGEND:

- Metropolitan Region Boundary
- County/City Boundary
- Study Area Boundary
- CN Rail Line
- Priority Growth Areas
- First Nations Reserve Lands
- Wetlands
- Conserved & Protected Lands
- International Airport
- Domestic Airport

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



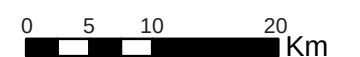
PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

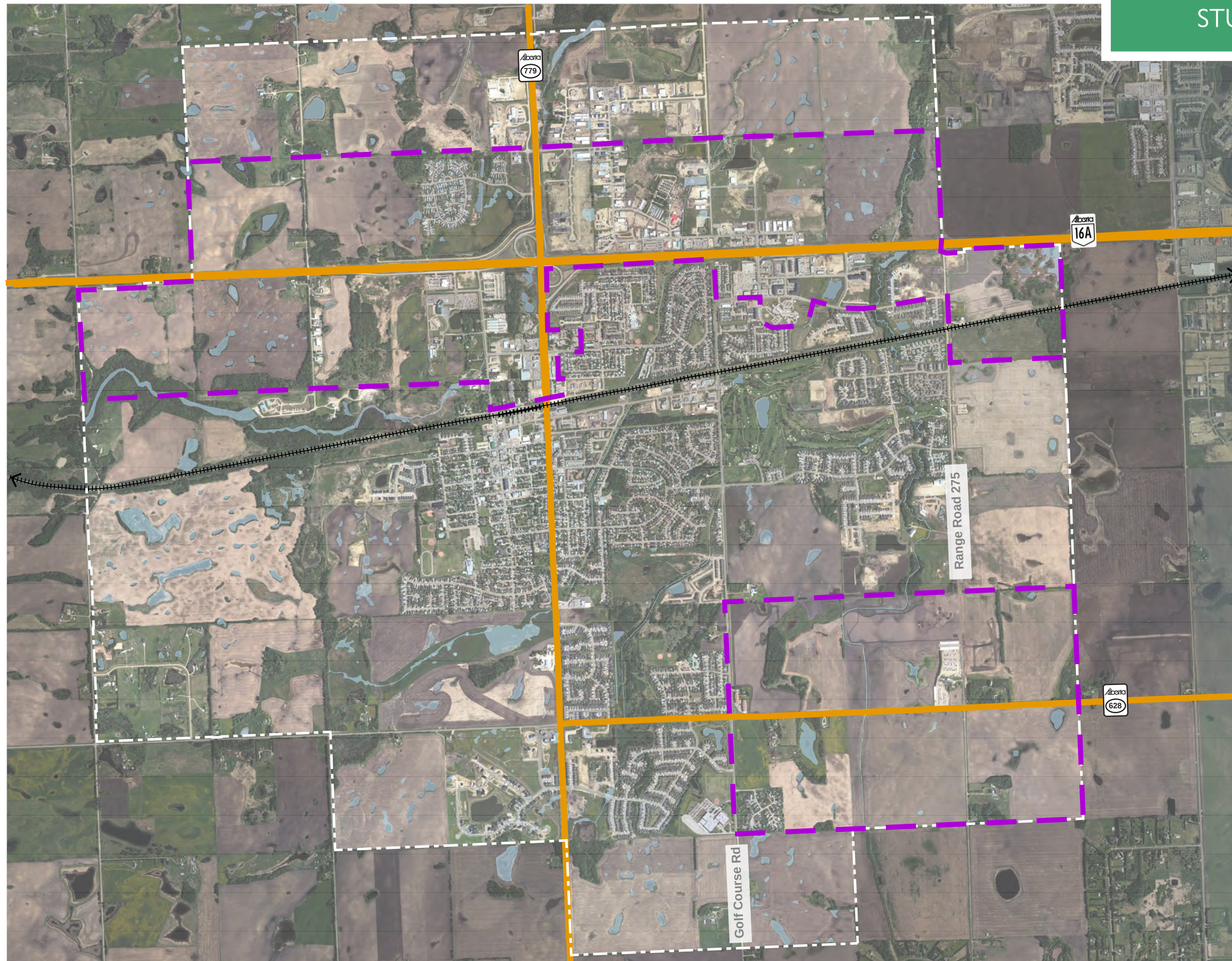
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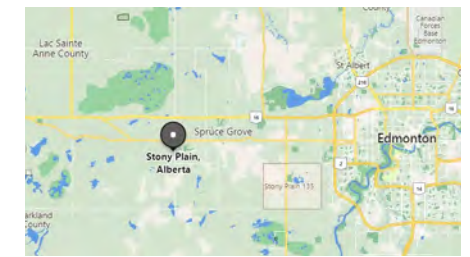
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STUDY BOUNDARY



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Highway
- Study Boundary

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)
- Google Earth Aerial Photo(2022)

DRAFT

CLIENT:



PROJECT: C22-025

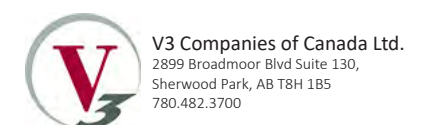
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DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

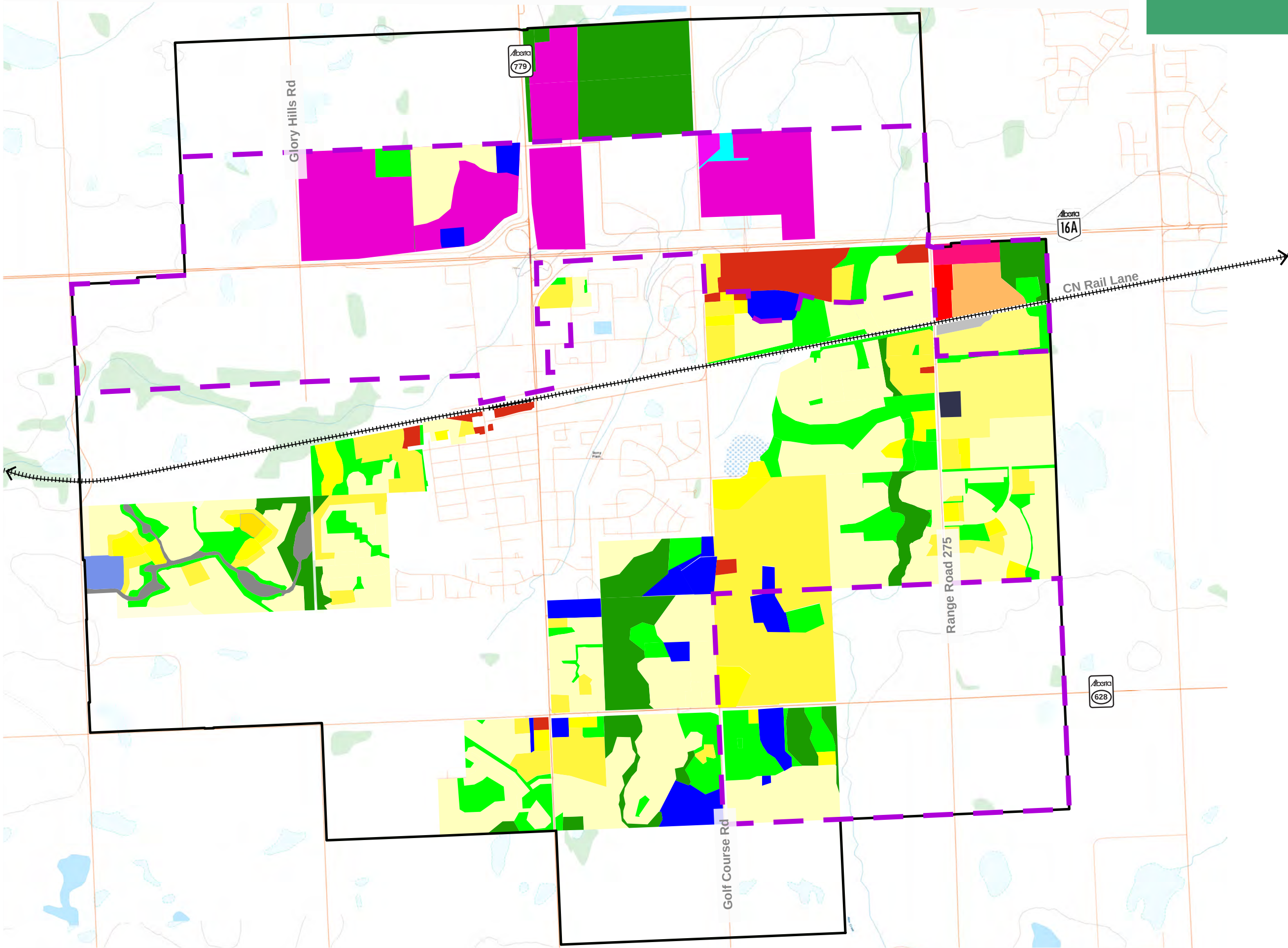
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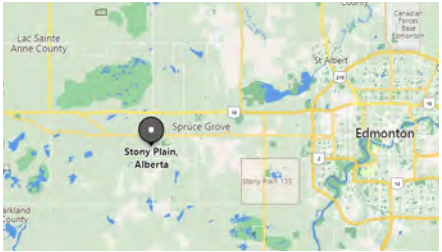


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LAND USE MAP



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- ASP LAND USE
 - Commercial
 - Commercial Mixed Use
 - General Commercial
 - Highway Commercial
 - Environmental Reserve
 - Industrial
 - Institution
 - Institutional Site
 - Large Lot Residential
 - Low Density Residential
 - Low Density Residential (MHP)
 - Medium Density Residential
 - High Density Residential
 - Mixed Use Urban Village
 - Municipal Property
 - Municipal Reserve
 - Public Utility
 - Public Utility Lot
 - Storm Water Management Facility
 - Stormwater Management

DATA SOURCES:
• Town of Stony Plain GIS(May 2022)

DRAFT

CLIENT:

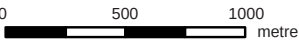


PROJECT: C22-025 DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

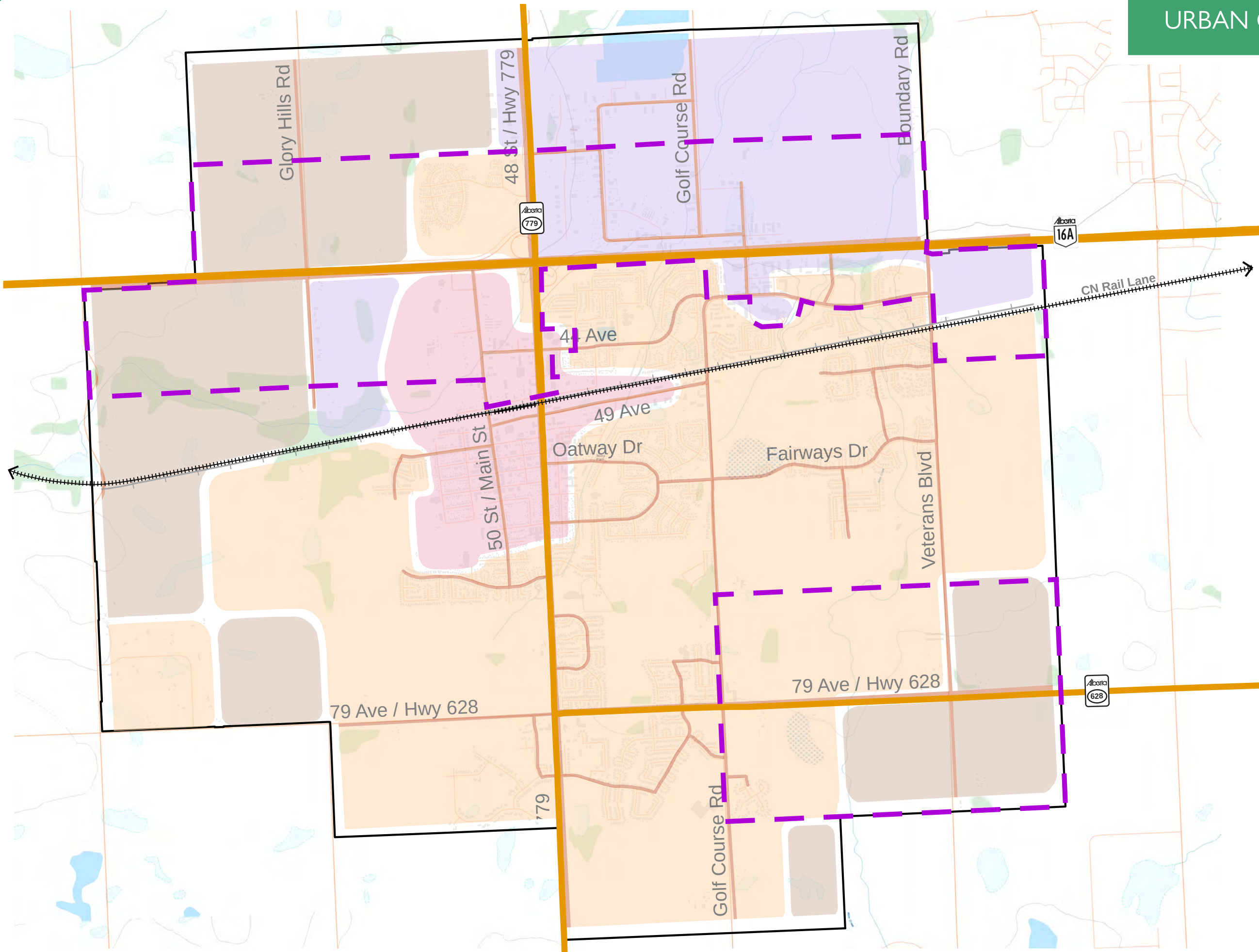
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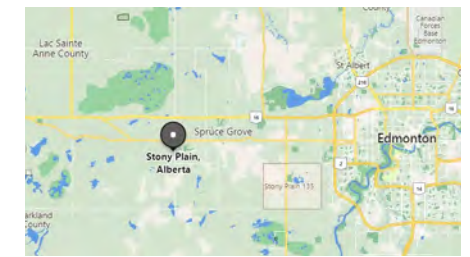
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URBAN GROWTH PATTERN



