

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING THE GENESIS ON THE LAKES AREA STRUCTURE
PLAN BYLAW 2258/D&P/06

1. That this Bylaw 2364/D&P/09 is to be cited as the “Genesis on the Lakes Area Structure Plan Amendment”.
2. That Schedule “A” attached hereto is hereby adopted as part of this bylaw.
3. That this bylaw shall apply to Plan 0426248 Block 1 Lot 1 & 2 and Plan 0627589 Block 1 Lot 4 PUL; which is 2.98 hectares, more or less, and which is shown on the figure below:

SE25-52-1-W5M

79 AVE

PLAN 0625248
BLOCK 1
LOT 1

PLAN 0627056
BLOCK 1
LOT 2

PLAN 0627589
BLOCK 1
LOT 3

NW24-52-1-W5M

NE24-52-1-W5M

PLAN 0627589 BLOCK 1 LOT 3

0 30 60 Meters

Legend

- Genesis on the Lakes Area Structure Plan Area
- Area Structure Plan Amendment Area
- Land Parcel

Highway 16

44 Ave

49 Ave

55 Ave

55 Ave Lot 1

55 Ave Lot 2

55 Ave Lot 3

55 Ave Lot 4

55 Ave Lot 5

55 Ave Lot 6

55 Ave Lot 7

55 Ave Lot 8

55 Ave Lot 9

55 Ave Lot 10

55 Ave Lot 11

55 Ave Lot 12

55 Ave Lot 13

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55 Ave Lot 264

55 Ave Lot 265

55 Ave Lot 266

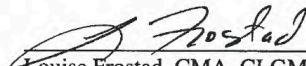
55 Ave Lot 267

4. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

5. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act, Revised Statutes of Alberta 2000.

Read a first time this 11th day of May, A.D. 2009.





Mayor Ken Lemke

Louise Frostad, CMA, CLGM
Director, Finance and Administration

Public Hearing held on the 8th day of June, A.D. 2009.


Read a second time this 8th day of June, A.D. 2009.




Mayor Ken Lemke

Louise Frostad, CMA, CLGM
Director, Finance and Administration

Read a third time this 20th day of July, A.D. 2009.



Mayor Ken Lemke

Louise Frostad, CMA, CLGM
Director, Finance and Administration

Schedule A:

Genesis on the Lakes Area Structure Plan Amendment

Genesis on the Lakes

Area Structure Plan Amendment

Bylaw 2364

December 2008

File # 754-02

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1. Introduction

The purpose of this area structure plan amendment is to incorporate a 2.98 ha (7.37 acres) area of land into the area structure plan. The subject land is located immediately south of Township Road 524 (79 Avenue) and immediately east of NW 24-52-1-5. The subject land is a part of the same quarter section as the lands within the existing area structure plan (see Figure 1).

2. Background

2.1. Municipal Development Plan

This neighbourhood structure plan amendment conforms to the Town of Stony Plain's Municipal Development Plan 2005-2020, as approved on April 11, 2005.

2.2. Genesis on the Lakes Area Structure Plan

The Genesis on the Lakes Area Structure Plan (Bylaw 2258/D&P/06) was adopted by the Town of Stony Plain in June 2006.

2.3. Development Constraints

A 250 metre long utility right-of-way runs diagonally through the amendment area, from the northwest to the southeast. This utility right-of-way has been granted to Esso and is currently used as for a high-pressure pipeline. Esso has not requested any additional setbacks beyond the boundaries of the right-of-way.

3. Proposed Amendment

3.1. Residential

Figure 1 shows the proposed amendment to the Genesis on the Lakes Area Structure Plan. The subject land represents a total of 2.98 ha (7.37 acres). This will increase the total area of the area structure plan from 56.30 ha to 59.28 ha (146.47 acres). This amendment proposes to designate the subject land Medium Density Residential. This will increase the total area of land in the area structure plan designated Medium Density Residential from 4.70 ha (11.6 acres) to 7.68 ha (18.97 acres).

It is anticipated that the subject land will be redistricted from R-MH (Residential Manufactured Home) and U-R (Urban Reserve) to R-2C (Comprehensive Medium Density Residential).

3.2. Utility Right-Of-Way

The proposed amendment will preserve the utility right-of-way that runs diagonally through the amendment area by restricting development on it to only include amenity areas, internal roadways, and parking, or as permitted by the right-of-way grantee.

3.3. Demography

This change will result in an increase of seventy-four (74) medium density units, thereby increasing the future population of the plan area by one hundred and seventy-eight (178) persons. The percentage of medium density units will increase from 15.26% to 22.47%.

