

BYLAW 2659/D&P/22

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE BRICKYARD AT OLD TOWN AREA STRUCTURE PLAN BYLAW 2521/D&P/14

WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, enables Council to amend or repeal a bylaw;

AND WHEREAS the Council of the Town of Stony Plain wishes to amend The Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14;

AND WHEREAS a public hearing was held on November 10, 2014 for Bylaw 2521/D&P/14 "The Brickyard at Old Town Area Structure Plan";

AND WHEREAS this bylaw shall be subject to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts the following:

1.0.0 Title

1.1.0 This bylaw may be cited as "The Brickyard at Old Town Area Structure Plan – First Amendment".

2.0.0 General

2.1.0 The purpose of this amendment is to change a portion of the Brickyard at Old Town Area Structure plan from high and low density residential to medium density residential and to add provisions for a temporary storm water management facility.

2.2.0 This amendments to the Brickyard at Old Town Area Structure Plan includes:

- a. That the "Land Use Concept Plan" referenced as Figure – 4 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 4 – Proposed Land Use Concept" shown in Schedule "A".
- b. That the "Road Network Plan" referenced as Figure – 5 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 5 – Road Network Plan" shown in Schedule "A".
- c. That the "Pedestrian Connection Plan" referenced as Figure – 6 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 6 – Pedestrian Connection Plan" shown in Schedule "A".
- d. That "Section 4.4 Engineering Services and Utilities" in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Section 4.4 Engineering Services and Utilities" shown in Schedule "A".
- e. That the "Storm Water Plan" referenced as Figure – 7 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 7 – Storm Water Plan" shown in Schedule "A".
- f. That the "Sanitary Plan" referenced as Figure – 8 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 8 – Sanitary Plan" shown in Schedule "A".
- g. That the "Water Distribution" referenced as Figure – 9 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 9 – Water Distribution" shown in Schedule "A".
- h. That "Section 4.5 Land Use Statistics" in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Section 4.5 Land Use Statistics" shown in Schedule "A".
- i. That the "Proposed Staging Plan" referenced as Figure – 10 in the Brickyard at Old Town Area Structure Plan Bylaw 2521/D&P/14 be replaced with "Figure 10 – Proposed Staging Plan" shown in Schedule "A".

2.3.0 That "Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

3.0.0 Effectiveness and Review

3.1.0 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.

- 3.2.0 This bylaw shall be reviewed within its fifth year, being 2027, or as deemed necessary.
- 3.3.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this 24th day of May, AD 2022.

Public hearing held this 13th day of June, AD 2022.

Read a second time this 13th day of June, AD 2022.

Read a third time this 13th day of June, AD 2022.



Mayor William Choy



Brenda Otto, General Manager
Corporate & Strategic Services

SCHEDULE "A"



Land outside the ASP area and not owned by the proponent of this ASP
Land inside the ASP area and not owned by the proponent of this ASP

Legend

- ASP Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- PUL
- PUL (Ultimate SWMF)
- PUL (Interim SWMF)
- Park/Open Space
- Proposed Collector
- Proposed Minor Collector

Please Note: Minor changes to collector road alignment are possible based on detailed design.



Scale 1:6,000

The Brickyard at Old Town

Area Structure Plan



Legend

--- ASP Boundary

Existing Collector

Proposed Collector

Proposed Minor Collector

MODIFIED DATE: 2014-10-06
S:\Projects\5313005000 The Brickyard\CAO\Drawings\PLANNING\Tiffany Greenfield-BRICKYARD AT OLD TOWN\ASP FIGURE5\53130050-ASP BRICKYARD AT OLD TOWN - FIGURE-5-ROAD NETWORK.dwg



MMM GROUP
#200, 10576 - 113 Street Edmonton, AB T5H 3H5

Figure - 5 Road Network Plan



Scale 1:6,000

The Brickyard at Old Town

Area Structure Plan



Figure - 6 Pedestrian Connection Plan



4.4 Engineering Services and Utilities

This section outlines the provision of municipal and utility services to The Brickyard at Old Town ASP including storm drainage, sanitary, water servicing, and shallow utilities. More detailed information regarding these services can be obtained from the Neighbourhood Design Report (NDR) and Hydraulic Network Analysis (HNA) for The Brickyard at Old Town ASP which have been submitted as stand-alone documents.

