

**BYLAW 2541/D&P/15**

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE EAST BOUNDARY AREA STRUCTURE PLAN**

---

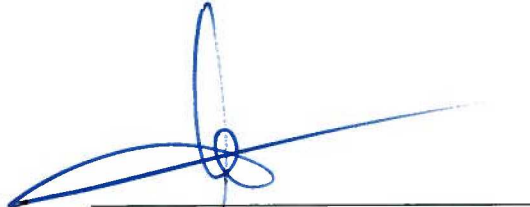
WHEREAS Section 633(1) of the Municipal Government Act 2000 enables the Municipal Council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND WHEREAS The East Boundary Area Structure Plan addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act, RSA, 2000;


NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act, RSA, 2000 enacts as follows:

1. That this Bylaw 2541/D&P/15 be cited as "East Boundary Area Structure Plan."
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw
3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.
4. That this bylaw shall come into force and take effect upon the date of third reading and singing in accordance with the Municipal Government Act.

Read a first time this 13<sup>th</sup> day of July, 2015.



Mayor William Choy

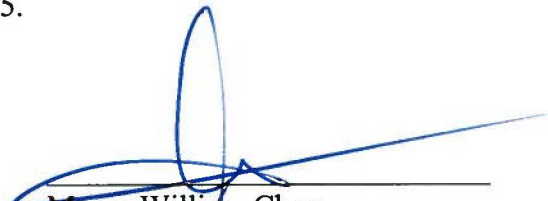


Louise Frostad, CMA, CLGM  
Director of Corporate Services


Public Hearing held on the 24<sup>th</sup> day of August, 2015.

Read a second time this 24<sup>th</sup> day of August, 2015.

Read a third time this 24<sup>th</sup> day of August, 2015.



Mayor William Choy



Louise Frostad, CMA, CLGM  
Director of Corporate Services

**SCHEDULE “A”**

**East Boundary Area Structure Plan**

**EAST BOUNDARY  
AREA STRUCTURE PLAN (ASP)**

**Prepared by:**



**10576 – 113 Street, Unit 200**

**Edmonton, Alberta T5H 3H5**

**Phone: (780) 423-4123 Fax: (780) 426-0659**

**Contact: Shree Shinde**

**For:**

**Qualico Communities**

**August 2015**

## TABLE OF CONTENTS

<b>1</b>	<b>BACKGROUND AND INTRODUCTION.....</b>	<b>1</b>
1.1	Purpose .....	1
1.2	Location.....	1
1.3	Land Ownership.....	1
1.4	Statutory Authority .....	2
1.4.1	Municipal Government Act .....	2
1.4.2	Municipal Development Plan .....	3
1.4.3	Land Use Bylaw .....	7
1.5	Development Context and Existing Situation.....	8
1.6	Topography and Drainage .....	10
1.7	Vegetation.....	10
1.8	Geology .....	10
1.9	Utilities .....	11
<b>2</b>	<b>PROPOSED CONCEPT .....</b>	<b>12</b>
2.1	Land Use Concept .....	12
2.1.1	Neighbourhood 1 .....	12
2.1.2	Neighbourhood 2 .....	12
2.2	Education .....	14
2.3	Setbacks from Railways.....	14
2.4	Parks and Open Space.....	15
2.5	Access and Transportation .....	16
2.6	Development Phasing Plan.....	18
<b>3</b>	<b>EXISTING SITE CONDITIONS .....</b>	<b>19</b>
3.1	Water Distribution .....	19
3.2	Sanitary Collection .....	19
3.3	Stormwater Management .....	19
3.4	Utilities .....	20
<b>4</b>	<b>STAKEHOLDER INVOLVEMENT .....</b>	<b>21</b>
4.1	Stakeholder Involvement .....	21
4.1.1	Public Open House 1 .....	21
4.1.2	Public Open House 2 .....	22

4.1.3 Plan Revisions .....	22
<b>APPENDIX A – .....</b>	<b>24</b>

## List of Figures

- Figure 1.0: Context Plan
- Figure 2.0: Legal Plan
- Figure 3.0: Utility Plan
- Figure 4.0: Neighbourhood Plan
- Figure 5.0: Adjacent Area Structure Plans
- Figure 6.0: Topography Plan
- Figure 7.0: Aerial Photograph
- Figure 8.0: Development Concept Plan
- Figure 9.0: Railway Right-of-Way Cross-Section
- Figure 10.0: Transportation Plan
- Figure 11.0: Trails and Open Space
- Figure 12.0: Water and Sewer Plan
- Figure 13.0: Staging Plan

## List of Tables

- Table 1.1 : NW 32-52-27-4
- Table 1.1: SW 32-52-27-4
- Table 2.1: East Boundary Land Use Statistics
- Table 3.1: School Statistics

# 1 BACKGROUND AND INTRODUCTION

## 1.1 Purpose

The purpose of the East Boundary Area Structure Plan (ASP) is to provide a planning framework for the development of approximately 130 ha (320 acres) of land within the NW and SW Quarters of Section 32-52-27 W4M, in accordance with the Town of Stony Plain's Municipal Development Plan (MDP) and the Municipal Government Act (MGA).

The ASP provides a development context for land use planning, population density, the transportation network, development servicing, and implementation of planning and development for the lands. The ASP will ensure that development within the Plan area is compatible with, and conveniently accessible from, existing, future, and adjacent land uses.

## 1.2 Location

The subject lands are located at the southeast corner of Highway 16A and Boundary Road within the Town of Stony Plain. The lands are bound by Highway 16A along the northern property line, Boundary Road along the western property line, and the municipal boundary shared by the Town of Stony Plain and the City of Spruce Grove along the eastern property line. The Edgeland Park Area Structure Plan, which was approved by the Town of Stony Plain in December of 2007, is situated adjacent to, and directly south of, the Plan area. **Figure 1.0** shows the location of the subject land in the context of the Town of Stony Plain, the City of Spruce Grove, and Parkland County. To the east of the Plan area, across the municipal boundary with Spruce Grove, is the recently approved (September 2014) Shiloh Area Structure Plan.

## 1.3 Land Ownership

The entire Plan area is comprised of two quarter-sections totaling 130 ha (320 acres) of land. Qualico is the majority owner with approximately 57 ha in the NW ¼ and 62 ha in the SW ¼. The balance of the lands have been separated for other uses including a railway, an electrical substation, and four acreages. **Tables 1.1** and **1.2** provide a summary of the legal descriptions, parcel sizes and current uses within each quarter section. **Figure 2.0** outlines the location of each parcel.

**Table 1.1: NW 32-52-27-4**

Legal Description	Size (HA)	Current Use
PLAN 062 043 868 (NORTH)	35.03	AGRICULTURAL
PLAN 062 502 362 (SOUTH)	22.06	AGRICULTURAL
LOT A, PLAN 1048 TR	1.62	AGRICULTURAL / BUILDINGS CLEARED
LOT A, PLAN 752-1694	1.27	RESIDENTIAL ACREAGE
LOT B, PLAN 752-1694	.75	RESIDENTIAL ACREAGE
RAILWAY PLAN 6267R	2.48	CANADIAN NATIONAL RAILWAY
1048 TR	.32	SERVICE ROAD DEDICATION
ROAD PLAN 8022789	1.13	HIGHWAY DEDICATION
<b>TOTAL NW 32-52-27-4</b>	<b>64.66</b>	

**Table 1.2: SW 32-52-27-4**

Legal Description	Size (HA)	Current Use
SW 32-52-27-4	57.9	AGRICULTURAL
R/W PLAN 4720 TR	2.73	ALTA LINK SUBSTATION
C.O.T. (DESCRIPTIVE PLAN)	4.05	RESIDENTIAL ACREAGE
<b>TOTAL S.W. 32-52-27-4</b>	<b>64.68</b>	

## 1.4 Statutory Authority

### 1.4.1 Municipal Government Act

The East Boundary ASP has been prepared in accordance with Part 17 of the Municipal Government Act (S.A. 1994, M-26-1), Section 633 (2)(a), which requires the following elements to be included in an Area Structure Plan:

- The sequence of development proposed for an area.
- The land uses proposed for the area, either generally or with respect to specific parts of the area.
- The density of population proposed for the area, either generally or with respect to specific parts of the area.
- The general location of major transportation routes and public utilities.

### 1.4.2 Municipal Development Plan

Town Council adopted a new Municipal Development Plan (MDP) for the Town of Stony Plain in 2013. The MDP is based on a shared vision and set of guiding principles, and includes goals, objectives and general policies for land use planning and development within the Town of Stony Plain.

The intent of this section is not to repeat the MDP, but to demonstrate compatibility between the East Boundary Area Structure Plan and the Town's Municipal Development Plan. Therefore, this section explains how the East Boundary ASP responds to the goals, objectives and policies of the MDP as it relates to the development of the Plan area, with a focus on the following themes:

- Residential Development
- Commercial Development
- Environmental Management
- Parks and Recreation
- Transportation

#### ***Vision***

The MDP is based on a shared vision and set of guiding themes to direct planning policies, programs and actions. This shared vision is stated as follows:

- We are environmentally friendly.
- We are a community.
- We have economic opportunity.
- We are supported by our infrastructure.
- We have responsible government.

#### ***Guiding Principles***

The MDP refers to the following guiding themes for community development and provides a link between the vision and policies:

- Environmental Responsibility
- Community Development
- Economic Opportunity
- Supportive Infrastructure
- Governance and Partners



## ***Environmental Management***

Environmental Management policies of the MDP are found in Section 6.0 of the MDP. The following policies may have particular relevance to this Area Structure Plan:

**Section 6.2: Open Space and Parks:** The location and extent of natural areas is conceptually shown on Figure 4 – Open Space and Parks of the MDP. The Town of Stony Plain should maintain an inventory of remaining natural areas, as well as known historic and archaeological sites. As part of the preparation of a tentative plan of subdivision it is important to confirm the location and geographic extent of any natural areas, hazard lands, historic or archaeological sites. A detailed analysis shall be undertaken by a qualified consultant, acceptable to both the Town of Stony Plain and the developers, with all costs borne by the developers.

The East Boundary ASP preserves environmentally significant features within the Plan area, including two key environmental components: a significant wetland feature in the north easterly portion of the Plan, and an existing forested area south of the tracks. The ASP also provides accessible open space, parks and trails interspersed throughout the Plan area, as shown in **Figure 11.0 – Trails and Open Space**.

## ***Residential Development***

Sections 2.0 and 6.0 of the MDP refer to policies for residential development and neighbourhood design. The primary goals of these sections are to encourage the development of well-planned and attractive neighbourhoods that provide a wide range of housing choice and amenities.