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Core Area
- Residential Area
- Employment Area
- Future Urban Development Area

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)
- Municipal Development Plan (2020)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

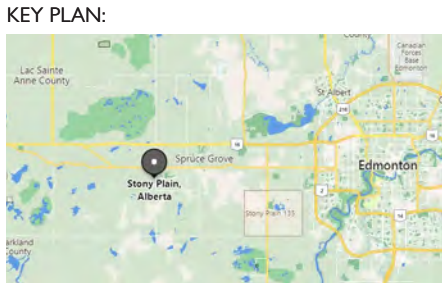
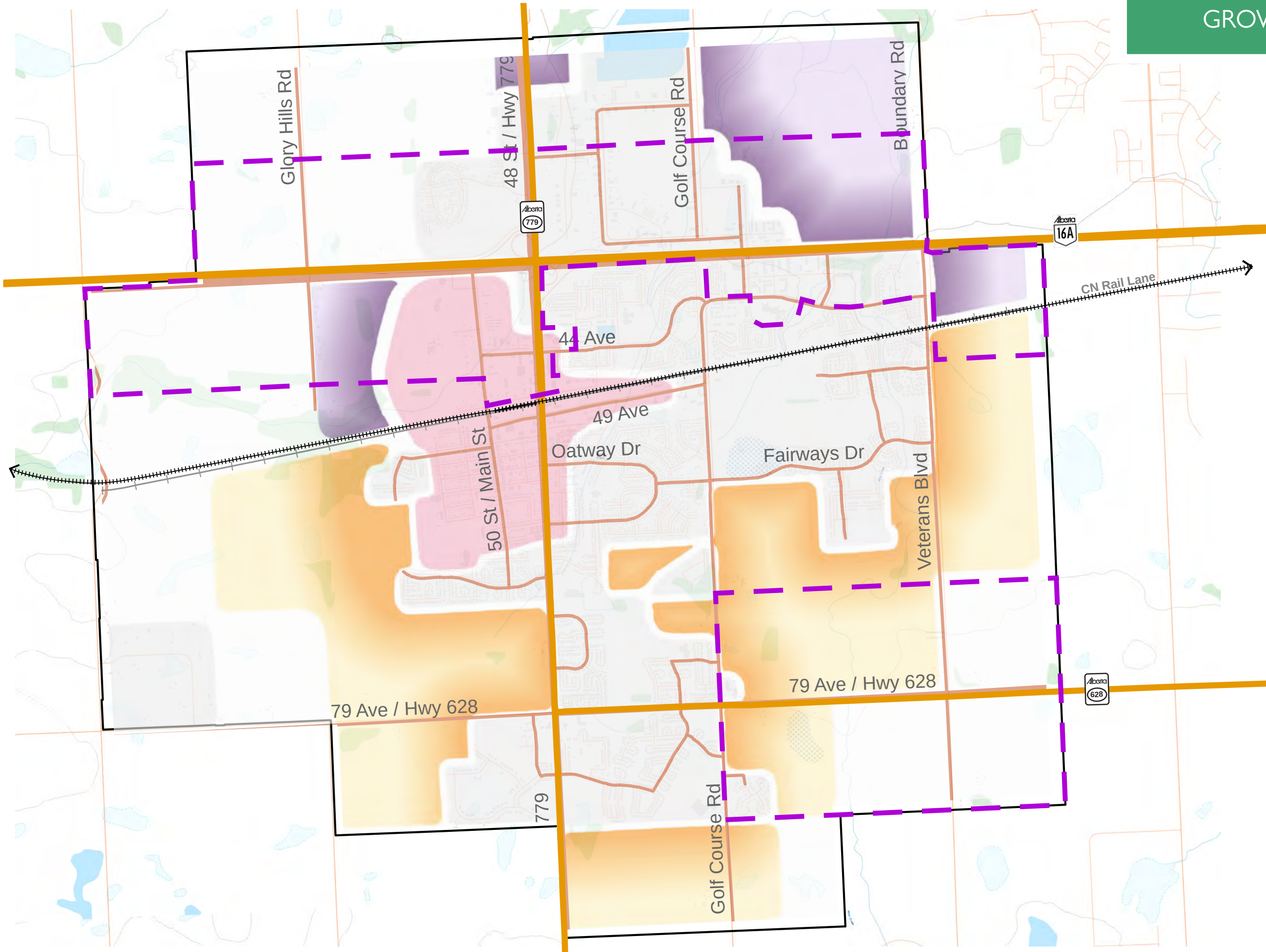
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GROWTH STRATEGY



Stony Plain, AB

- LEGEND:
- Town of Stony Plain
 - CN Rail Line
 - Study Boundary
 - Existing Development
 - New Residential Development
 - New Employment Land
 - Intensification Area

- DATA SOURCES:
- Town of Stony Plain GIS (May 2022)
 - Municipal Development Plan (2020)

DRAFT



PROJECT: C22-025 DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

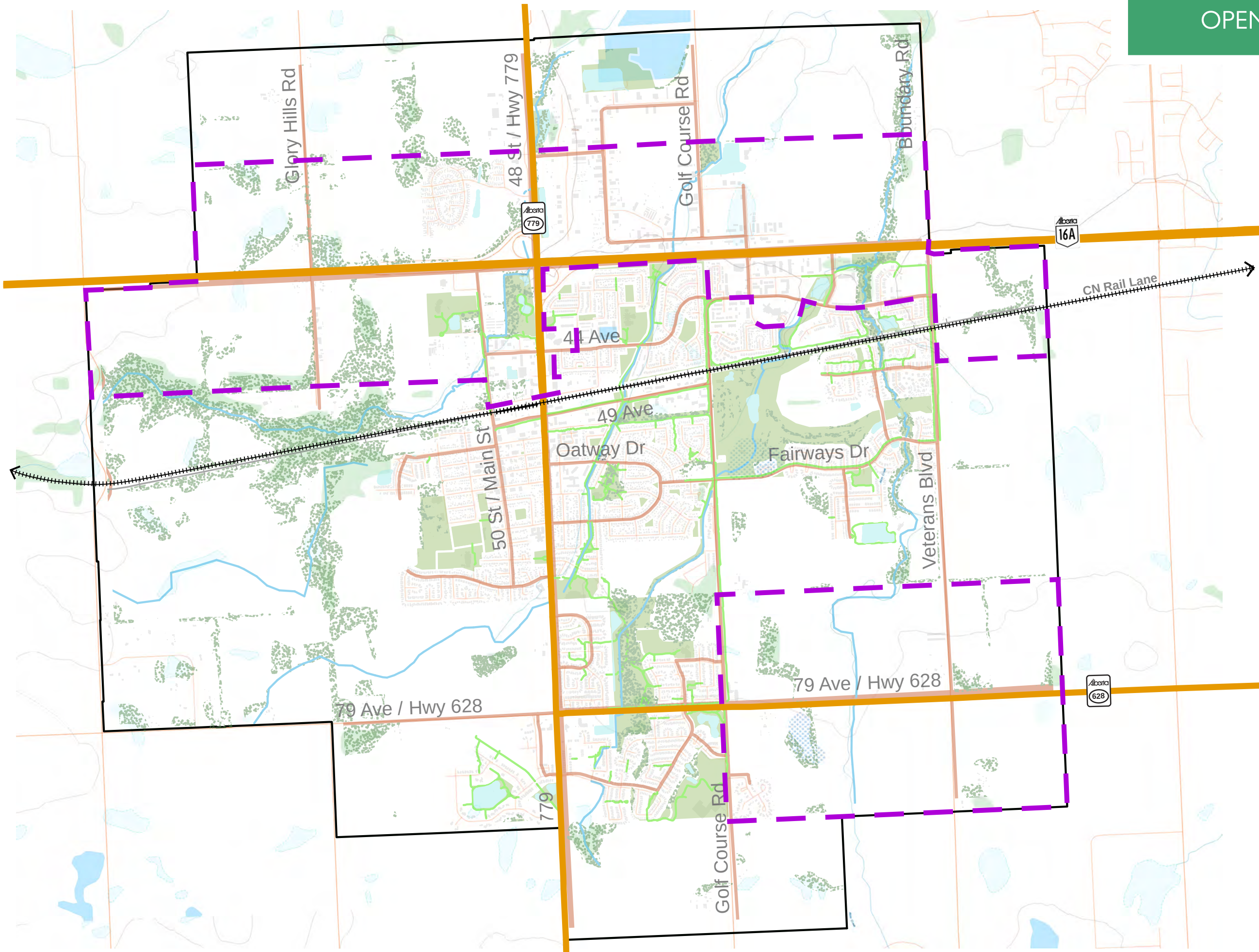
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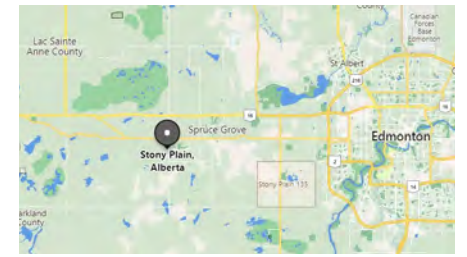
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OPEN SPACE & PARKS



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Park
- Tree Canopy
- Stormwater Management Pond
- Trail
- Stream Course

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)
- Municipal Development Plan (2020)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