4.4.1 Storm Drainage

Figure - 7 Storm outlines the storm drainage concept for The Brickyard at Old Town ASP. As shown, there are two stormwater management facilities in the northern portion of the Plan area. Both of these facilities will be constructed wetlands. The facilities will use a naturalized concept to reduce maintenance and to improve the aesthetics of the facility and the surrounding area. The ponds are designed for storage of storm water and provide two key functions. The first is to provide primary treatment to the storm water and the second is to allow for the capability to control the outfall rates. These stormwater management facilities will have naturalized vegetation to assist with the quality of water that runs into downstream natural waterbodies. Stage 1 of development will be accommodated within an existing, enhanced swale located entirely within lands designated for High Density Residential land uses, per Figure 7. This is an interim solution, as those lands are not intended for development within Phase 1, and all future stages of development will require a Servicing Brief to support an ultimate stormwater management solution for the area.

4.4.2 Sanitary

The sanitary system should be constructed in accordance with the Town of Stony Plain's standards. The entire system will function through gravity and as an extension to the existing sanitary sewer in The Brickyard at Old Town (as per **Figure - 8** Sanitary Plan).

4.4.3 Water servicing

Water servicing will be designed and constructed using conventional methods for providing peak hour demands and adequate fire flows for low and high density developments.

A HNA will be submitted to EPCOR for review and approval. Water service will be provided by two 300mm connections, one along Brickyard Drive and the second along 57 Avenue. A number of 250mm and 300mm connections currently exist within the developed portion of the neighbourhood (as per **Figure - 9** Water Distribution).

4.4.4 Shallow Utilities

The existing development, within the northeast portion of the ASP is served by power, gas and telecommunications services. These shallow utility services will be extended into the ASP area.



The Brickyard at Old Town

Area Structure Plan



Legend

■■■■ ASP Boundary



Stormwater Management Facility



Direction of Flow



Interim Stormwater Management Facility

MODIFIED DATE: 2014-10-06
S:\Project\53130505000 The Brickyard\CAD\Drawings\PLANNING\Tiffany Greenfield-BRICKYARD AT OLD TOWN\ASP FIGURE 7-7 STORM.dwg



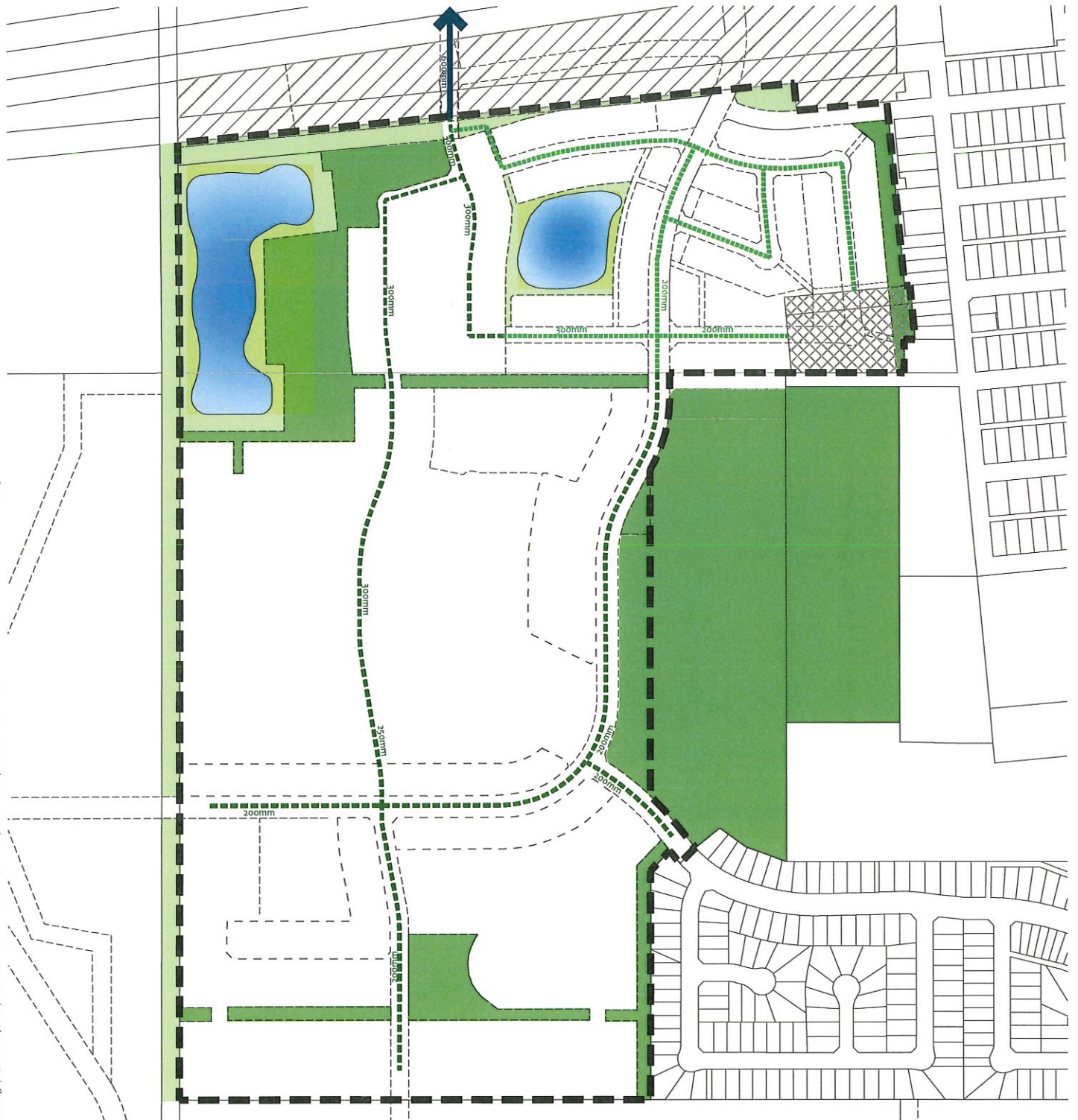
MMM GROUP
#200, 10576 - 113 Street Edmonton, AB T5H 3H5