### ***Selected Policies***

The following policies may have particular relevance to the preparation of this Area Structure Plan:

#### **DIRECTION 2.3**

##### **Design New Neighbourhoods for Quality of Life**

- 2.3.a** A conceptual or outline approach to planning of neighbourhoods, based on a section, rather than quarter-section, will provide for overall conformance of neighbourhood planning with planning principles for new neighbourhoods.
- 2.3.b** New residential development should be based on neighbourhood design that is interconnected with the larger community.
- 2.3.c** New neighbourhoods should be complete, resilient and able to adapt to change, with a mix of appropriate uses and diversity of housing.
- 2.3.d** New neighbourhoods should be supported by appropriate levels of services and amenities, such as parks, schools, and trails.

- 2.3.e** New development should include an integrated and connected system of natural features, open spaces, parks, corridors, trails and stormwater ponds.
- 2.3.f** New areas should have their own exceptional character, sense of place and a functional, high-quality accessible public realm.

The East Boundary ASP promotes contiguous planning and connectivity to adjacent neighbourhoods as well as within the ASP area. Within the ASP area, a mix of housing types and commercial uses are provided. The residential options include low, medium and high density housing, promoting inclusivity of a diverse range of ages and incomes. Natural features, open spaces, parks, corridors, trails and stormwater ponds are interspersed throughout the ASP area. Development within the ASP are will be served by a local and collector road network as well as pedestrian linkages. The above mentioned features create an opportunity for the ASP area to promote a high-quality public realm which would in turn support a thriving community (see **Figure 8.0** – Development Concept Plan).

## **6.5 AREAS OF NEW RESIDENTIAL DEVELOPMENT**

- 6.5.a** Combined with specific controls arising from the growth management policy framework, area structure plans that have been adopted will be re-evaluated to ensure conformity with this MDP.
- 6.5.b** To create new neighbourhoods that are complete and resilient, the following principles should be applied:
  - 6.5.b.i** a variety of appropriate uses, including housing, institutions, parks and local commercial facilities should be encouraged;
  - 6.5.b.ii** a diversity of housing types (single-detached and semi-detached/duplex, modular homes, townhomes, apartments and other forms, such as secondary suites or garage suites) for different households, income levels and lifestyles should be integrated into each neighbourhood; and
  - 6.5.b.iii** residential development should be supported by services and amenities, with higher levels of public amenity in areas with higher density.
- 6.5.c** The Town of Stony Plain may consider locations for higher density, multi-unit development outside of the downtown core provided the following criteria are met:
  - 6.5.c.i** located adjacent to collector and arterial roadways, provided the development can effectively buffer residents from traffic noise and visual impacts through appropriate urban design and landscaping;
  - 6.5.c.ii** proximity to employment centres, shopping and to other community amenities;

- 6.5.c.iii higher density housing forms particularly apartments should be adjacent to park developments or linear open spaces; and
        - 6.5.c.iv effective urban design relationship to the surroundings.
  - 6.5.d To promote healthy lifestyles and interpersonal relationships by means of a compact, walkable neighbourhood, the following should be incorporated:
    - 6.5.d.i a sustainable density that makes efficient use of land;
    - 6.5.d.ii viable commercial services and amenities that are located within walking distance;
    - 6.5.d.iii school sites that are convenient for students in the neighbourhood; and
    - 6.5.d.iv a safe pedestrian-friendly system.
  - 6.5.e To provide interconnectedness throughout the neighbourhood and to connect neighbourhoods to each other, neighbourhood design should include:
    - 6.5.e.i safe, convenient access;
    - 6.5.e.ii a fine-grained, modified grid pattern that allows for short trips and to disperse congestion; and
    - 6.5.f.iii optimize the potential for long-term tree canopy by maintaining existing tree strands where possible and a program of new planting.
  - 6.5.g To create unique areas with their own exceptional character and sense of place that fosters community identity and pride:
    - 6.5.g.i area structure plans should include design guidelines for built form and quality of the public realm, embracing the opportunity for a four-season lifestyle;
    - 6.5.g.ii area structure plans should include sites for future schools, developed in consultation with the Town and School Boards; and
    - 6.5.g.iv community amenities should be located to help in 'place-making,' creating community identity and fostering social interaction.
  - 6.5.h To develop neighbourhoods that are socially and physically connected, the Town will enhance opportunities for community gathering by:
    - 6.5.h.i reinforcing the use of gathering places through social, recreational and cultural programming by both the Town and other groups;

- 6.5.h.ii working with School Boards, to enable schools to be used for community activities after school hours;
- 6.5.h.iii continuing to provide support and encouragement for a diverse range of community events and festivals; and
- 6.5.h.iv promoting design of facilities accessible for all, by considering age-friendly design, design for people with disabilities and consideration of safety and Crime Prevention through Environmental Design (CPTED) principles.

The East Boundary ASP provides a diversity of housing types, inclusive of Low, Medium, and High Density Residential forms in order to accommodate and provide for different households, income levels, and lifestyles. The housing development is supported by commercial uses and public amenity areas. There is an emphasis on Highway Commercial development along Highway 16A and General Commercial along Boundary Road. A neighbourhood school/park site is located along the eastern boundary of the subject lands, to the south of the CN Railway tracks. This school site is partly located in the Shiloh ASP area and will serve the residents from both the East Boundary and Shiloh ASP areas (see **Figure 8.0** – Development Concept Plan). The East Boundary ASP provides pedestrian linkages throughout the ASP area promoting connectivity and walkability in the neighbourhood, as shown in **Figure 11.0** – Trails and Open Space.

### **Commercial Development**

Section 6.6 of the MDP refers to Commercial Development, the primary goal of which is to provide for well-located and compatible commercial development opportunities to serve both local residents and the regional market.

- 6.6.d The Town will require commercial developments fronting on Highway 16A and arterial roadways to maintain access through service roads or other forms of shared internal accesses, where possible.

The East Boundary ASP proposes Highway Commercial along Highway 16A and General Commercial in the northern portion of the ASP area. The commercial developments will adequately serve the ASP neighbourhood area, as well as adjacent neighbourhoods. Access to the commercial areas from the ASP area will be provided by the local road network and pedestrian linkages. Neighbourhoods to the west of the ASP area will be connected to the commercial development by Boundary Road and 44 Avenue.

### **1.4.3 Land Use Bylaw**

The Land Use Bylaw (LUB) provides a detailed set of land uses and development regulations for building and development within the Town of Stony Plain. Although the majority of pre-development land in the Plan area is used for agricultural purposes, all of the land is presently zoned Urban

Reserve in expectation of future development to an urban standard, with the exception of three areas. First is the electrical substation (zoned P-U Public Utility) and second, a 4.05 ha parcel in the extreme southwest corner of the Plan area, which has a pre-existing split zoning of R-2C Comprehensive Medium Density Residential and R3 High Density Low Rise Residential. Finally, there is a small parcel of land located north of the Canadian National Railway (CNR) adjacent to Boundary Road that is zoned C-G General Commercial.

The most northerly 150 m of land, adjacent to Highway 16A, is within the Highway 16A Corridor Overlay. The purpose of this overlay is to provide policies and regulations that will create a positive image of the Town as the driving public passes through this corridor. It is noted that these regulations are to be satisfied at the time of development permit approval.

## 1.5 Development Context and Existing Situation

The northwest quarter is bisected by the Canadian National Railway (CNR) transcontinental mainline which crosses the land diagonally from east to west, creating a barrier between the north and south portions of land. This alignment of the CNR has resulted in the establishment of two obvious neighbourhood boundaries within the ASP area; a north neighbourhood (Neighbourhood 1) with a gross land area of 40.5 ha and a south neighbourhood (Neighbourhood 2) with a gross land area of 86.73 ha.

**Neighbourhood 1:** The predominant form of development north of the railway is agricultural. The boundaries for Neighbourhood 1 are as follows:

- **North:** Highway 16A and the City of Spruce Grove.
- **East:** Municipal boundary with the City of Spruce Grove.
- **West:** Boundary Road.
- **South:** CNR and East Boundary Neighbourhood 2.

There are three acreages that have been previously subdivided from this land, each having direct access onto Boundary Road to the west: Lots A & B, Plan 7521694 are located directly north of the CNR, and they both have existing residences. The northerly Lot A, Plan 1048 TR is located right at the southeast corner of the intersection of Highway 16A and Boundary Road. The owners of this property have recently cleared all buildings from the site.

To the north of Neighbourhood 1 is previously agricultural land, now under development for residential purposes, within the City of Spruce Grove.

To the east, is the City of Spruce Grove, which adopted the Shiloh Area Structure Plan area on November 24, 2008, and was amended in September 2014. The Shiloh ASP applies to the East ½ of Section 32-52-27 W4M, which is located along the entire east side of the East Boundary ASP area. North of the railway, and adjacent to East Boundary Neighbourhood 1, the Shiloh ASP contemplates

the development of Highway Commercial lands. There is no potential for vehicle access between the Shiloh ASP and Neighbourhood 1 due to the fact that there is a significant environmental reserve that separates the two quarter-sections.

To the west of the East Boundary ASP area and north of the CNR, is the South Business Park, which extends all the way along Highway 16A between Boundary Road and Golf Course Road. Although there is a mixture of land uses throughout, the South Business Park ASP contemplates Low Density Residential and High Density Residential adjacent to Boundary Road, and Commercial at the southwest corner of Boundary Road and Highway 16A. According to the Land Use Bylaw, all of the Residential land, where it is adjacent to and west of Boundary Road, has been zoned for R-MH for Manufactured Home Residential, R-1B Detached Residential, R-2C Comprehensive Medium Density Residential, R-2S Street-Oriented Medium Density Residential, and R-3 High Density Low Rise Residential with a 2.5 story height restriction overlay.

To the South of East Boundary Neighbourhood 1 is the CNR and East Boundary Neighbourhood 2.

**Neighbourhood 2:** The predominant form of development south of the railway is agricultural. The boundaries for Neighbourhood 2 are as follows:

- **North:** CNR and East Boundary Neighbourhood 1.
- **East:** Municipal boundary with the City of Spruce Grove.
- **West:** Boundary Road.
- **South:** Edgeland Park Area Structure Plan.

Neighbourhood 2 includes all that portion of the East Boundary ASP area lying south of the CNR and is comprised of a gross land area of approximately 86.73 ha. This land is predominantly agricultural and has been in crop production for many years.

There are two titles that have been previously separated from the SW ¼; a 4.05 ha parcel that was created by descriptive plan in the extreme southwest corner of the Plan area, and a 2.72 ha utility right-of-way that was created for an Altalink electrical substation.