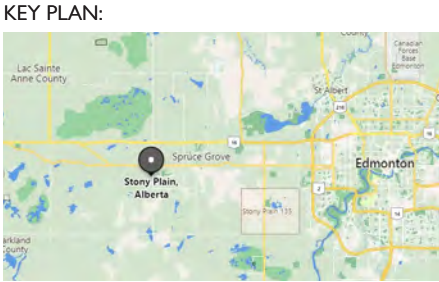
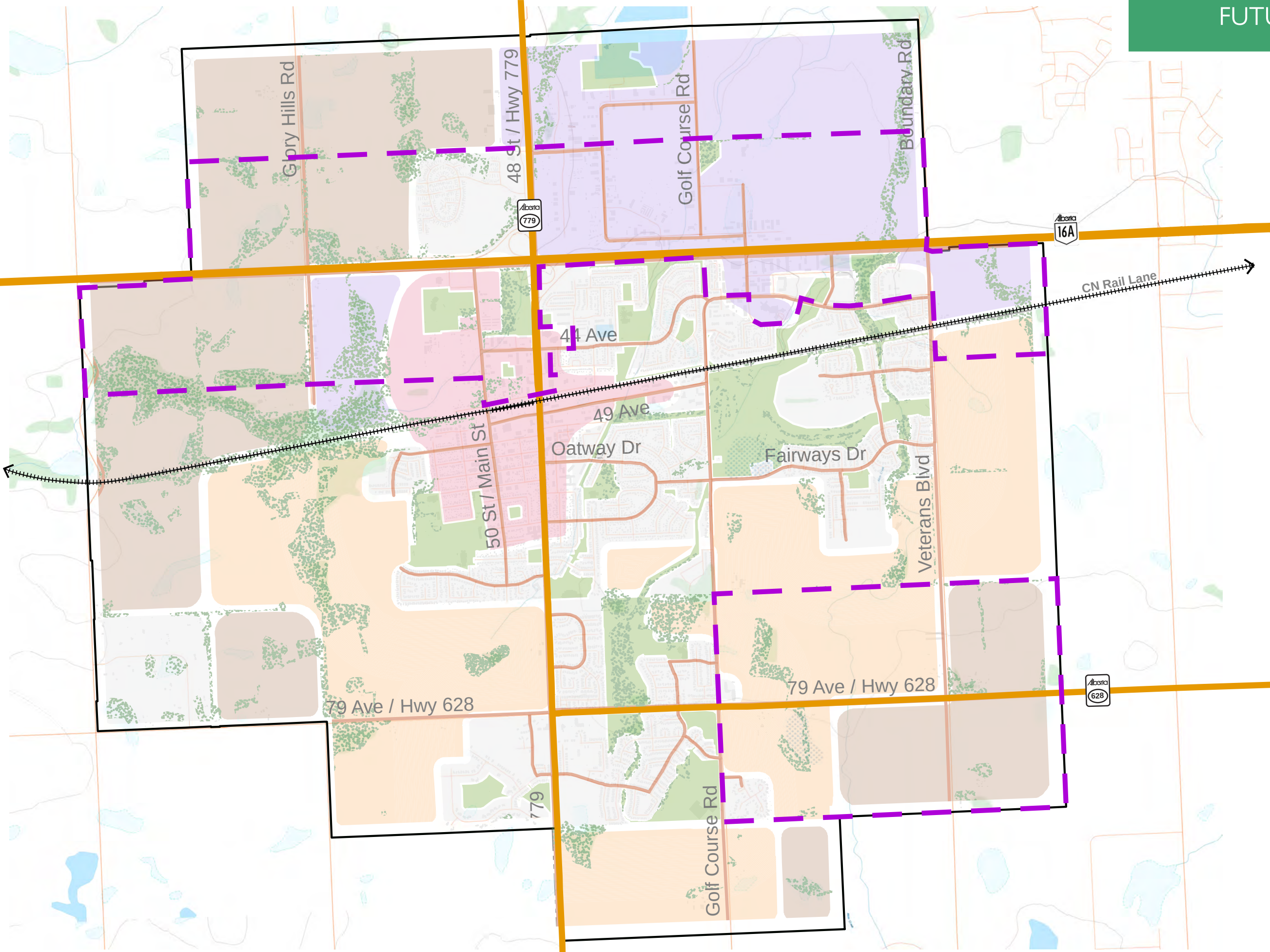
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FUTURE LAND USE



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- New Residential Development
- New Employment Land
- Transition Area
- Stability Area
- Future Urban Development Area
- Park
- Tree Canopy

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)
• Municipal Development Plan (2020)

DRAFT

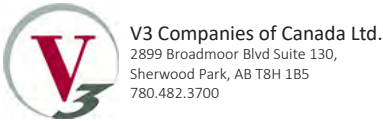


PROJECT: C22-025 DATE: 09/05/2022

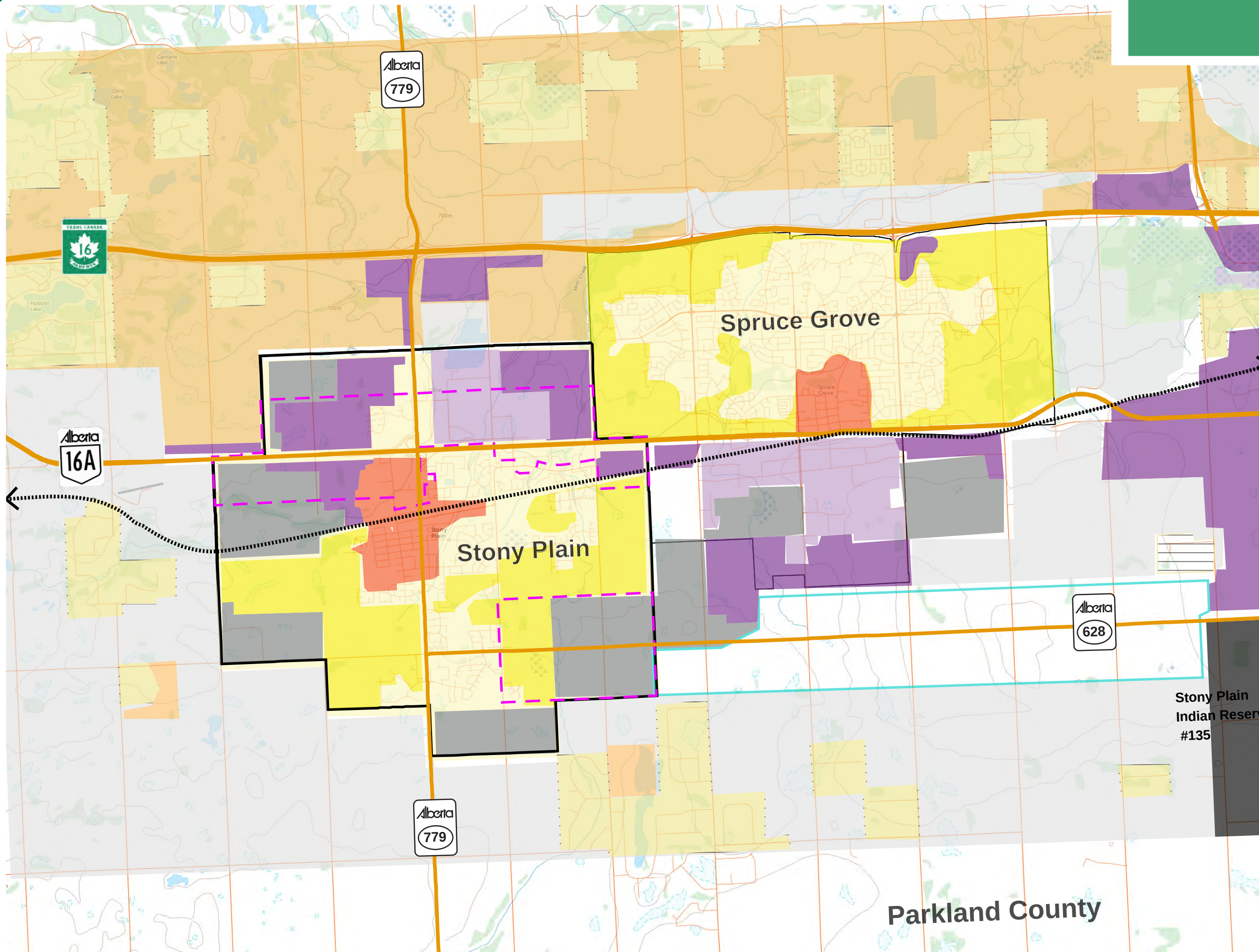
DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

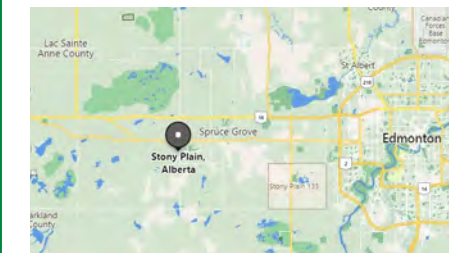
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KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Highway
- Study Area Boundary
- Core Areas
- Established Employment Areas
- New Employment Areas
- Established Neighbourhood Areas
- New Neighbourhood Areas
- Undeveloped County Residential Areas
- Future Development Areas
- Agriculture Areas
- Developed County Residential Areas
- First Nations Reserve Land
- Park/Natural Areas
- Highway 628 Area of interest

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)
- Tri Municipal Regional Plan (2021)

DRAFT

CLIENT:



PROJECT: C22-025

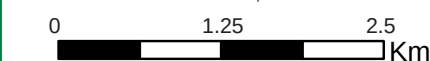
DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis



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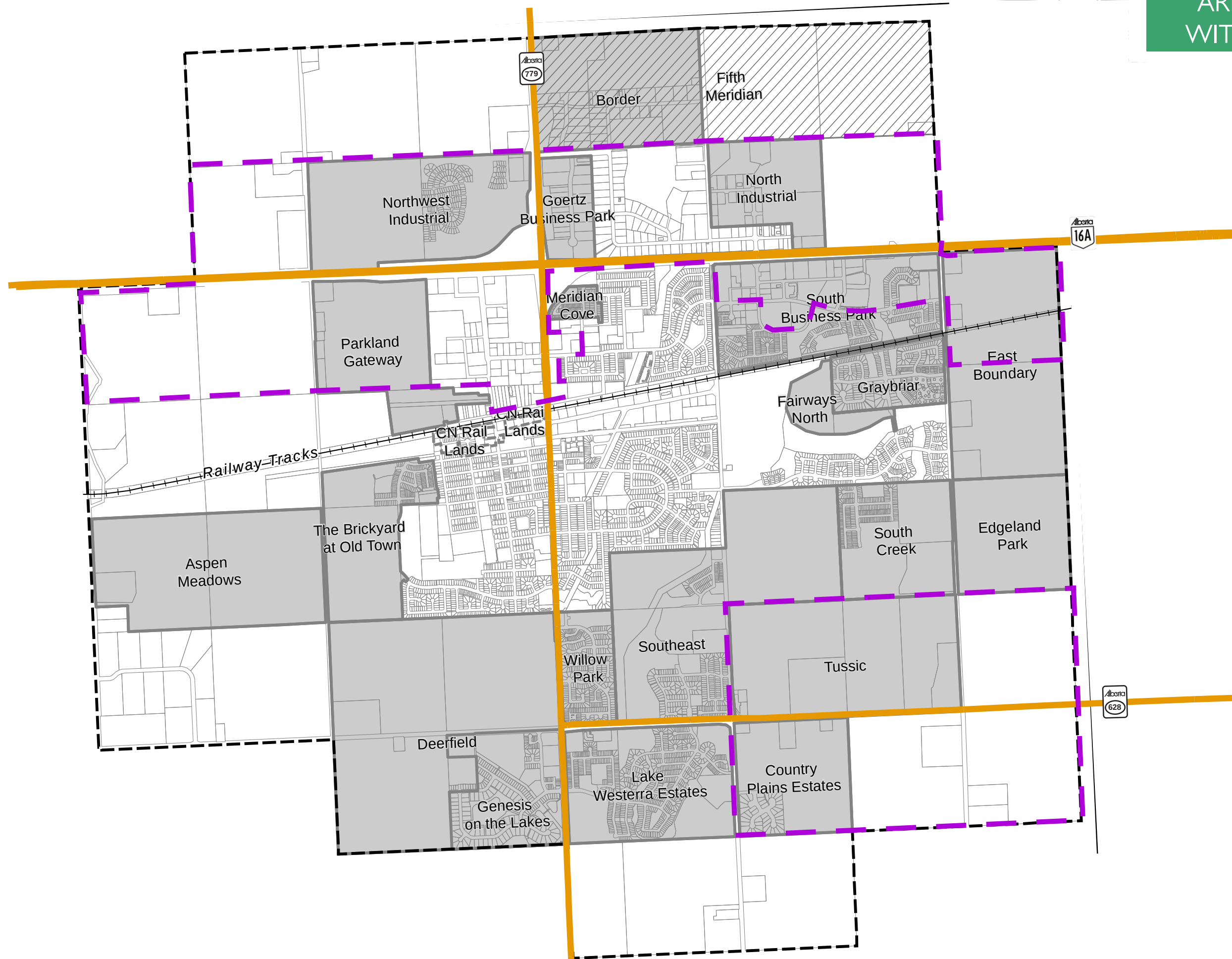