The approved area structure plan statistics are shown in Table 1 and the amended statistics are shown in Table 2.

3.4. Transportation

The eastern boundary of the amendment area abuts the rear yards of proposed residential lots within the approved Genesis on the Lakes Area Structure Plan. The western and southern boundaries of the amendment area abut land that is currently undeveloped and not covered by an area structure plan. This amendment proposes to provide vehicular access to the amendment area from the north, via 79th Avenue.

3.5. Utility Servicing

3.5.1. Storm Water Management

This amendment proposes to direct storm water flows to the southeastern corner of the amendment area. From there, stormwater flows would then drain south to the Genesis Lake storm water management facility. Stormwater discharge from the amendment area were included in the sizing of the existing stormwater management facility. This amendment does not propose to change the size of the approved stormwater management facility.

3.5.2. Water and Sanitary Services

This amendment can accommodate the extension of municipal water and sanitary services to the amendment area in two ways, depending on the sequence of development in the area. First, if municipal water and sanitary services are developed in the existing Genesis on the Lakes Area Structure Plan area, these services can be extended into the amendment area from the east and south. Second, municipal water and sanitary services can be supplied to the amendment area by extending the existing services located east of the amendment area, located along 79 Avenue. The servicing design for the amendment area will utilize one of these two options, and will largely depend on the sequence of future development in the area.

3.6. Development Phasing

Given the area of the subject land, and the development constraints posed by the utility right-of-way, it is anticipated that development will occur in two phases.