**Adjacent Land Uses:** Neighbourhood 2 is directly adjacent to the Shiloh ASP which is located to the east of the Plan area within the City of Spruce Grove. The land ownership groups and municipalities of Stony Plain and Spruce Grove have taken deliberate steps to ensure that there is good integration and alignment of the land use plans for East Boundary ASP and Shiloh ASP. The Shiloh ASP contemplates the development of Low/Medium Density Residential where it is directly adjacent to the East Boundary ASP. A collector road links East Boundary and Shiloh, with a shared school site located along this route.

To the south of Neighbourhood 2 is the Edgeland Park Area Structure Plan, which is planned as a predominately a residential area, but remains undeveloped at this time. The lands in the Edgeland

Park ASP are presently under agricultural use. The East Boundary ASP proposes a collector road connection in alignment with the collector road concept in the Edgeland Park ASP.

To the west of Neighbourhood 2, and across Boundary Road, are two approved Area Structure Plans: the Graybriar Area Structure Plan and the Fairways North Area Structure Plan. Adjacent to the most southwest area of the East Boundary ASP is the developed Fairways neighbourhood. The Graybriar ASP accommodates various forms of Low Density Residential, Medium Density Residential, and Commercial. The Fairways North ASP will be home to Low and Medium Density Residential. The existing Fairways neighbourhood accommodates Detached Residential, Two Dwelling Residential, and Medium Density Residential.

## 1.6 Topography and Drainage

The site is generally flat with very little relief from south to north. There are some minor drainage formations and ponding areas situated throughout Neighbourhood 2, most of which have been cultivated over the years (refer to **Figure 6.0**).

There is a minor draw (known as Stream Course 5 in the Town's Stormwater Management Master Plan) originating from an offsite slough to the southeast (within the Shiloh ASP) that traverses the Plan area from south to north, under the CNR and finally terminating at a slough in the northeastern portion of Neighbourhood 1. The Town's Stormwater Management Master Plan contemplates two stormwater management facilities within the Plan area; one in the north westerly portion of Neighbourhood 2 and one in the northeast portion of Neighbourhood 1, making use of the existing slough.

## 1.7 Vegetation

The majority of the site is cleared farmland (see **Figure 7.0** for an Aerial Photograph). There is an existing stand of trees in the northeast portion of Neighbourhood 2, directly south of the CNR. This area has been identified as a location for parks and open space under the MDP. The East Boundary ASP recognizes the value of the tree stand as a unique natural feature, and proposes the opportunity to retain portions of this tree stand by incorporating this area into the municipal reserve provisions of this ASP.

## 1.8 Geology

J.R. Paine & Associates Ltd. conducted preliminary soils testing on the Neighbourhood 1 area in November of 2004, and in the Neighbourhood 2 area in January of 2006. Four test holes were drilled north of the CNR and eight test holes were drilled south of the CNR.

The soil conditions encountered in the test holes are considered typical of the Stony Plain area. The soil profile at the test-hole locations generally consisted of a thin layer of topsoil over alternating



layers of native clay and silt that extended beyond the termination depth of the test holes. The geotechnical conditions for building foundation support, construction of roadways and underground services are considered to be favourable where the water table is more than 3 m below the ground surface. The consultant recommends that road construction may require further testing prior to construction of roads and utilities. The full report has been provided to the Town of Stony Plain under separate cover.

## 1.9 Utilities

The Plan area includes a number of existing shallow and above ground utilities, including a major oil pipeline that traverses throughout Neighbourhoods 1 and 2.

**Trans Mountain Pipelines:** Trans Mountain Oil Pipeline Co. (operated by Kinder Morgan) has a major oil pipeline easement that runs diagonally through the property from northwest to southeast. This is a crude oil pipeline with a 24" (610 mm) diameter.

**Regional Water Main:** The Capital Region Parkland Water Services Commission operates a 12" diameter water pipeline that supplies the Town of Stony Plain and Spruce Grove with water from Edmonton. This water main runs along the north side of the CNR right-of-way and is protected by easement. According to the Water Commission, this is a transmission line and not a distribution line and, therefore, it cannot be moved or tied in to.

**Gas Lines:** ATCO Gas has several gas lines that are protected by easements running throughout the Plan area.

**Power Lines:** There are a number of easements for power lines operated by Fortis, and an electrical substation operated by Alta Link. According to Fortis, a portion of the east to west easement (document 1029EF 2149EO) is no longer required and can be discharged. There remains approximately 100 m of easement that is required to accommodate the above ground power lines.



## 2 PROPOSED CONCEPT

### 2.1 Land Use Concept

#### 2.1.1 Neighbourhood 1

##### *Commercial Development*

Neighbourhood 1 is located between Highway 16A and the CNR, and lands designated for future Highway Commercial uses are located to the east (Spruce Grove) and west (South Business Park). Given the context of the site and the high visibility of the location, Neighbourhood 1 includes a mix of Highway Commercial and General Commercial, in conformance with the Town of Stony Plain MDP.

**Figure 8.0** – Development Concept Plan contemplates that, along Highway 16A and Boundary Road, there will be commercial uses for those businesses that rely on high visibility and larger tracts of land. These may include a wide range of commercial uses intended to serve the Town of Stony Plain, the region, and the travelling public. Specific examples may include regional shopping centres, big box retail, car dealerships, restaurants, service stations, and other similar uses. Other related uses would be permitted in these areas, including institutional uses such as government offices, medical offices and protective services.

Due to its highly visible location, and the existing Highway Commercial Overlay District in the LUB, architectural and landscaping design standards are encouraged in this location.

#### 2.1.2 Neighbourhood 2

Neighbourhood 2 will be developed as a predominantly Low Density Residential neighbourhood with pockets of Medium and High Density Residential.

##### *Low Density Single-Family/Semi-Detached Residential*

The southerly portion of the Plan area provides for Low Density Residential development in the form of either single-family dwellings or semi-detached dwellings. Low Density Residential will comprise approximately 37.73 ha at a density of 20 units per hectare, with an anticipated population of 2,416 persons.

##### *High Density Residential*

High Density Residential development is contemplated on 1.42 ha of land in the southwest corner of the Plan area, southeast of the intersection at Boundary Road and Fairway Drive. The subject lands are already zoned R - 3 High Density Low Rise Residential district, which contemplates 80 residential units per hectare.

### Medium-Density Residential

Two Medium-Density Residential sites are located in the southwest corner of the Plan area. The site in the southwest corner is 2.36 ha in size and has already been rezoned R2 - C Comprehensive Medium - Density Residential District under the Land Use Bylaw. Density of the Medium-Density Residential sites are calculated at 40 units per ha. There are also a number of row housing areas (2.37 ha) identified within the Plan area calculated at a density of 40 units per hectare.

The estimated population for this area is approximately 3,328 persons. The overall dwellings per net residential hectare (dpnrha) is 25, which meets the Capital Region Board density targets for Priority Growth Area 'A'.

The following Table shows the land use statistics for East Boundary ASP area.

**Table 2.1: East Boundary Land Use Statistics**

	Hectares	Percentage of GDA	Units	Population	Persons/Unit
Gross Area	128.2				
CN Rail	2.46				
Substation	2.72				
Environmental Reserve	10.37				
Pipeline Right-of-Way	2.46				
Gross Developable Area (GDA)	110.76	100%			
Trails/Natural Area (MR)	6.13	5.5%			
School Site (MR)	2.75	2.5%			
Pocket Parks (MR)	2.13	2%			
Roads	22.12	20%			
Stormwater Management Facility	4.81	4.5%			
Commercial	26.24	24%			
Low Density Residential	37.73	34%	755	2,416	3.2
Row Housing	2.37	2.2%	95	228	2.4
Medium Density Residential	4.76	4.2%	190	456	2.4
High Density Residential	1.42	1.2%	114	228	2
Total Residential	46.28		1,154	3,328	

The estimated dpnrha are 25, based on 1,154 units/46.28ha

## 2.2 Education

Stony Plain is served by two school divisions to meet the educational needs of its residents. The Parkland County School Division provides public school services including several in the vicinity of the East Boundary ASP Plan area. The closest schools in the public system include High Park (K – 9), Forest Green (K – 6), Meridian Heights (K – 9) and Memorial Composite High, which is a new replacement high school servicing students in grades 10 – 12. The Evergreen Catholic Separate Regional Division includes John Paul II school, and a K – 8 school in Stony Plain.

The following table provides an estimate of school aged children (0.61 students per unit) for the Plan area:

**Table 3.1: School Statistics**

	K-6	Junior High	Senior High	Total Students
Public System	247	105	105	458
Separate System	133	57	57	246
<b>Total Students</b>	<b>380</b>	<b>162</b>	<b>162</b>	<b>704</b>
Student Distribution	54%	23%	23%	100%
Public/Separate Ratio = 65/35				

The ASP contemplates a shared school/park site with the approved Shiloh ASP neighbourhood, located in the middle of the site with good future access and circulation to the collector road system. The location of this site would provide an excellent opportunity to build a school that could serve residents of the East Boundary ASP, Shiloh ASP, and Edgeland ASP areas.

## 2.3 Setbacks from Railways

The Canadian National Railway (CNR) bisects the Plan area from east to west, forming an obvious man-made boundary between Neighbourhoods 1 and 2.

A 30 m development setback from the railway right-of-way is needed in order to meet Transport Canada's guidelines. No building or structure will be built or encroach within the 30 m building setback. At the time of development, a berm and noise attenuation fence will be constructed by the developer on private property parallel to the railway right-of-way consistent with Transport Canada guidelines. An illustrative rendering is shown in **Figure 9.0**, which shows the setbacks, berm height and spatial relationships that are required as part of the railway secondary line guidelines and that of Transport Canada.