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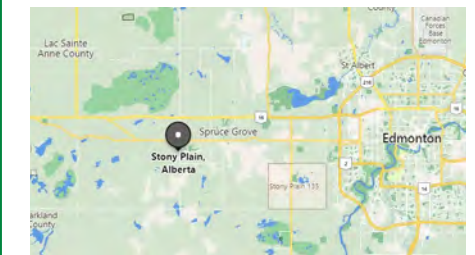
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Parkland County

AREA STRUCTURE PLANS WITHIN STUDY BOUNDARY



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highway
- Area Structure Plans

DATA SOURCES:

- Town of Stony Plain GIS(May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 09/05/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

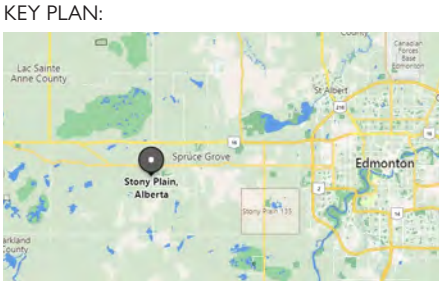
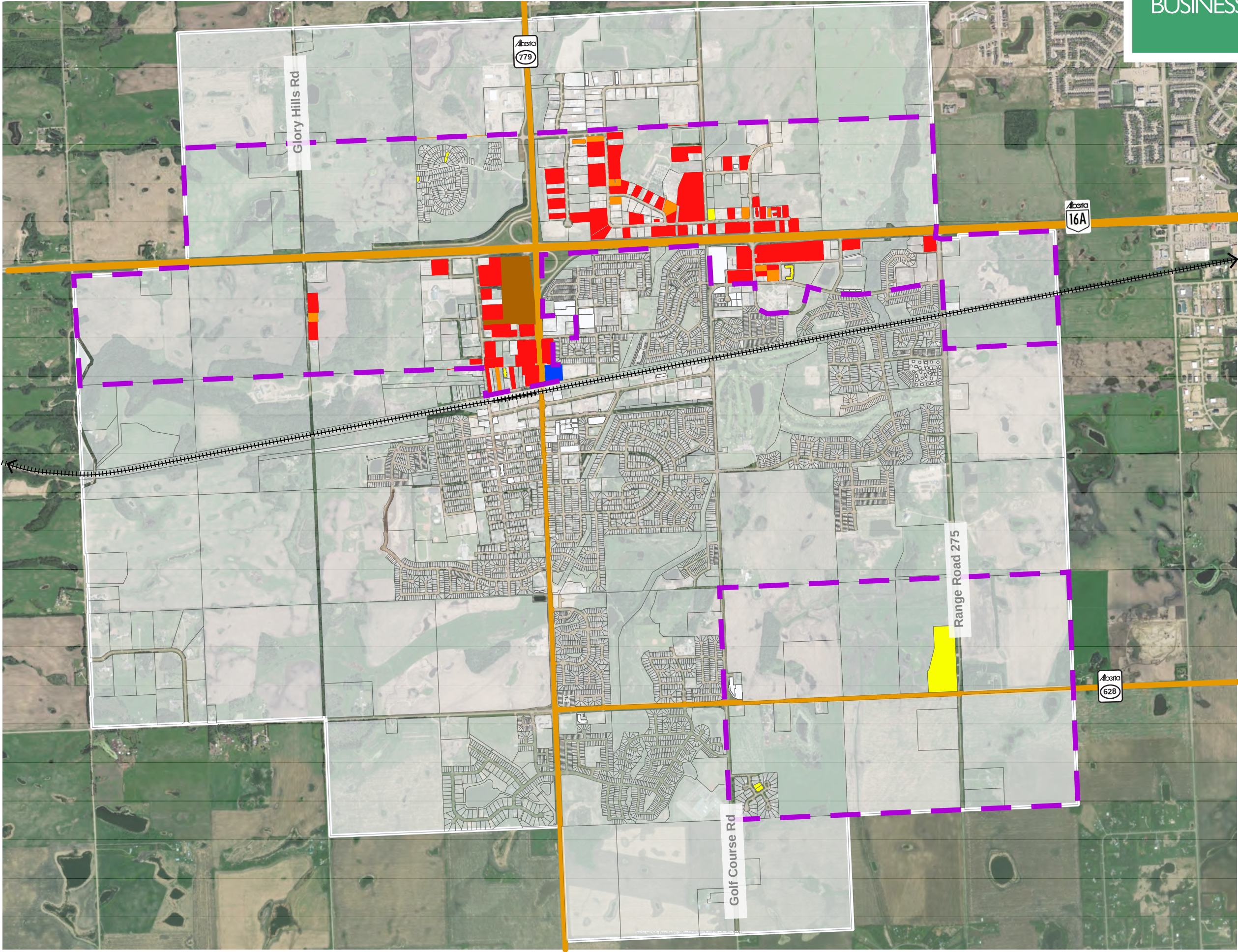
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BUSINESS LICENCES IN STUDY AREA
(2021)



Stony Plain, AB

KEY PLAN:

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

STUDY AREA BUSINESSES

- Contractors
- Home Business/Operation
- No Charge
- Non Profit
- Retail & Service Business
- Parcels With Other Land Uses

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT



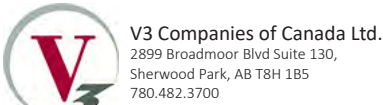
PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

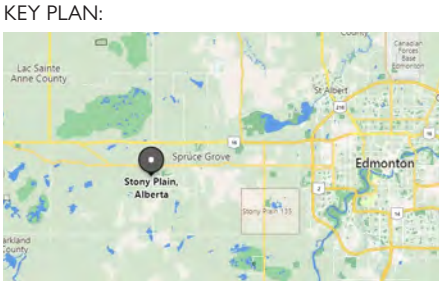
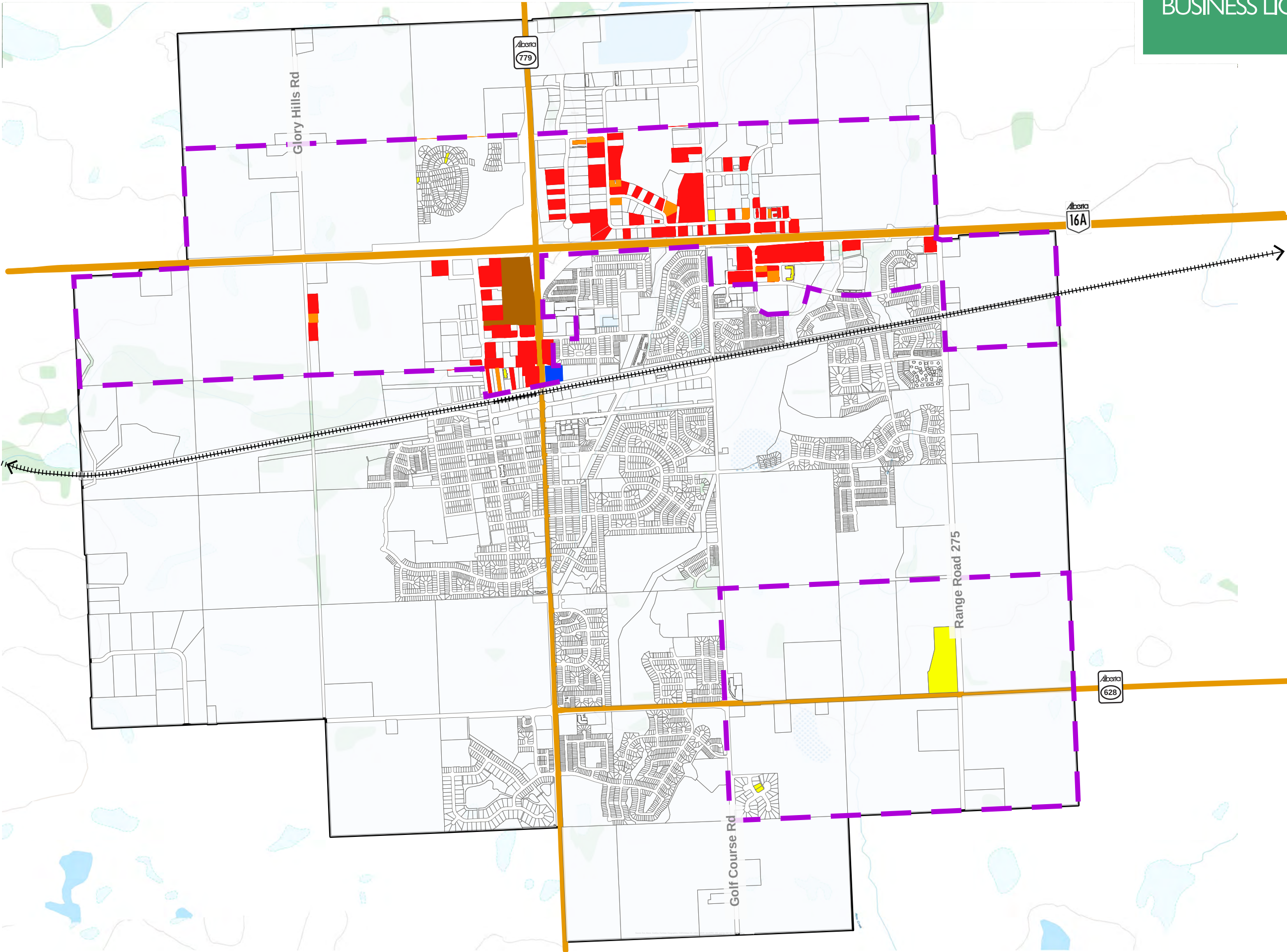
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0 500 1000 metre



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BUSINESS LICENCES IN STUDY AREA
(2021)



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

STUDY AREA BUSINESSES

- Contractors
- Home Business/Operation
- No Charge
- Non Profit
- Retail & Service Business
- Parcels With Other Land Uses

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:

PROJECT: C22-025 DATE: 06/06/2022

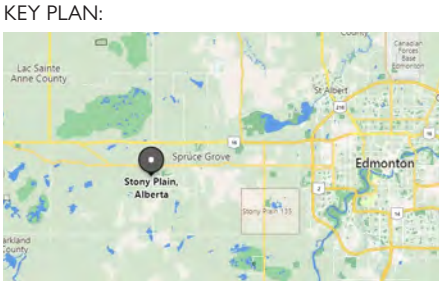
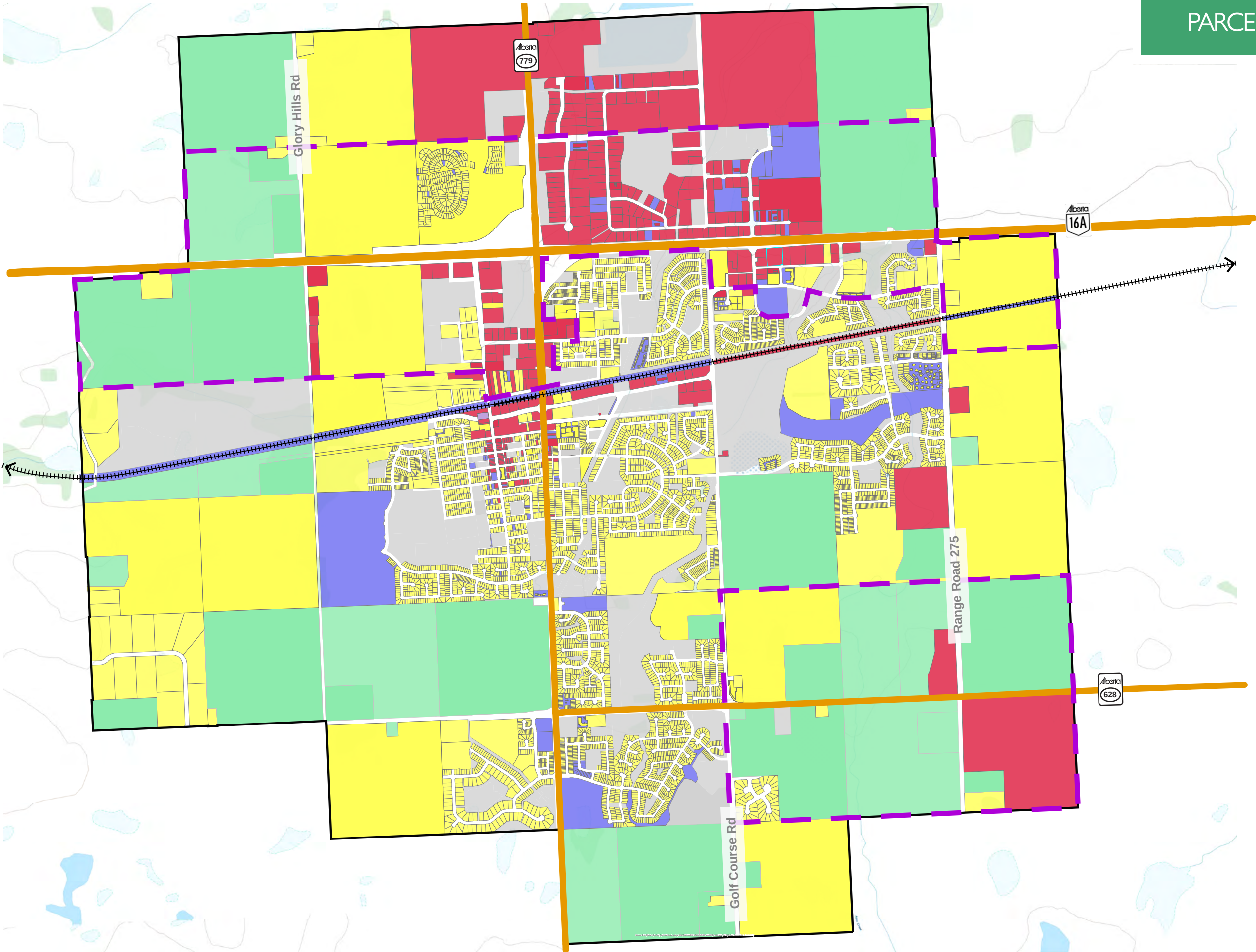
DESIGNED: Eyouel Yimer
CHECKED: Elisa Stamatakis

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PARCEL TAX CATEGORIES (2021)



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

TAX CATEGORIES (MILL RATE)

- Farmland (6.411)
- Linear
- Non Residential (7.802)
- Residential (6.411)
- Exempt
- Other

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:

PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

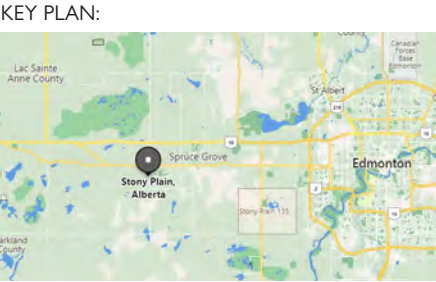
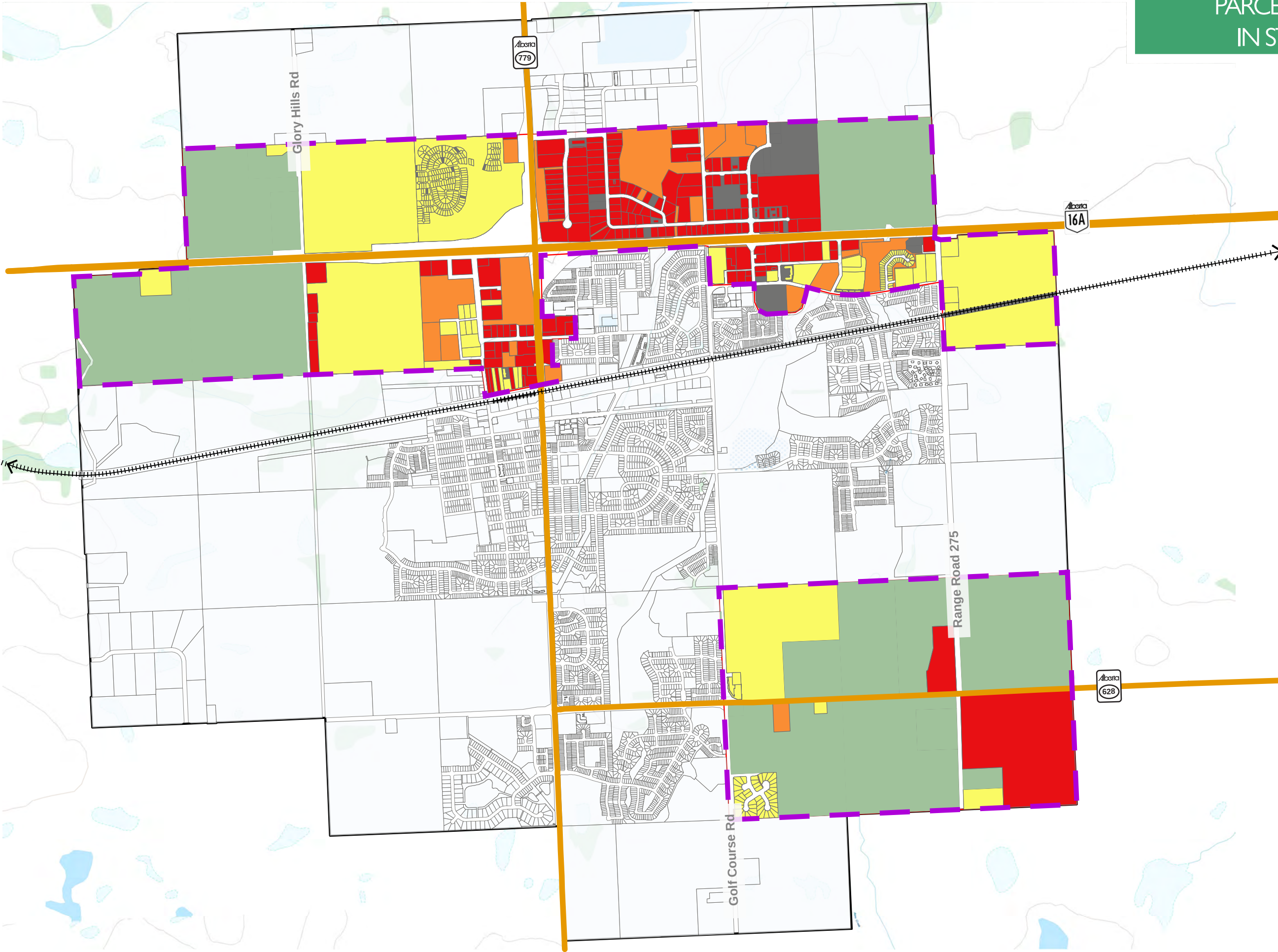
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PARCEL TAX CATEGORIES
IN STUDY AREA (2021)



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

TAX CATEGORIES

- Farmland
- Residential
- Exempt
- Non Residential
- Other

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:

PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

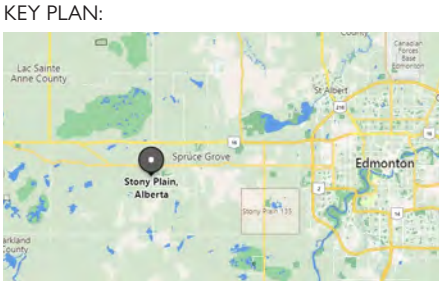
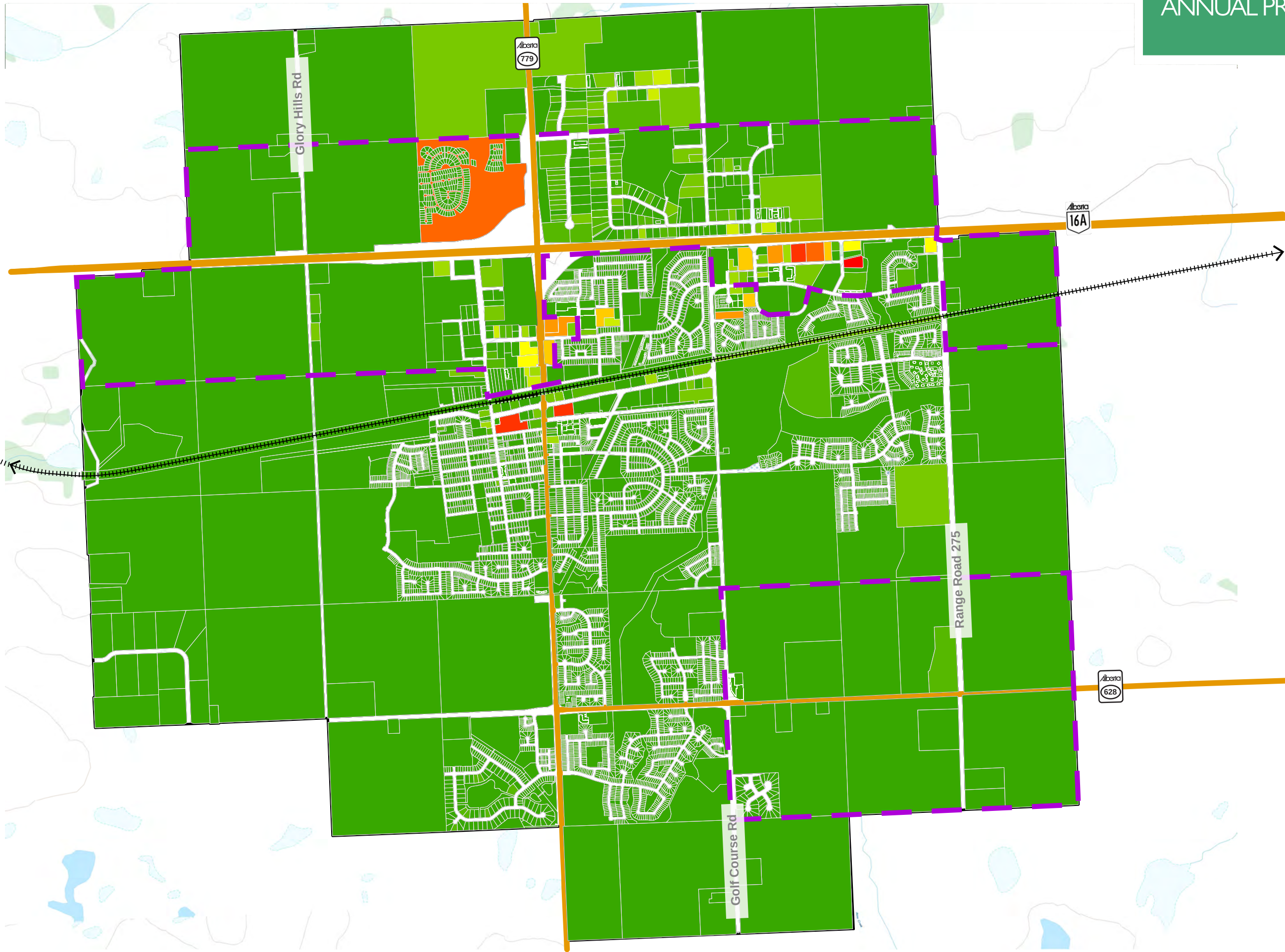
SCALE: 1:25,000



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ANNUAL PROPERTY TAX REVENUE
(2021)



Stony Plain, AB

- LEGEND:
- Town of Stony Plain
 - CN Rail Line
 - Study Boundary
 - Highways

ANNUAL PROPERTY TAX REVENUE (CAD)

	\$ 0 - 10,000
	\$ 10,000 - 20,000
	\$ 20,000 - 30,000
	\$ 30,000 - 40,000
	\$ 40,000 - 50,000
	\$ 50,000 - 60,000
	\$ 60,000 - 70,000
	\$ 70,000 - 80,000
	\$ 80,000 - 90,000
	\$ 90,000 - 100,000
	\$ 100,000 - 129,706

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:

PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

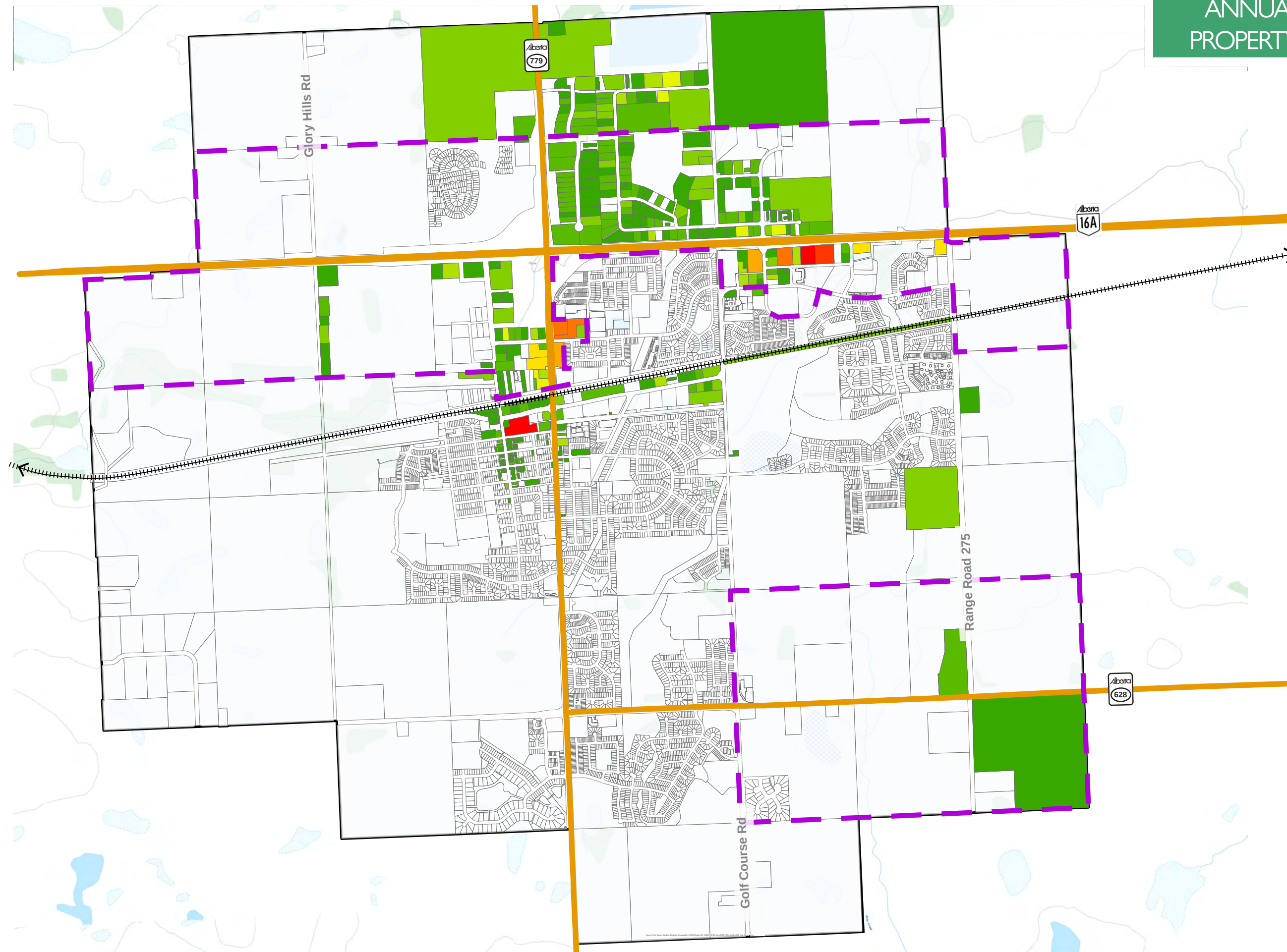
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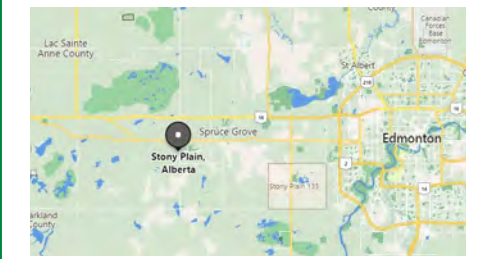
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ANNUAL NON RESIDENTIAL PROPERTY TAX REVENUE (2021)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

ANNUAL NON RESIDENTIAL PROPERTY TAX REVENUE (2021)

- \$ 0 - 10,000
- \$ 10,000 - 20,000
- \$ 20,000 - 30,000
- \$ 30,000 - 40,000
- \$ 40,000 - 50,000
- \$ 50,000 - 60,000
- \$ 60,000 - 70,000
- \$ 70,000 - 80,000
- \$ 80,000 - 90,000
- \$ 90,000 - 93,035.5

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

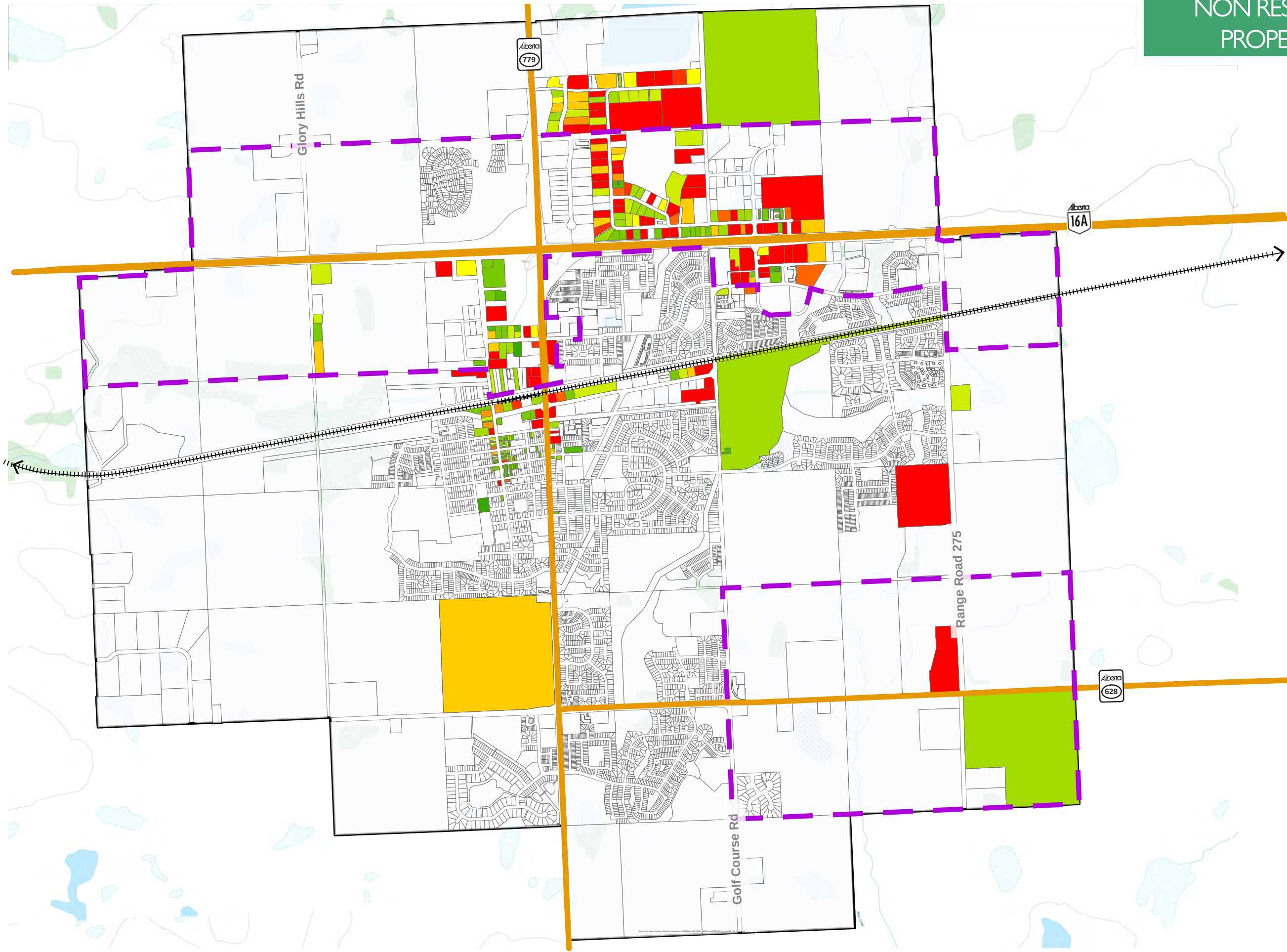
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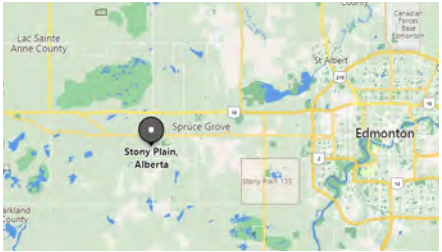
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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2012)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2012)

- \$ 4,350 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 8,064,530

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



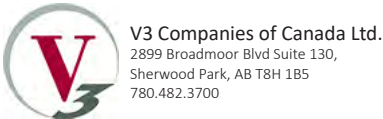
PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

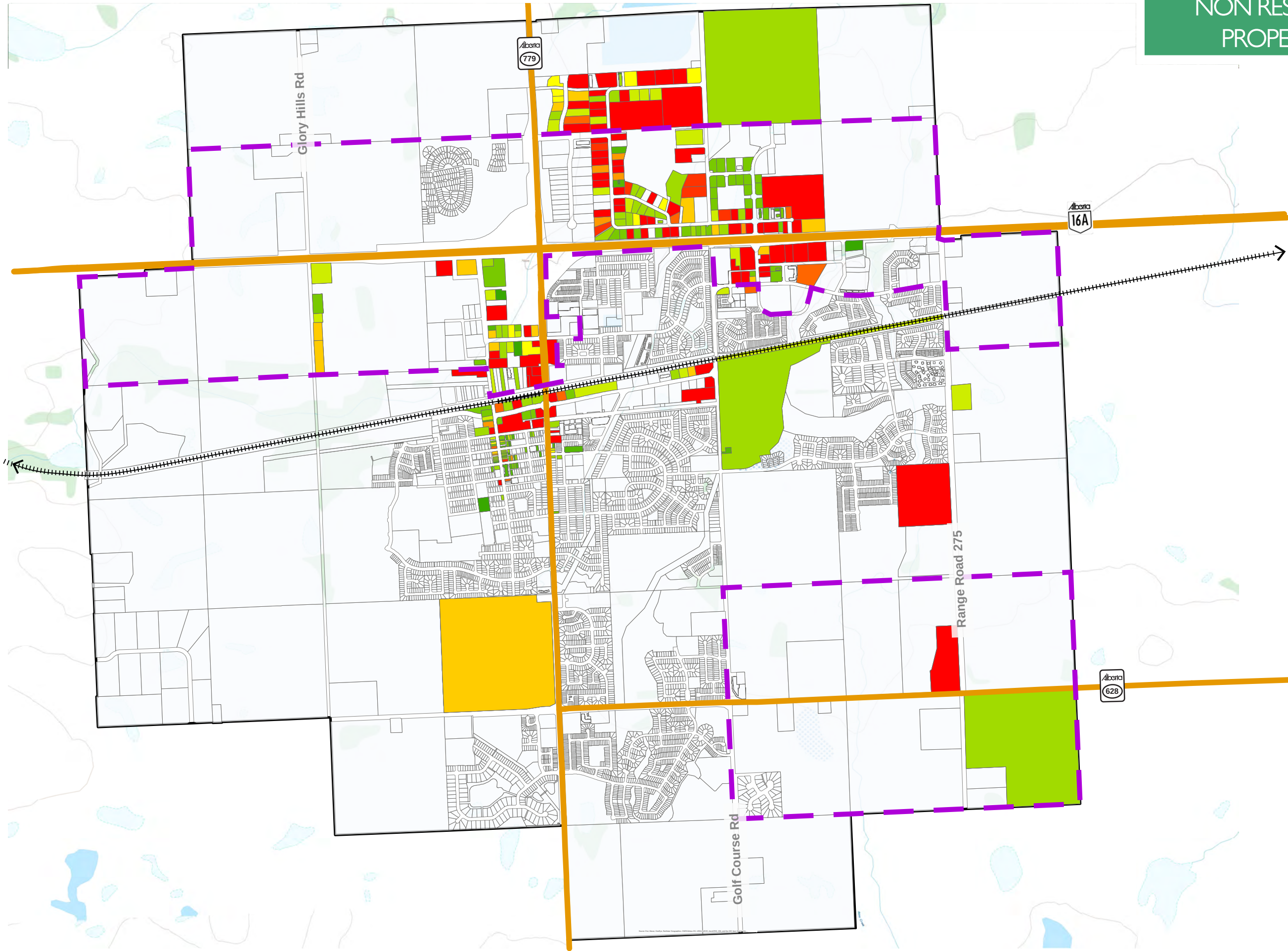
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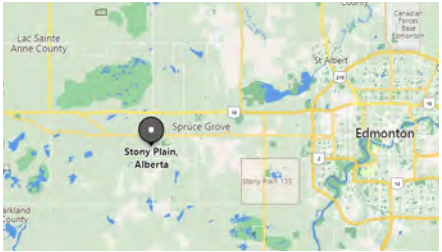