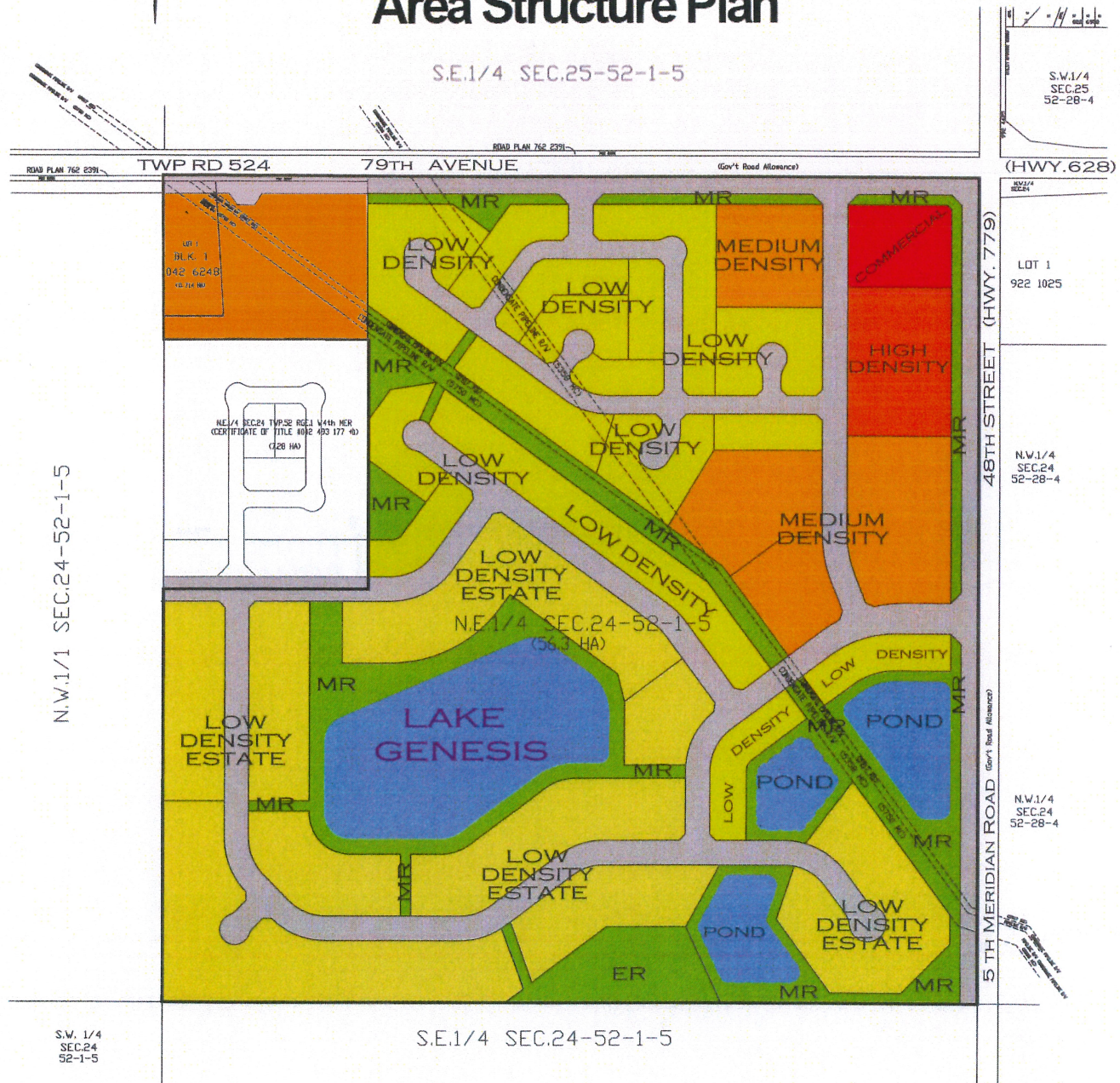
4. Rationale

The proposed amendment responds to recent and anticipated housing market demand, and is in keeping with the overall objectives and policies of the Genesis on the Lakes neighbourhood.

Figure 1: Proposed Plan

Genesis on the Lakes Area Structure Plan

S.E.1/4 SEC.25-52-1-5



NOTES / LEGEND

1. ASP Boundary	56.3 ha	
2. Commercial	0.8 ha	
3. Low Density Estate	14.2 ha	7. Roadways 10.5 ha
4. Low Density	10.4 ha	8. MR 7.2 ha
5. Medium Density	6.9 ha	9. ER 1.1 ha
6. High Density	1.5 ha	10. PUL 5.9 ha

Scale 1:6000 60 30 0 60 120 180 Metric

GENESIS on the Lakes AREA STRUCTURE PLAN

**DEVELOPMENT
CONCEPT**

Table 1: Approved Land Use Statistics

Land Use	Area (ha)	%	Dwelling Units	%	Population	%
Gross Area	56.30	100.00%				
Roadways	10.50	18.65%				
PUL (including storm pond)	5.90	10.48%				
Municipal Reserve	7.20	12.79%				
Environmental Reserve	1.10	1.95%				
Commercial	0.80	1.42%				
Residential	30.80	54.71%	542	100.00%	1417	100.00%
Low Density Estate	14.20	46.10%	71	13.09%	227	16.04%
Low Density Estate	10.40	33.77%	166	30.68%	532	37.59%
Medium Density	4.70	15.26%	118	21.66%	282	19.91%
Higher Density	1.50	4.87%	188	34.57%	375	26.47%

Overall residential density: 25.1 persons per gross developable hectare

Assumptions:

1. Residential Densities

Low Density Estate	5 dwellings per net hectare
Low Density	16 dwellings per net hectare
Medium Density	25 dwellings per net hectare
Higher Density	125 dwellings per net hectare

2. Population Densities

Low Density Estate	3.2 persons per dwelling
Low Density	3.2 persons per dwelling
Medium Density	2.4 persons per dwelling
Higher Density	2.0 persons per dwelling

	K-6	7-9	10-12	Total
Public School System	119	48	48	215
Separate School System	64	26	26	116
Total	183	74	74	331

Assumptions:

Number of students per dwelling	0.61
Number of dwellings	542

Proportion of students in Public System	65%
Proportion of students in Separate System	35%

Table 2: Proposed Land Use Statistics

Land Use	Area (ha)	%	Dwelling Units	%	Population	%
Gross Area	59.28	100.00%				
Roadways	10.50	17.71%				
PUL (including storm pond)	5.90	9.95%				
Municipal Reserve	7.20	12.15%				
Environmental Reserve	1.10	1.86%				
Commercial	0.80	1.35%				
Residential	33.78	56.98%	617	100.00%	1595	100.00%
Low Density Estate	14.20	42.04%	71	11.51%	227	14.24%
Low Density Estate	10.40	30.79%	166	26.97%	532	33.37%
Medium Density	7.68	22.74%	192	31.12%	461	28.88%
Higher Density	1.50	4.44%	188	30.39%	375	23.50%

Overall residential density: 26.9 persons per gross developable hectare

Assumptions:

1. Residential Densities

Low Density Estate	5 dwellings per net hectare
Low Density	16 dwellings per net hectare
Medium Density	25 dwellings per net hectare
Higher Density	125 dwellings per net hectare

2. Population Densities

Low Density Estate	3.2 persons per dwelling
Low Density	3.2 persons per dwelling
Medium Density	2.4 persons per dwelling
Higher Density	2.0 persons per dwelling

	K-6	7-9	10-12	Total
Public School System	135	55	55	245
Separate School System	73	29	29	132
Total	208	84	84	376

Assumptions:

Number of students per dwelling	0.61
Number of dwellings	617
Proportion of students in Public System	65%
Proportion of students in Separate System	35%