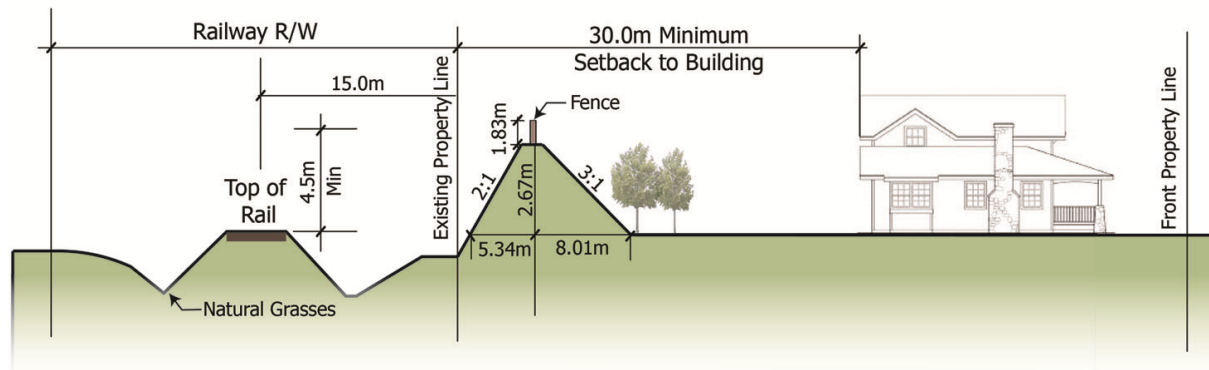


Figure 9.0: Railway Right-of-Way Cross-Section

## 2.4 Parks and Open Space

Parks and open space are located throughout the Plan area and includes a mixture of active and passive recreational opportunities. **Figure 11.0** refers to the network of parks and trails located within the neighbourhood, as well as providing connections to adjacent developments such as the Edgeland Park ASP to the south and the Shiloh ASP to the east in the City of Spruce Grove. This figure also identifies the approximate size of each park and open space element, including the anticipated Municipal Reserve (MR), major public utility facilities, Environmental Reserve (ER), and stormwater management facilities.

A trail system linking the stormwater management facility in the northwest corner of Neighbourhood 2 to the existing tree stand in the northeast corner will enhance pedestrian connectivity, and help serve as a buffer to residential development along the CNR right of way. The trails provide recreational opportunities for residents as well as enhancing the walkability of the ASP, providing connections across the ASP in its entirety. Pedestrian circulation and connectivity are also encouraged by development of the gas line right-of-way for trail purposes, with sidewalk connections along the internal collector road linking Graybriar Drive with Fairway Drive. The trail system will also provide opportunities to link into the City of Spruce Grove trail system at locations shown on **Figure 11.0**.

**Table 2.1** outlines the approximate dedication of MR for the ASP area. Approximately 11.01 ha of land is required for dedication purposes, between the two neighbourhoods. Final land area and MR dedications will be determined based on legal surveys at the subdivision stage. This will also include any MR dedication that the Town deems appropriate with respect to trail connections around stormwater management facilities.

Wherever possible, stormwater management facilities will be incorporated into the park system enhancing the connectivity for pedestrians and cyclists. It is encouraged that the stormwater management facility located within the northeast of the Plan area is designed in a manner that is sensitive to the surrounding ER area, and to engineering standards acceptable to the Town of Stony

Plain. As part of the preparation of a tentative plan of subdivision it is important to confirm the detailed design of the stormwater management facility, and to complete the assessment of the wetlands. A detailed analysis shall be undertaken by a qualified consultant, acceptable to both the Town of Stony Plain and the developers, with all costs borne by the developers.

Where trails are placed in public utility lots, these areas are not to be included in the MR calculations, and these contributions will be provided over and above the MR dedications, with the overall result being a well-connected, walkable, community with an abundance of open space.

The parks and open space plan will include the development of a school/park site located in the centre of the Plan area for Neighbourhood 2. The size of this school/park site is approximately 2.75 ha. This site will have very good access from the East Boundary ASP, Edgeland ASP to the south, and the Shiloh ASP area in the City of Spruce Grove located to the east.

## 2.5 Access and Transportation

Alberta Transportation has jurisdiction over all access and egress to the site within 800 m of Highway 16A and, therefore, a Traffic Impact Assessment (TIA), prepared by MMM Group Limited, was provided to Alberta Transportation and the Town of Stony Plain in support of this Area Structure Plan. The TIA examined the anticipated level of service and operations of each of the main accesses into Neighbourhoods 1 and 2, as well as the intersection of Boundary Road and Highway 16A. Further analysis may be required as development progresses to determine detailed design of each intersection, signalization timing and illumination requirements, all to the satisfaction of Alberta Transportation. For the purposes of the Area Structure Plan, Alberta Transportation has provided a letter that they accept the conclusions and recommendations of the amended Transportation Impact Assessment conducted in 2010.

The Town of Stony Plain has indicated that an amended TIA is not required at this time. The Town is currently undertaking a functional planning study for East Boundary Road. The Town has suggested the off-site roadway impacts of the development phase can be mitigated for in the functional planning study of East Boundary Road.

The Plan area is bound, on the west, by Boundary Road, which is classified as a major arterial road in the MDP, and Highway 16A that runs along the northern boundary of Neighbourhood 1. The ultimate design of Boundary Road contemplates that it will eventually be upgraded to a four-lane undivided urban arterial roadway with a 40 m right-of-way. **Figure 10.0** identifies the existing and future transportation network for the Plan area, including the location of future intersections and access.

When Lot A, Plan 1048 TR was registered, Alberta Transportation required the dedication of an additional road right-of-way to provide a future service road along Highway 16A. There is an existing road dedication caveat registered against the balance of the quarter-section, where it is adjacent to Highway 16A, for the purposes of future service road dedication. Discussions with representatives

from the Department of Transportation and Stony Plain District Office, indicated that this service road was no longer required, and that the caveat could be removed. It was also indicated that the existing right-of-way adjacent Lot A, Plan 1048 TR may be acquired from the Province.

Main access into Neighbourhood 1 will occur at the 44th Avenue intersection with right-in right-out intersections provided south and east of the Boundary Road/Highway 16A (see **Figure 10.0** – Transportation Plan). Final alignment of these intersections will be determined at the time of development permit and/or subdivision of the lands, and in accordance with approvals from Alberta Transportation. Although direct access from Highway 16A is limited, Alberta Transportation has agreed in principle to allow a right-in right-out access to service commercial uses with an additional access and egress, provided it is located at least 400 m east of the Boundary Road / 16A intersection. This is contingent upon the final design of the access road relative to the design speed of Highway 16A, and meeting appropriate department approvals. In addition, it should be noted that Alberta Transportation reserves the right to have this agreement in principle expire and modify or deny the right-in right-out access should future conditions in the area or along Highway 16A change that precludes the safe operations of this access road.

The nature of the commercial development in Neighbourhood 1 lends itself to comprehensive planned developments. Therefore, this plan proposes maximum flexibility for internal circulation patterns. Although a conventional street and road system may be permitted, other access alternatives may be allowed, including privately owned carriageways and road systems owned and operated by property management companies and/or condominium corporations, as the case may be. In the event that there are multiple owners of land in this area, appropriate easements will be required throughout the Plan area to ensure convenient access for residents and business owners.

Neighbourhood 2 has four main points of access: the first is located at the Graybriar Drive intersection with Boundary Road, the second is located at the Fairway Drive intersection, the third is from the Shiloh ASP area, and the fourth is from the Edgeland ASP area. A system of collector roads will provide for the collection of internal traffic throughout the Plan area with connectivity to the Shiloh ASP area in the City of Spruce Grove to the east, and the Edgeland ASP area to the South. A public collector road will extend from Fairway Drive to the collector road system in the Edgeland Park ASP area to the south.

A multi-use trail network provides active transportation connectivity throughout the Plan area. Trails are located along Boundary Road, along the south and east boundaries of the Plan, and there are two trails that bisect the Plan area west-east, which can be used to provide an internal loop through the centre of the community, with minimal roadway crossings. The trail along the southeast boundary of the ASP area will be part of a 10 m wide linear green space.

## 2.6 Development Phasing Plan

The development in the ASP area will occur in a number of phases, but is based on various factors including infrastructure costs and market demands. Therefore, this section is only intended to describe the anticipated direction of growth and does not obligate any land owner to develop or not develop, provided that servicing is readily available. This is to ensure that the development of roads and deep services are handled in an efficient and cost effective manner.

Development Phasing Plan is shown in **Figure 13.0**. The intended starting point for development in East Boundary Neighbourhood 2 is indicated as the north westerly portion of Neighbourhood 2. Development will proceed from north to south and from west to east in accordance with infrastructure improvements and market conditions.

Development phasing for East Boundary Neighbourhood 1 is expected to proceed after Stage 1 of development in Neighbourhood 2. The balance of Neighbourhood 1 will be completed based on market demand. Future phases will proceed from west to east and from north to south within Neighbourhood 1 as market demand grows.



## 3 EXISTING SITE CONDITIONS

### 3.1 Water Distribution

The Municipal Development Plan (MDP) identifies a 300 mm water main available for extension from 44th Avenue in the South Business Park ASP area to the west. This water main can be extended to service Neighbourhood 1 and the northerly area of Neighbourhood 2. As Neighbourhood 2 develops out, looping of the water main system will be achieved by tying in with the existing 250 mm water main located on Fairway Drive just west of the Boundary Road intersection. Final alignment of the water main system will be confirmed at the time of detailed engineering.

A separate detailed study will be conducted and a Hydraulic Network Analysis Report will be prepared in order to identify and confirm the pipe size required for each part of the development. Stubs will also be provided for extension of the distribution network into the Edgeland Park ASP area located to the south to help ensure continuity of development for the Town of Stony Plain. **Figure 12.0** shows the conceptual layout of the water distribution system proposed for Neighbourhoods 1 and 2.

### 3.2 Sanitary Collection

According to the Town of Stony Plain Sanitary Sewer System Master Plan Update (April 2007), the Plan area for the East Boundary ASP is located within the East Trunk Catchment Area for sanitary sewer. The Master Plan also proposes that sanitary services to the Plan area are available from an existing 750 mm line located approximately 400 m west of Boundary Road along Highway 16A.

The sanitary trunk sewer services will be extended east along Highway 16A and to the East Boundary ASP area, and then south along Boundary Road providing service connections for Neighbourhood 1 at 44th Avenue, and for Neighbourhood 2 at Graybriar Drive. The size of the gravity trunk sewer will be confirmed at detailed engineering, but it is expected to range in size from 375 mm to 525 mm, and will service the East Boundary ASP area only.

**Figure 12.0** shows the conceptual layout of the sanitary sewer system proposed for the development. Further details are being developed and will be included in the Drainage Design Report.

### 3.3 Stormwater Management

**Figure 6.0** and **Figure 8.0** show the conceptual stormwater system proposed for the ASP area. A stormwater management pond has been provided in the northwest portion of Neighbourhood 2 and the northeast section of Neighbourhood 1. These locations are based on existing low points and a topographical survey of the site. All stormwater management facilities will be designed in



accordance with Alberta Environment Standards and Guidelines, as well as the Town of Stony Plain Municipal Development Standards. Approvals under the Water Act and Environmental Protection and Enhancement Act will be obtained for each of the facilities. Final size and location of all stormwater ponds will be determined at the detailed engineering and design stage associated with respective subdivision applications and development permit applications. Creation of a functional and efficient stormwater management system will involve coordination with neighbouring developments and municipalities i.e. the Town of Spruce Grove and Parkland County. The ultimate stormwater management strategy in the Plan area and in the surrounding future development is dependent on the timing and location of the development; however it will respect the natural drainage patterns and topography.