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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2013)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2013)

- \$ 0 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 7,930,590

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

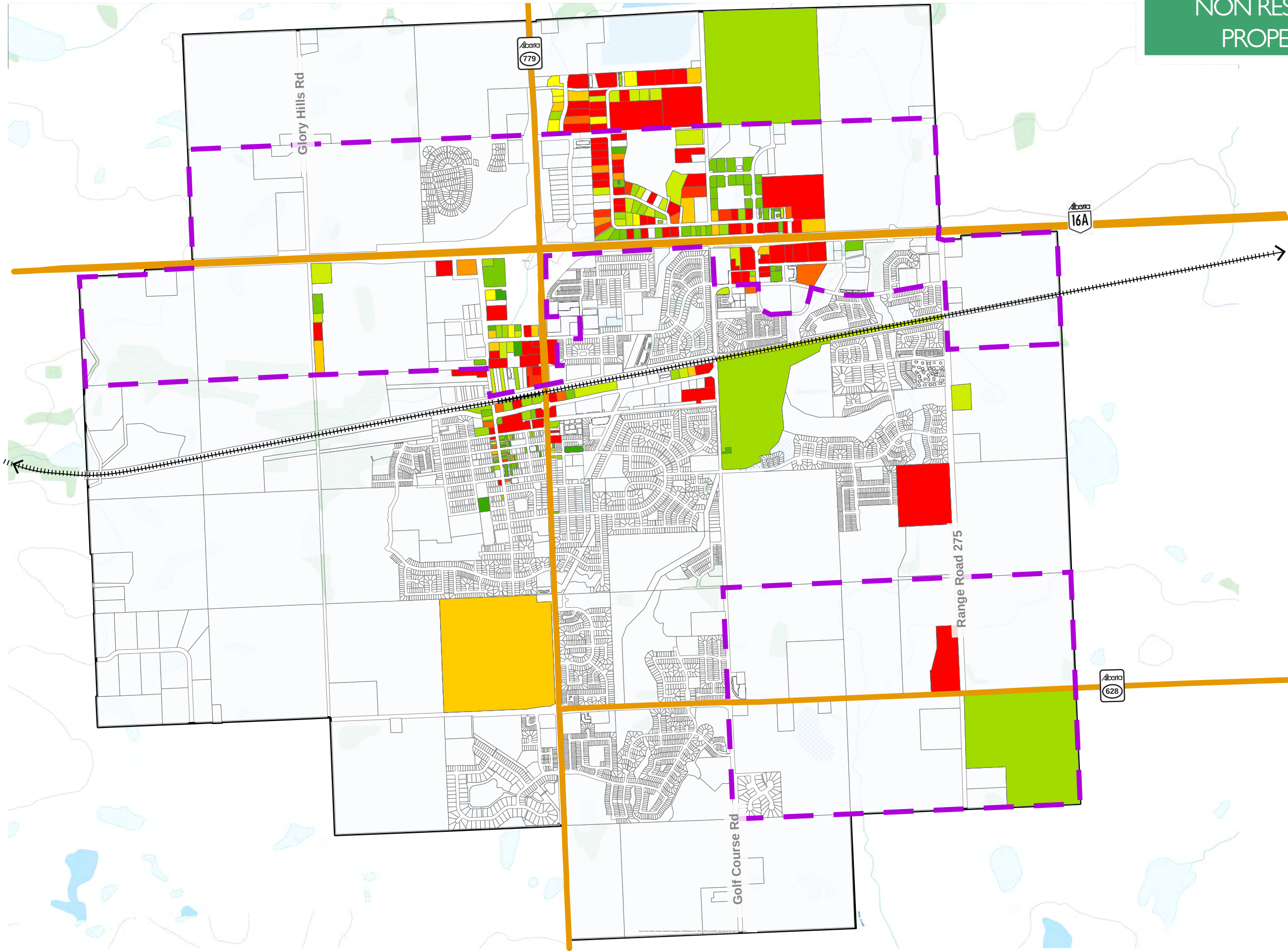
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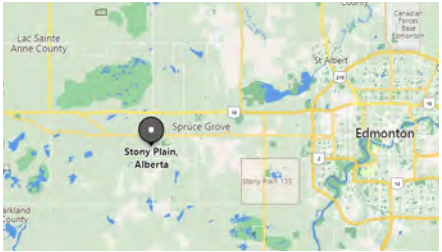
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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2014)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2014)

- \$ 0 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 7,930,590

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

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CLIENT:



PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

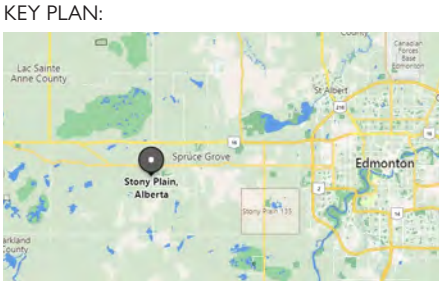
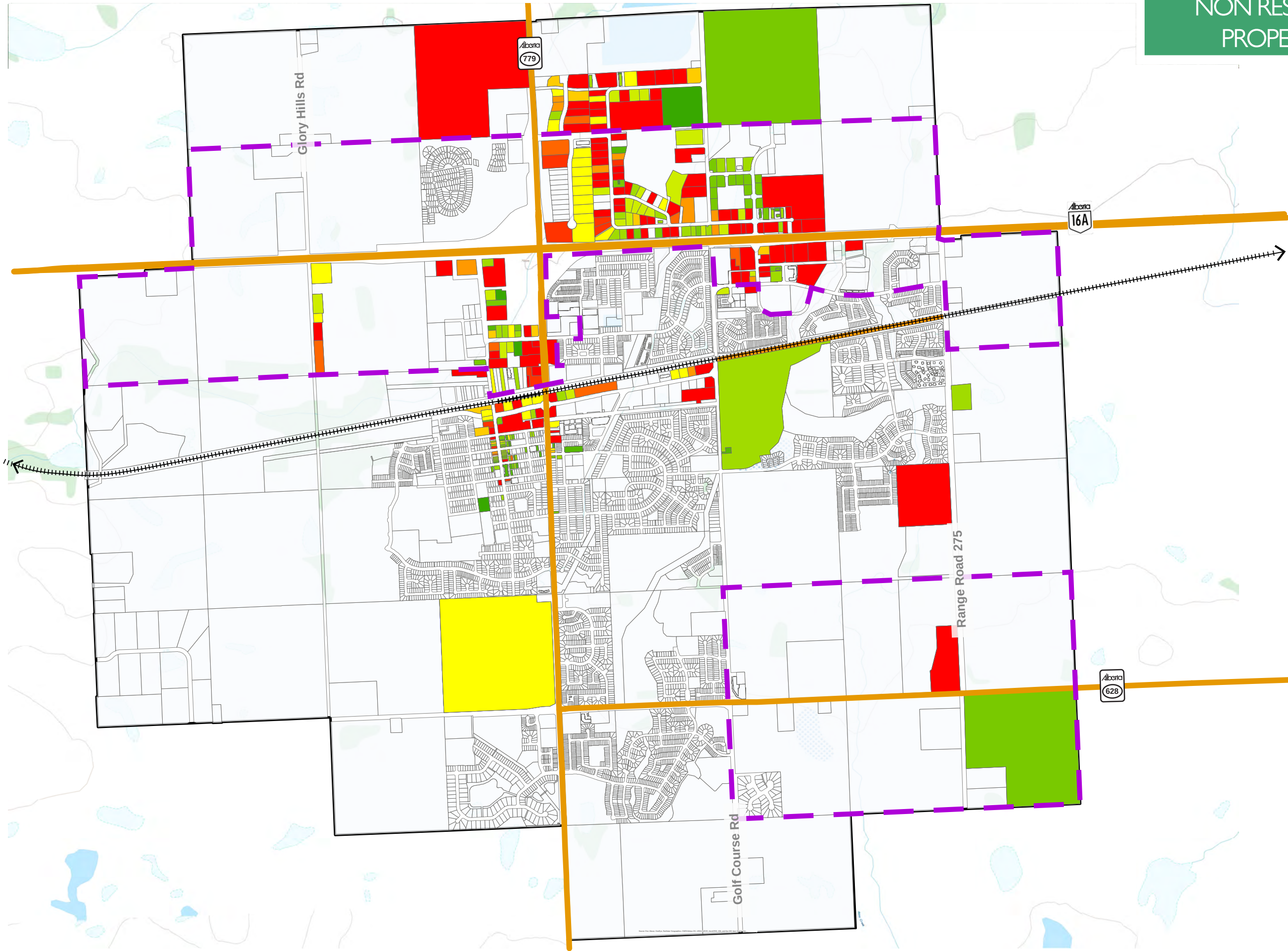
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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2015)



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2015)