Figure - 7 Storm Water Plan



The Brickyard at Old Town

Area Structure Plan



Legend

■ ■ ■ ■ ASP Boundary

— — — — — Proposed Sanitary Sewer

— — — — — Existing Sanitary Sewer

— — — — — Existing Sanitary Sewer

MODIFIED DATE: 2014-10-05
S:\Project\S313005000 The Brickyard\Drawings\PLANNING\Tiffany Greenfield-BRICKYARD AT OLD TOWN\ASP FIGURES\S3130050-ASP FIGURE-8-SANITARY.dwg



MMM GROUP
#200, 10576 - 113 Street Edmonton, AB T5H 3H5

Figure - 8 Sanitary Plan



Legend

■ ■ ■ ■ ASP Boundary ■ ■ ■ ■ Proposed Watermain ■ ■ ■ ■ Existing Watermain



4.5 Land Use Statistics

Table 2: Land Use Statistics outlines the land use statistics of The Brickyard at Old Town ASP. Land use allocations and statistics provide a picture of the balance of land uses required and recommended to create a quality residential living environment. The proposed population for the Plan area is 3,025 in approximately 1,045 dwelling units.

Table 2: Land Use Statistics

	Area (ha)	Area (ac)	% of GDA
Gross Area	65.61	162.13	
Gross Developable Area (GDA)	65.61	162.13	100%
Residential Land Uses			
Low Density Residential	32.58	80.51	49.7%
Medium Density Residential	4.94	12.21	7.5%
High Density Residential	2.79	6.89	4.3%
Total Residential Land Uses	40.31	99.61	61.4%
Non-Residential Land Uses			
Parks/Open Space (MR) ¹	5.83	14.0	9.0%
Stormwater Management Facilities (SWMF)	5.09	12.58	7.8%
Public Utility Areas (PUL)	1.18	2.92	1.8%
Circulation (20% of GDA)			
Collector/Minor Collector Roads	3.93	9.71	6.0%
Local Roads/Walkways & Lanes	9.19	22.71	14.0%
Total Non-Residential Land Uses	25.22	61.92	38.4%
Net Area	40.39	100.21	

*Net Area is the GDA minus MR, SWMF and Circulation.

¹The remaining MR (1%) will be integrated into existing parks and open spaces or provided as cash-in-lieu.



Residential Land Use Analysis

	Area (ha)	Density Units/Ha	Units	Persons/ Per Unit	Population
Proposed Number of Units					
High Density	2.79	80	223	2	446
Medium Density	4.94	36	178	3.2	570
Low Density	32.58	20	652	3.2	2,086
Total	40.31		1,053		3,102

*The Brickyard at Old Town has a density units per hectare of 26.1 units / ha

	Proportion of Students per grade	Potential Students
K-6	55%	354
Public System		229
Catholic System		125
7-9	22.5%	144
Public System		94
Catholic System		50
10-12	22.5%	144
Public System		94
Catholic System		50
Total	100%	642

Assumptions

Number of Students / unit	0.61
Number of units	1,053
Number of students	642
Proportion of Students in Public System	65%
Proportion of Students in Catholic System	35%





Scale 1:6,000

The Brickyard at Old Town

Area Structure Plan



Legend

- ASP Boundary
- Stage Boundary
- Stage Number