The stormwater pond for Neighbourhood 1 will be incorporated into the existing wetland located in the northeast corner of the Plan area, and in accordance with the Town of Stony Plain Master Drainage Plan. This pond will be designed in a manner which is sensitive to the surrounding Environmental Reserve area. This facility will require an approximate capacity of 28,000 m<sup>3</sup>, based on the gross developable area of the ASP.

The main stormwater management pond in Neighbourhood 2 will discharge into stream course number 5, as identified in the Town of Stony Plain Master Drainage Plan, at a controlled rate not exceeding 2.5 L/s/ha, meeting the requirements specified by Alberta Environment. The stormwater pond for Neighbourhood 2 will require an approximate capacity of 57,000 m<sup>3</sup>, based on the gross developable area of the ASP. The final size and location of all ponds for Neighbourhood 2 will be determined as part of the detailed engineering for this site.

### 3.4 Utilities

All shallow utilities including phone, gas, cable and power, will be provided by extending existing services.

## 4 STAKEHOLDER INVOLVEMENT

### 4.1 Stakeholder Involvement

Throughout the development and preparation of this ASP, the development team has worked closely with the Town administration to ensure that the development concept meets the requirements of the Town's development objectives. Several meetings have been held between the Town administration and the development team prior to final submission of the Plan for circulation, in an effort to collaboratively resolve any issues.

With respect to adjacent property owners and the community at large, the proponents have met with two of the small acreage owners in Neighbourhood 1. Both owners have indicated that they have no concerns with the proposed Area Structure Plan, and that they have anticipated that their lands would eventually be used for commercial development.

#### 4.1.1 Public Open House 1

Prior to the public hearing, a public open house was held on Wednesday, April 7, 2010 to present the draft East Boundary Area Structure Plan to the community. The open house was advertised in the Stony Plain Reporter and the Spruce Grove Examiner, and adjacent property owners were notified within a notification area defined by the Town administration.

Approximately 30 people attended the public open house where they were able to meet with representatives from Qualico Communities (Qualico), Parkbridge Lifestyle Communities and MMM. Participants were encouraged to complete a comment sheet with their concerns and opinions about the proposed ASP and submit at the conclusion of the public open house. Four comment sheets were handed in at the end of the open house, and one was received via facsimile the following day. The comments received from the open house were provided in-full to the Town of Stony Plain for information and review. A high level summary of comments and concerns from the open house are listed below:

- Concerns about the amount of manufactured housing proposed for the area, or the ratio of manufactured housing to conventional housing.
- Concerns about the visual impact of manufactured housing proposed for the area.
- Concerns about leased land community for manufactured housing, versus fee simple lots.
- Concerns about the capacity of Boundary Road and potential traffic congestion.
- Comments about ensuring connectivity to the City of Spruce Grove.
- Comments that parks and fields should be accessible via pedestrians.

- Comments that commercial areas seem reasonable for the land mass.
- Comments that a school site should be provided.

#### 4.1.2 Public Open House 2

On June 11, 2014, MMM and Qualico hosted a second public open house to provide local residents with information on the proposed East Boundary Area Structure Plan (ASP). Due to changing market conditions, and a desire to improve the ASP development concept in response to many of the concerns raised at the first open house, a revised development concept was prepared. The revised development concept is now the basis of the East Boundary ASP as detailed in this document.

There were approximately 30 attendees present at the event, including local residents (25), the Town of Stony Plain (2), Qualico and MMM. A number of presentation boards were set-up with Project Team members from MMM, Qualico and the Town available to answer questions and concerns raised by the attendees.

Each attendee was asked by a Project Team member to fill out an exit survey to document their comments or concerns. A total of 18 exit surveys were completed and handed in. Based on these surveys, half of the respondents agreed that the open house was well organized (9/18), most agreed that the information presented was clear and relevant (10/18), and most agreed that opportunities to comment and ask questions were provided (11/18). The comments raised in the exit surveys fall into four key categories which are commercial development, traffic, pedestrian circulation and wetlands.

The comments received from the open house were provided in-full to the Town of Stony Plain for information and review. A high level summary of comments and concerns are listed below:

- Concerns about the medium and high density housing.
- Concerns about Boundary Road: level of traffic and timing of future widening.
- Support for the completion of pathways connections to Spruce Grove.
- Support for enhanced pedestrian connectivity along Boundary Road.
- Concerns about the loss of wetlands and natural areas.
- Support for the amount of greenways and open spaces in the Plan area.

#### 4.1.3 Plan Revisions

Many of the concerns identified in the open houses were already taken into account and included in the plan. For example:

**Concerns About Schools:** The local school boards determine the requirement for new schools, and the MDP contemplates and anticipates the location of schools throughout the community. However, at the request of administration, the Plan contemplates the development of a +/- 4.0 ha site that could provide for a school site. This site is shared with the adjacent Shiloh ASP.

**Walkability:** The Plan is pedestrian oriented and provides opportunities for connection to the regional trail system, as well as the trail system in the City of Spruce Grove. As a result of further discussions with the Town administration additional trail connections have been provided along Boundary Road north of the CNR.

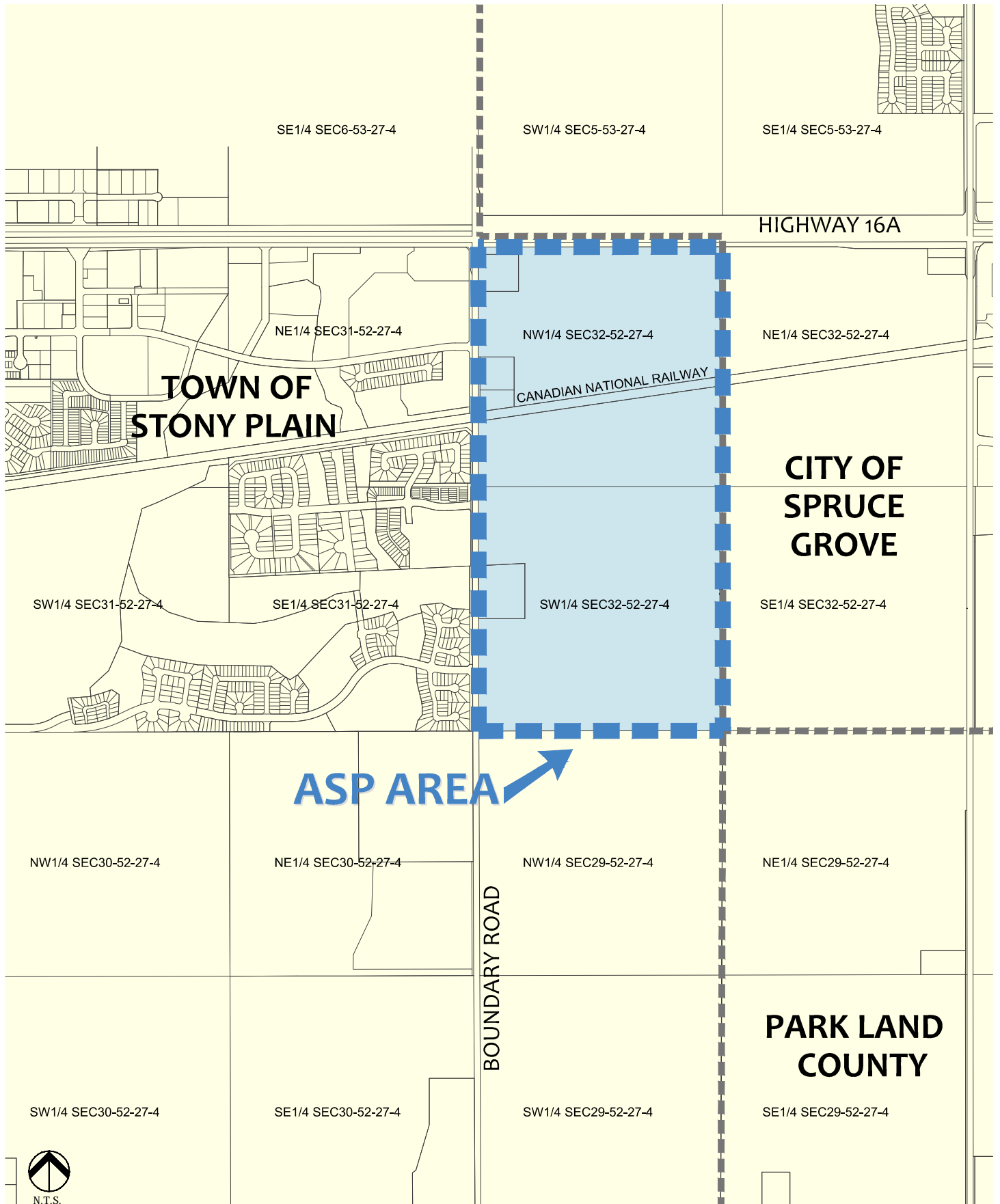
In order to address the feedback received from residents at the open house, the Area Structure Plan was revised as follows:

**Manufactured Housing and Visual Impact:** Based on feedback from the public, the Plan was revised and the manufactured housing component was removed.