- \$ 4,350 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 8,291,070

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

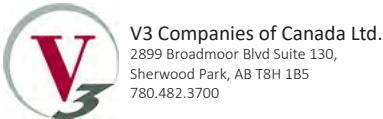


PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

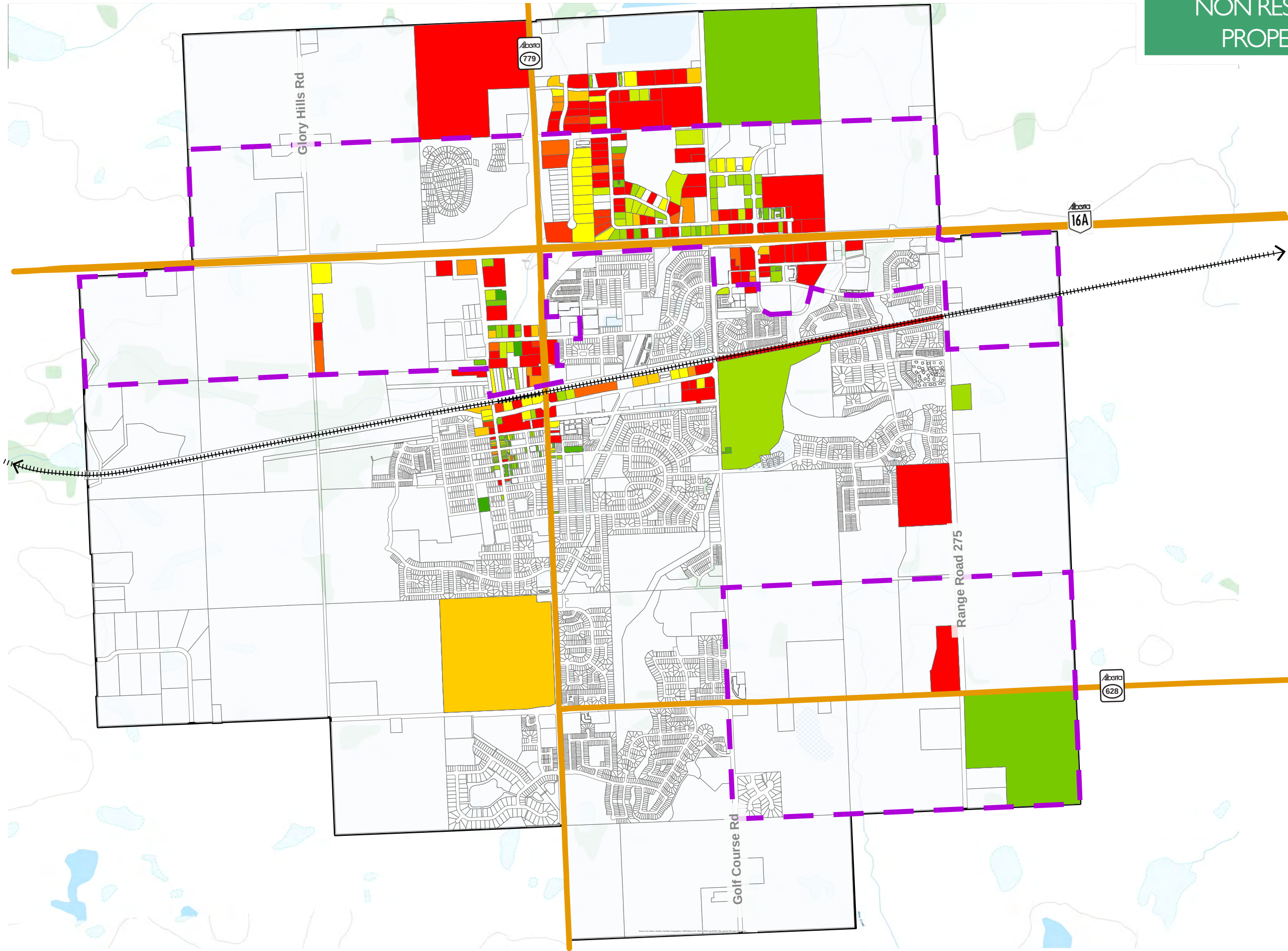
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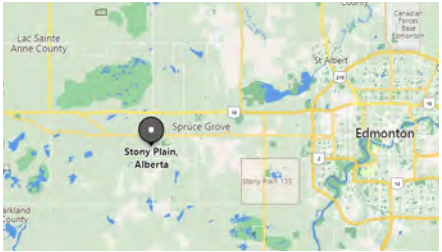


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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2016)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2016)

- \$ 4,350 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 8,532,010

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

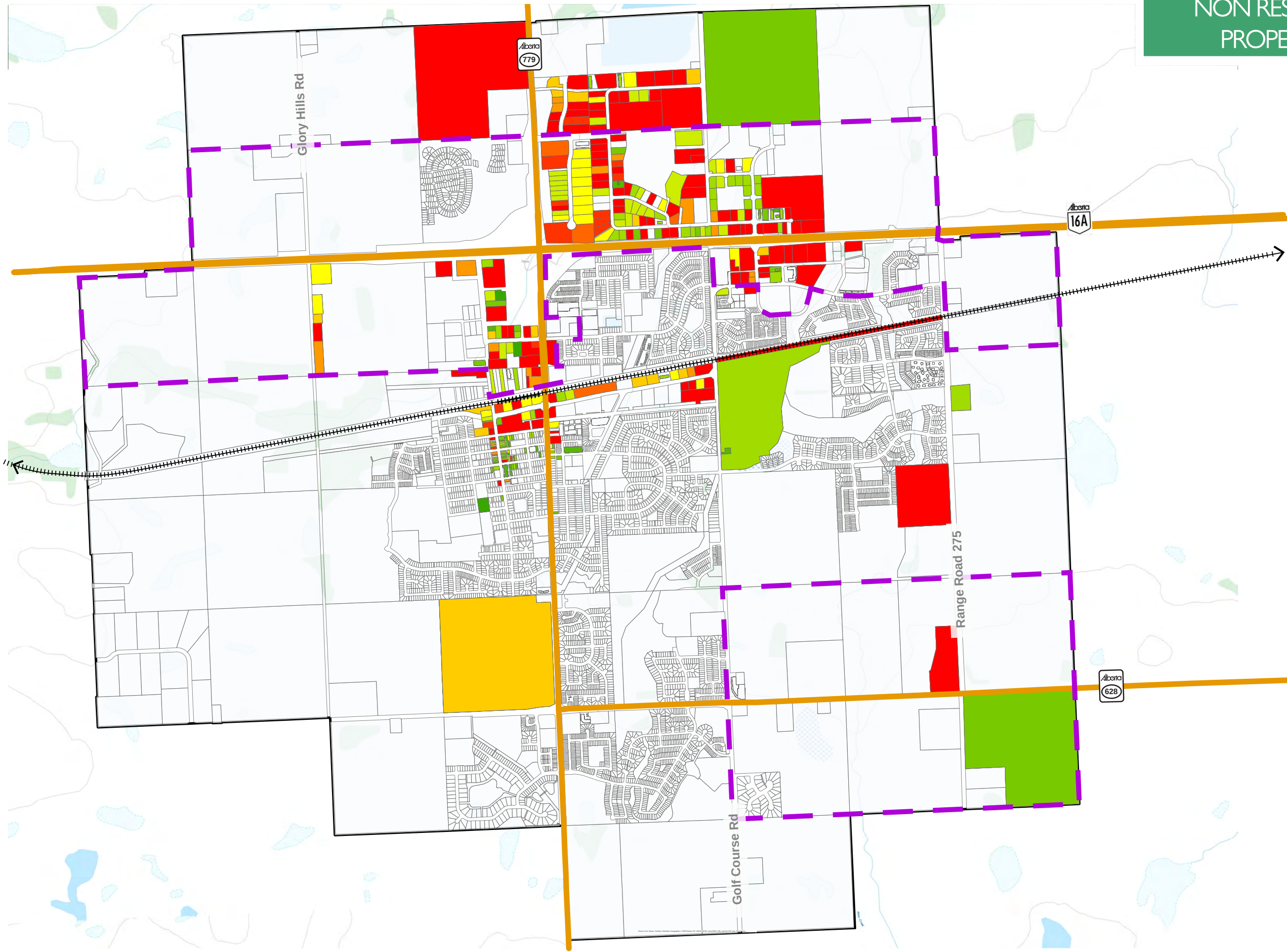
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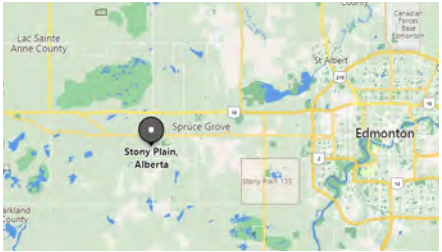
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NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2017)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED
PROPERTY VALUE (2017)

- \$ 4,350 - 100,000
- \$ 100,000 - 200,000
- \$ 200,000 - 300,000
- \$ 300,000 - 400,000
- \$ 400,000 - 500,000
- \$ 500,000 - 600,000
- \$ 600,000 - 700,000
- \$ 700,000 - 800,000
- \$ 800,000 - 900,000
- \$ 900,000 - 1,000,000
- \$ 1,000,000 - 9,322,010

DATA SOURCES:
• Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025 DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

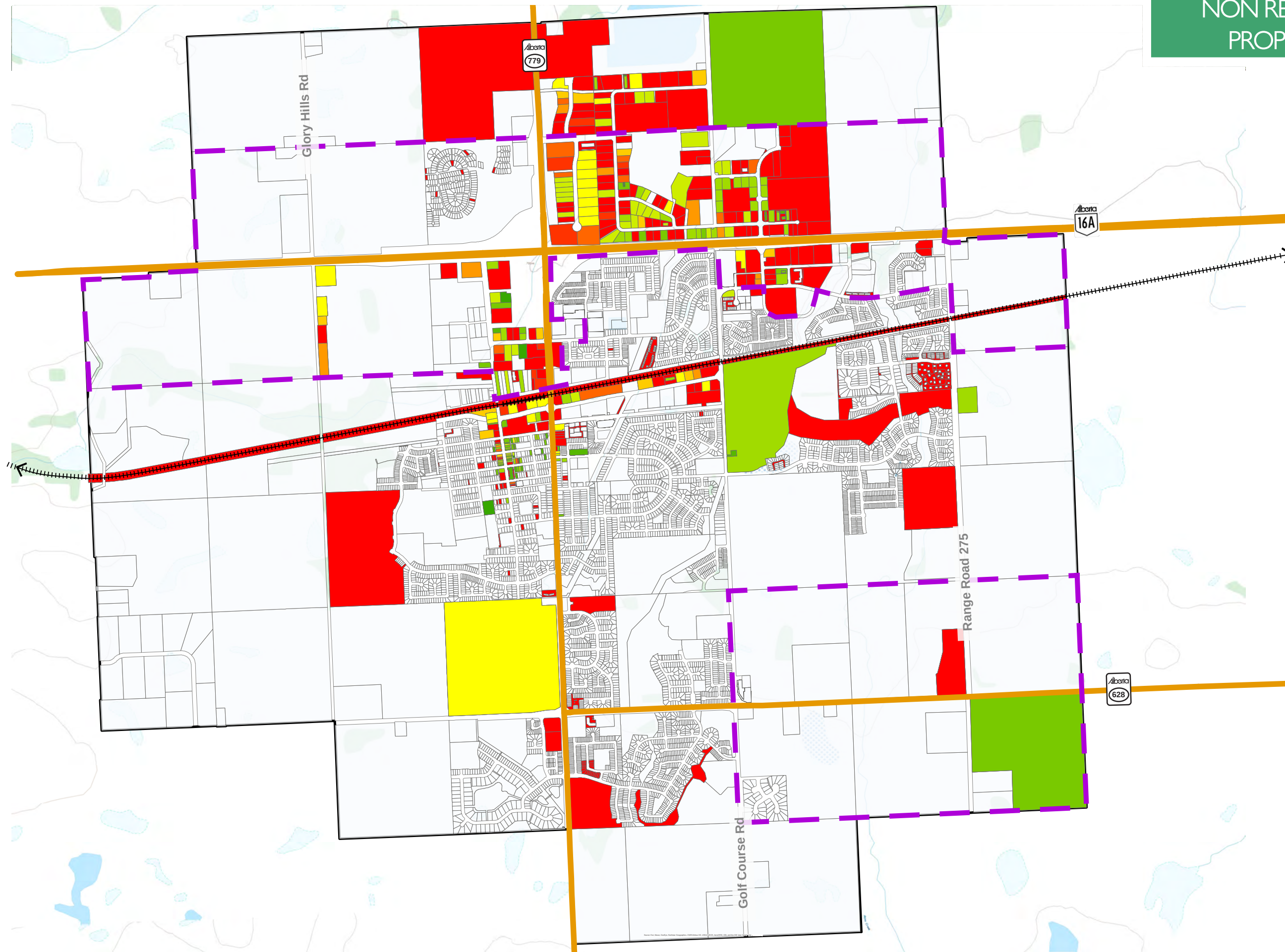
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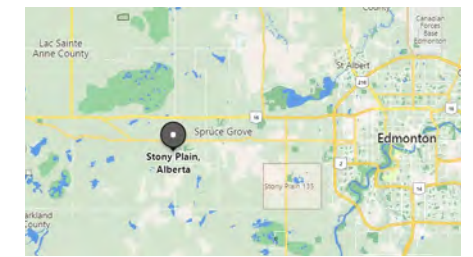
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NON RESIDENTIAL ASSESSED PROPERTY VALUE (2018)



KEY PLAN:



Stony Plain, AB

LEGEND:

- Town of Stony Plain
- CN Rail Line
- Study Boundary
- Highways

NON RESIDENTIAL ASSESSED PROPERTY VALUE (2018)

- \$11,470 - 100,000
- \$100,000 - 200,000
- \$200,000 - 300,000
- \$300,000 - 400,000
- \$400,000 - 500,000
- \$500,000 - 600,000
- \$600,000 - 700,000
- \$700,000 - 800,000
- \$800,000 - 900,000
- \$900,000 - 1,000,000
- \$1,000,000 - 9,425,580

DATA SOURCES:

- Town of Stony Plain GIS (May 2022)

DRAFT

CLIENT:



PROJECT: C22-025

DATE: 06/06/2022

DESIGNED: Eyouel Yimer

CHECKED: Elisa Stamatakis

SCALE: 1:25,000

0 500 1000
metre



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