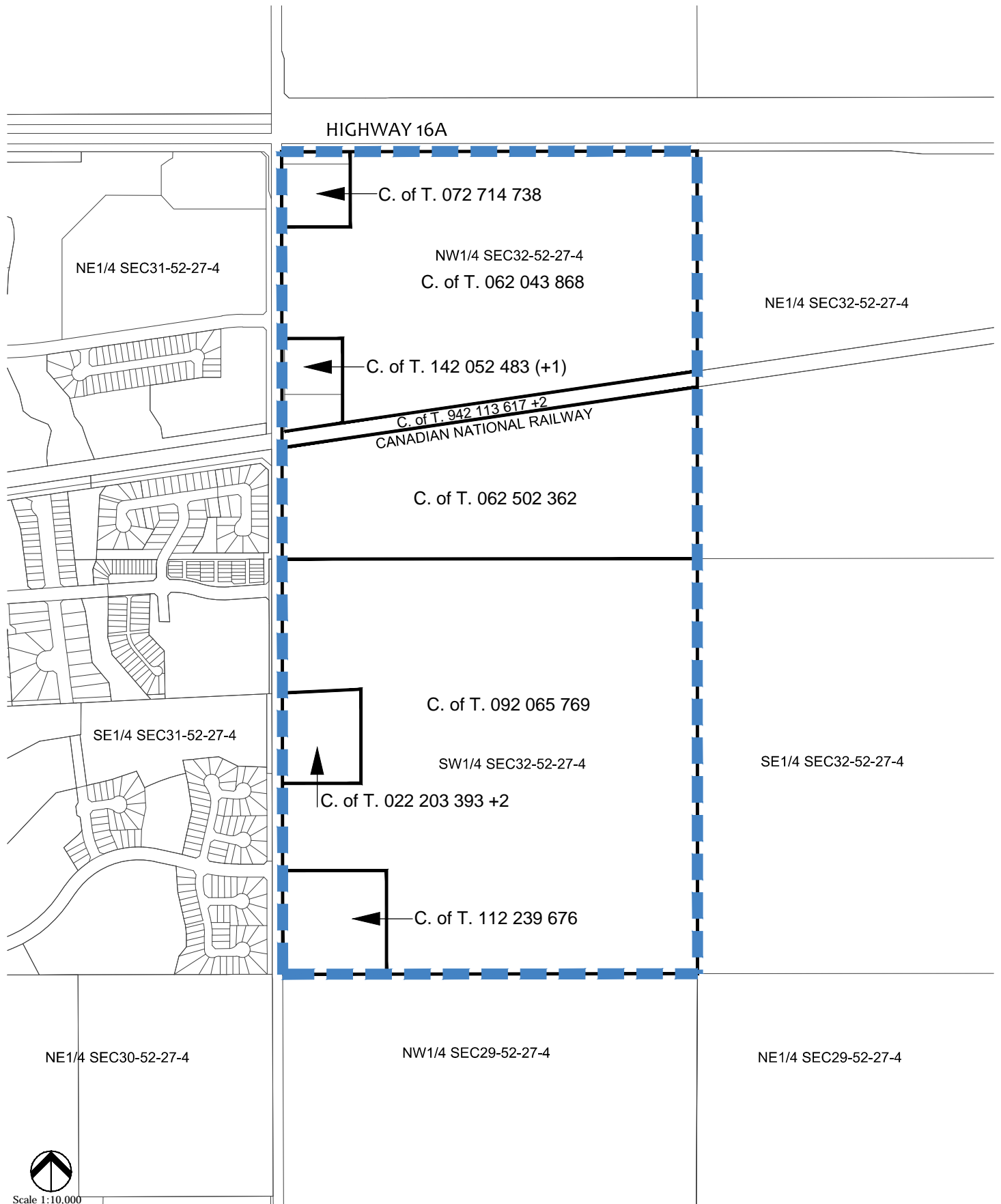
**Collector Road Alignment:** Initially the collector road was redesigned to provide a more direct route from the intersection of Fairway Drive and Boundary Road into the City of Spruce Grove. This was done at the recommendation of the Town Administration, upon request from Administrators at the City of Spruce Grove. However, subsequent changes to the alignment resulted in the road shifting north to a more central location.

## APPENDIX A –

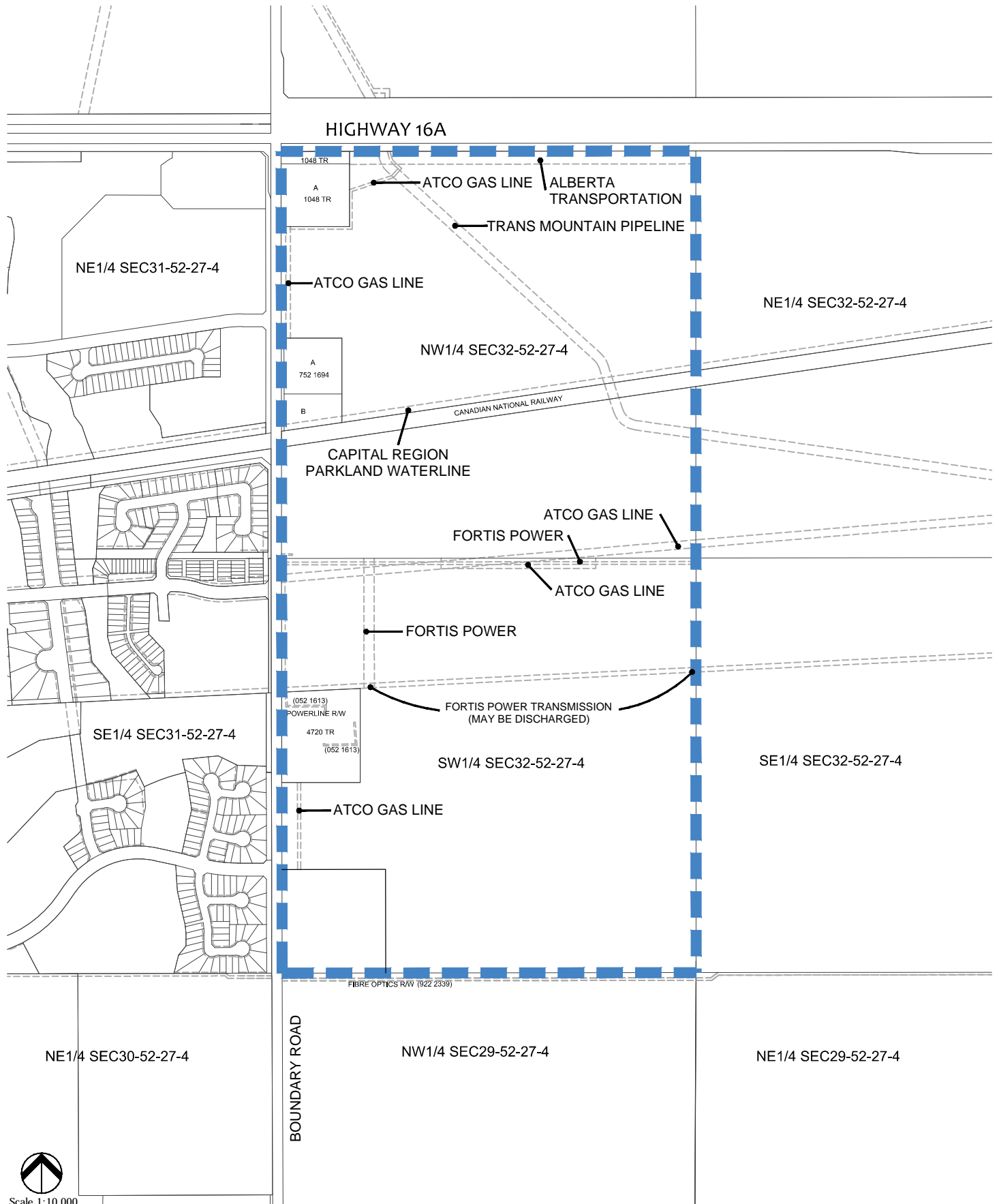
### Figures



MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Stony Plain Area Structure Plan\CAD\Drawings\ASP\Revised ASP Drawings\ASP-FIGURE 1.0-CONTEXT PLAN.dwg



MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Stony Plain Area Structure Plan\CAD\Drawings\ASP\Revised ASP\Drawings\ASP-FIGURE 2.0-LEGAL PLAN.dwg

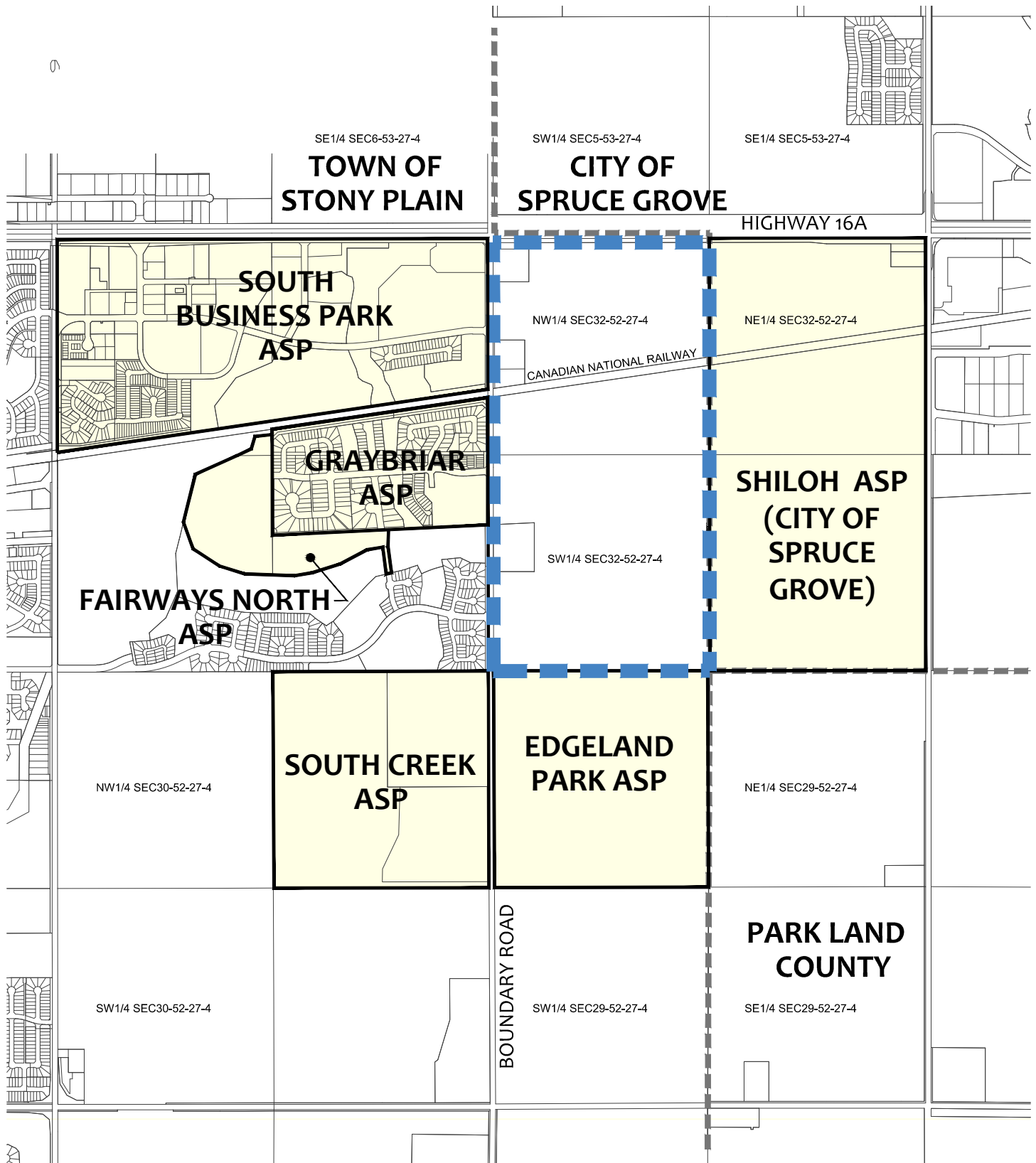


MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Stony Plain Area Structure Plan\CAD\Drawings\ASP\Revised ASP Drawings\ASP-FIGURE 3.0-UTILITY PLAN.dwg





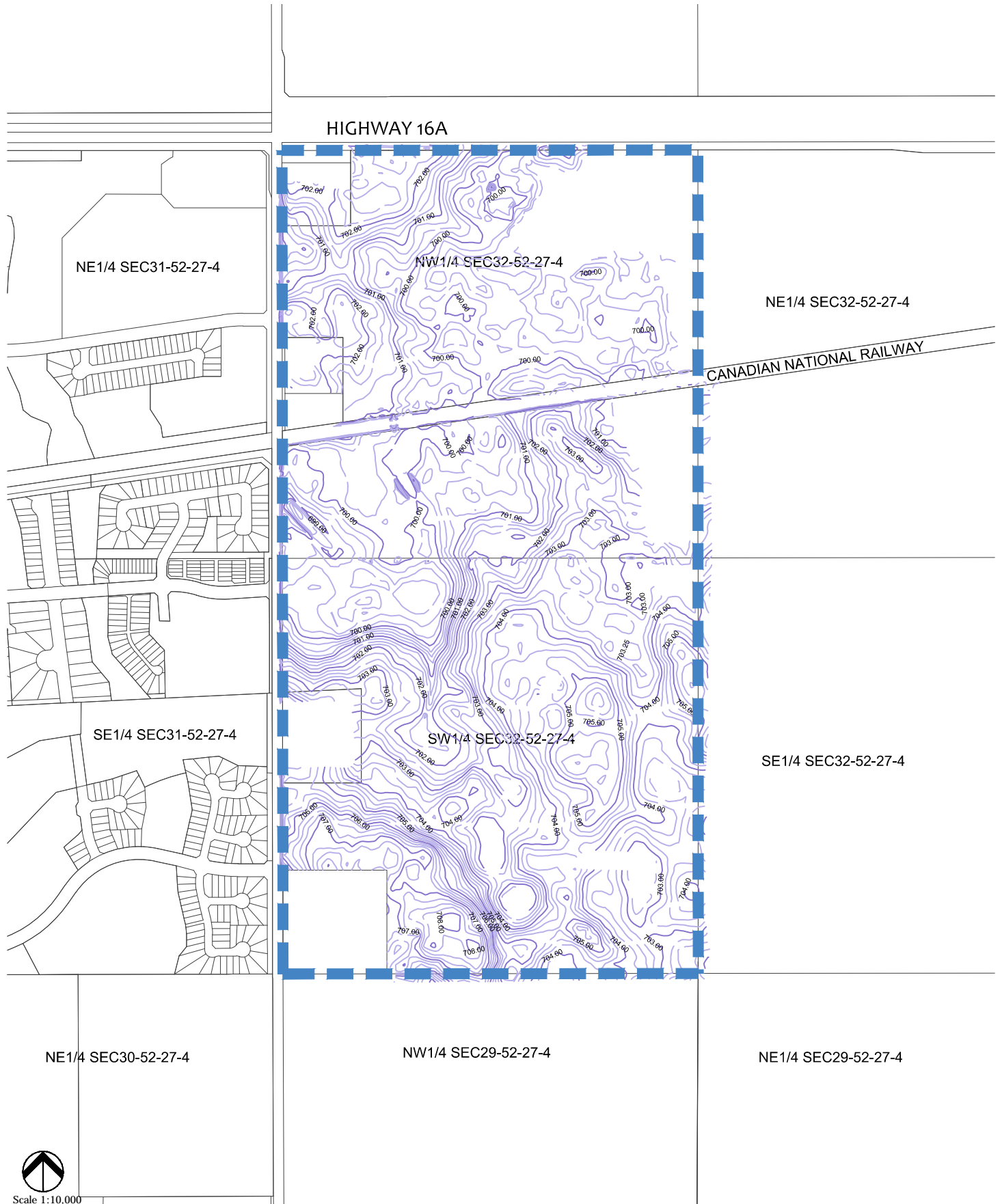
MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Stony Plain Area Structure Plan\CAD\Drawings\ASP\Revised ASP\Figure 4.0-NEIGHBOURHOOD PLAN.dwg



Scale 1:20,000

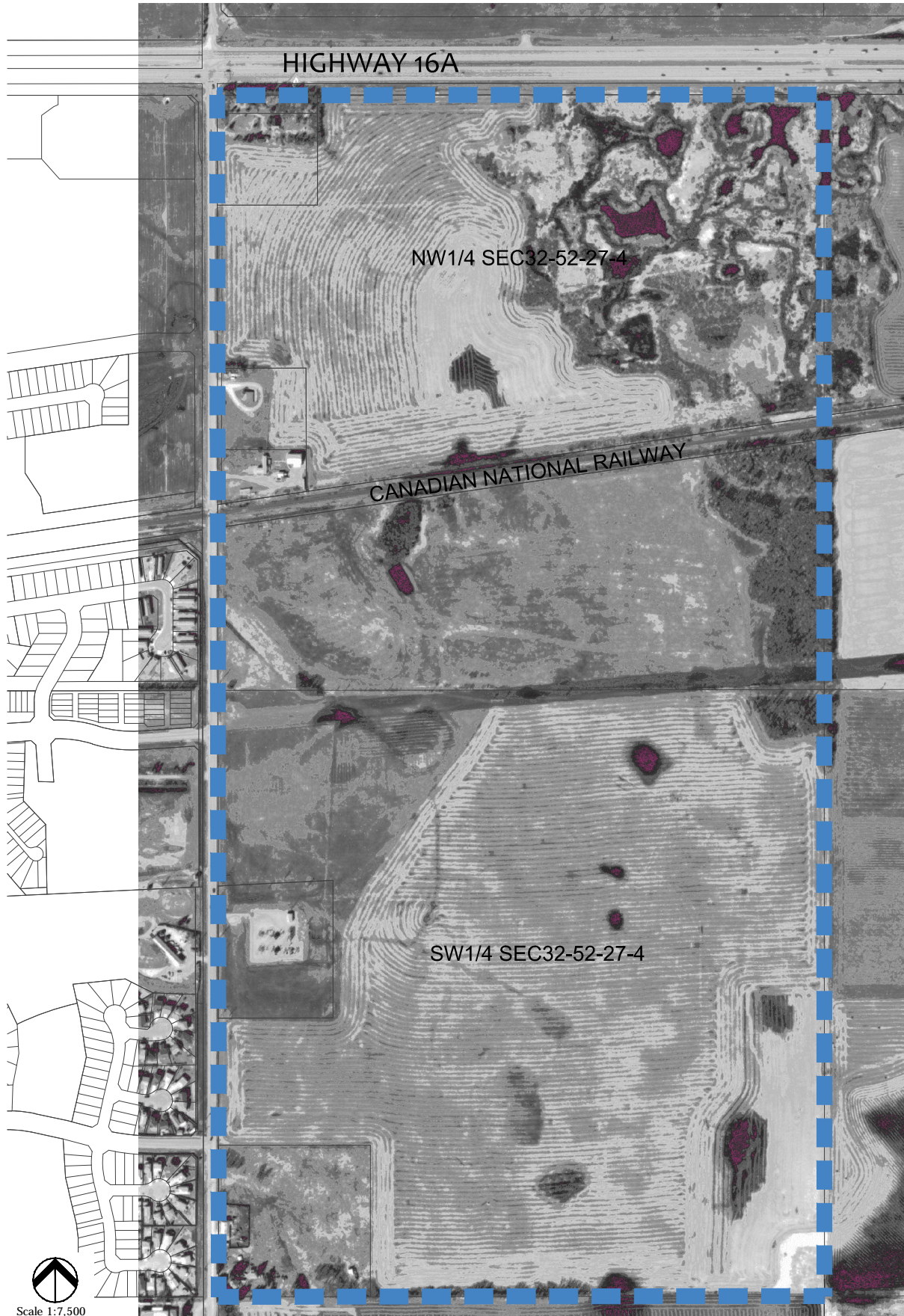
**Legend**

- East Boundary ASP Boundary
- Adjacent ASP Areas
- Town of Stony Plain Boundary



MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Stony Plain Area Structure Plan\CAD\Drawings\ASP\Revised ASP\Figure 6.0-TOPOGRAPHY PLAN.dwg





MODIFIED DATE: 2015-07-07  
S:\Project\3309007000 Story Plan Area Structure Plan\CAD\Drawings\ASP\Revised ASP Drawings\ASP-FIGURE 7.0-AERIAL PLAN.dwg





**Legend**

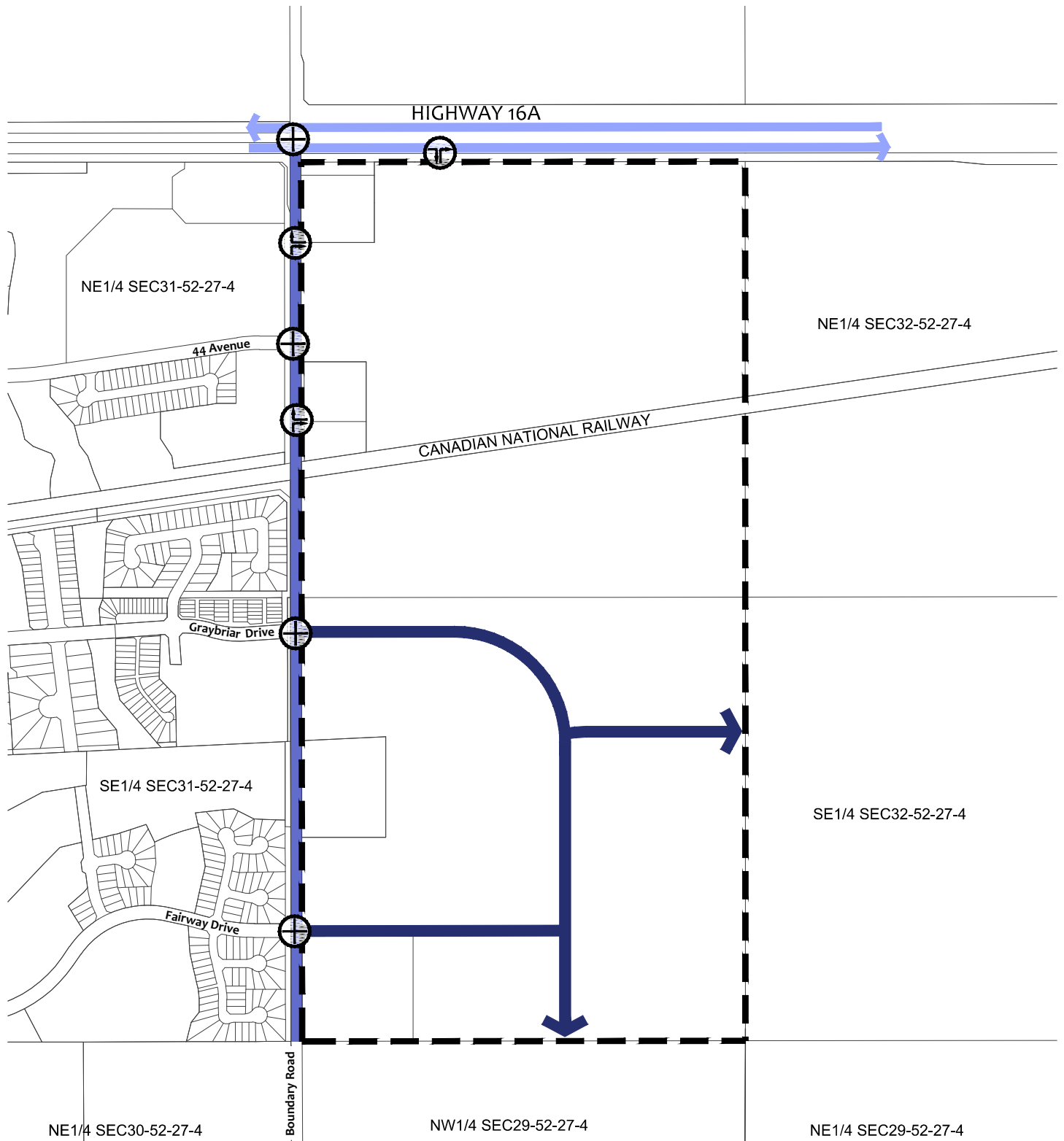
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Highway Commercial
- General Commercial

- MR/Open Space
- Environmental Reserve
- Public Utility Right-of-Way
- Public Utility Lot
- Railway

- Storm Water Management Facility
- Proposed Road Widening
- ASP Boundary
- Proposed Collector Road
- Proposed Multi-Use Trail



Scale 1:8,500



**Legend**

--- Site Boundary

--- Collector Road

--- Arterial Road

--- Provincial Highway

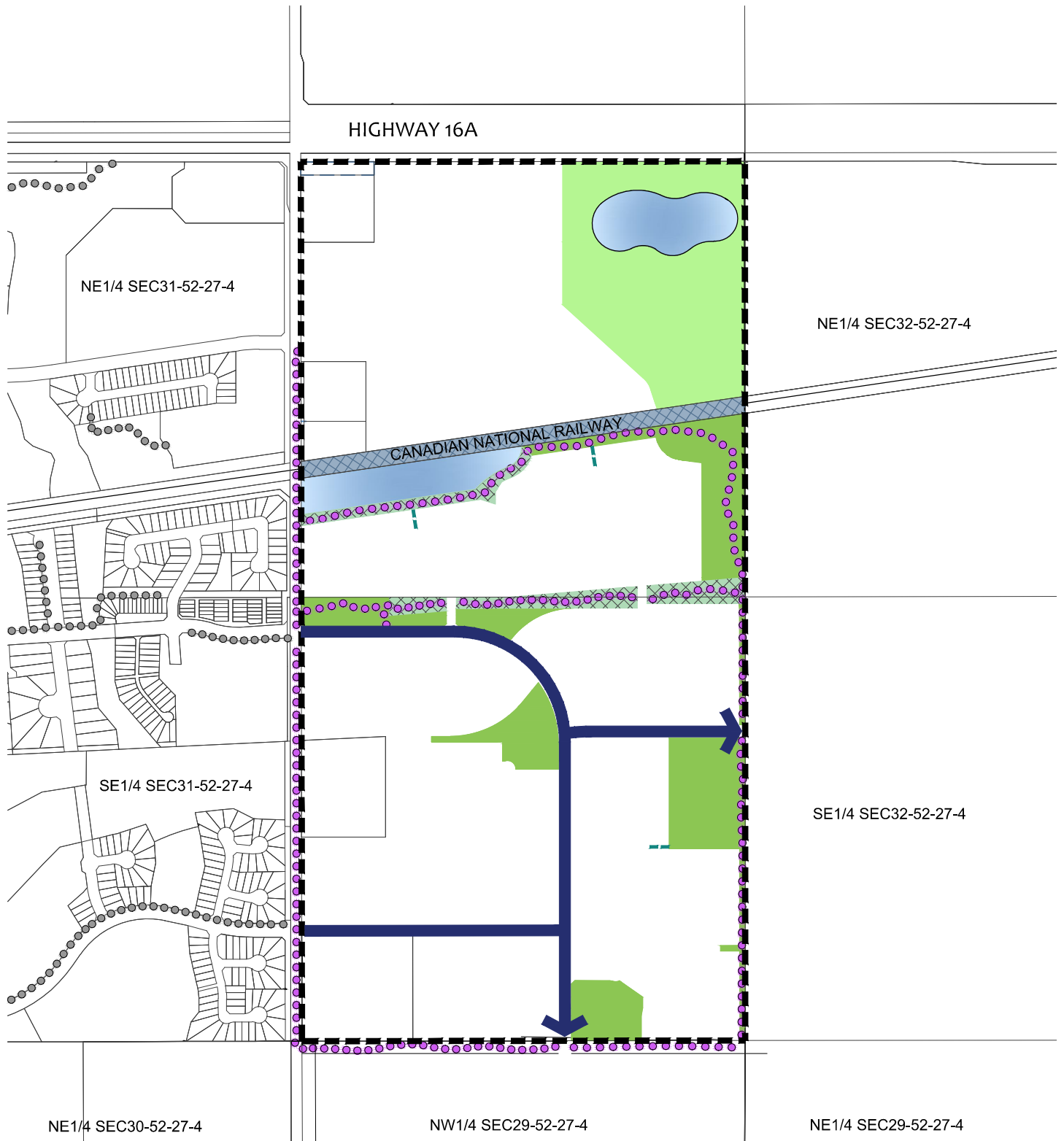
⊕ All Directional

⊕ Right-In/Right-Out



Scale 1:10,000





**Legend**

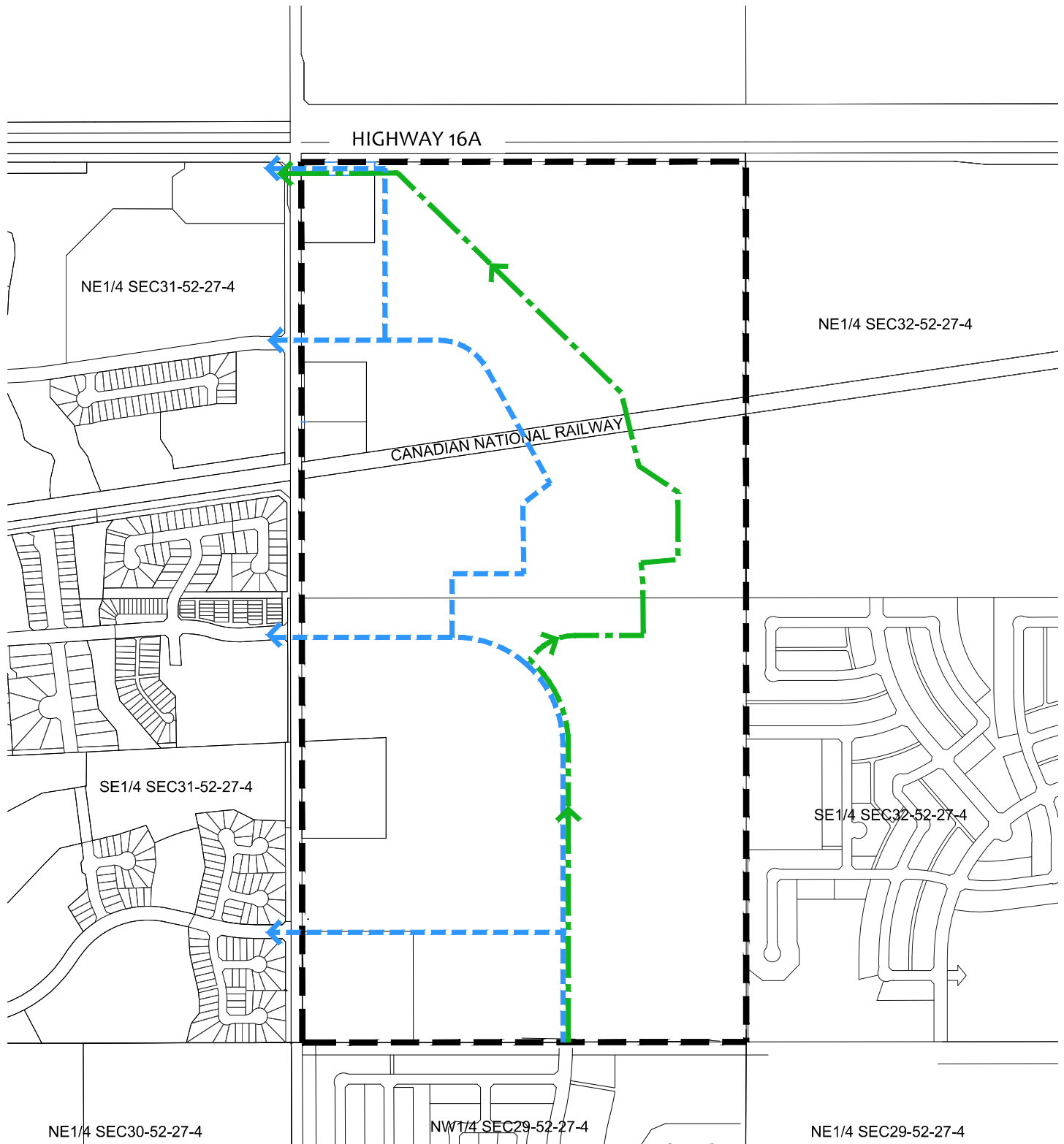
- MR/Open Space
- Environmental Reserve
- Public Utility Lot

- Storm Water Management Facility
- Proposed Collector Road
- Proposed Multi-Use Trail

- Existing Multi-Use Trail
- Proposed Walkways
- ASP Boundary



Scale 1:10,000



**Legend**

■ ■ ASP Boundary

— — — Water Main

— — — Sewer Main



Scale 1:10,000