

Town of Onoway

NE 27 Area Structure Plan

February 5, 2010

File #7310100

Contents

- 1 Introduction 1**
 - 1.1 Foreword 1
 - 1.2 Purpose 1
 - 1.3 Location 1
- 2 Factors Influencing Development 1**
 - 2.1 Policy Context 1
 - 2.1.1 Municipal Government Act 1
 - 2.1.2 Municipal Development Plan 1
 - 2.1.3 Land Use Bylaw 3
 - 2.2 Ownership 3
- 3 Site and Surrounding Features 3**
 - 3.1 Natural Features 3
 - 3.2 Existing Land Use 3
 - 3.3 Adjacent Land Use 3
 - 3.4 Phase 1 Environmental Site Assessment 5
 - 3.5 Geotechnical Assessment and Shallow Groundwater Table Evaluation 5
 - 3.6 Resource Extraction 5
 - 3.7 Historical/Cultural Resources 6
 - 3.8 Flood Plain Analysis 6
- 4 Development Concept 7**
 - 4.1 Land Use Distribution 7
 - 4.1.1 Residential 9
 - 4.1.2 Commercial 9
 - 4.1.3 Urban Services 9
 - 4.1.4 Parks and Recreation 9
 - 4.2 Transportation 9
 - 4.3 Community Services 10
 - 4.3.1 Emergency Services 10
 - 4.3.2 Health Services 10
 - 4.3.3 Educational Services 10

4.4	Utility Servicing.....	10
4.4.1	Water Supply.....	10
4.4.2	Sanitary.....	11
4.4.3	Storm Water Management.....	11
4.4.4	Franchise Utilities.....	11
5	Development Sequence.....	15
6	Public Process.....	15
7	Implementation and Amendment.....	15
7.1	Plan Approval Process.....	15
8	Rationale.....	16

List of Figures

Figure 1:	Location Plan.....	2
Figure 2:	Natural Features and Development Constraints.....	4
Figure 3:	Development Concept.....	8
Figure 4:	Water Distribution System.....	12
Figure 5:	Sanitary System.....	13
Figure 6:	Storm Water Management.....	14
Figure 7:	Development Sequence.....	17

1 Introduction

1.1 Foreword

The plan area for this Area Structure Plan (ASP) includes all parcels within the NE 27-54-2-5 and is located in the Town of Onoway in the southwest corner of the town. As there is no area structure plan in place for the plan area, the following area structure plan will be used guide future development in this area. The area structure plan is to show how the proposed multi-lot mixed-use subdivision will integrate with existing and future land uses in the area.

1.2 Purpose

The NE 27 Structure Plan provides an overview of the land use concept and describes the area, services, transportation, and servicing requirements needed to support the development. The plan shows how the development will integrate with the existing and future land uses in the vicinity. When adopted by the Town of Onoway, it will provide guidance for the future redistricting and subdivision applications within the plan area, both in terms of organization and design

1.3 Location

The plan area of approximately 63 hectares is located in the south western corner of the Town of Onoway. The plan area is bounded by 52 Street to the east, and portions of the plan area are bounded by Lac St Anne Trail South to the north. Lac St. Anne County borders portions of the plan area to the east, west and south. Figure 1 depicts the Location Plan.

2 Factors Influencing Development

2.1 Policy Context

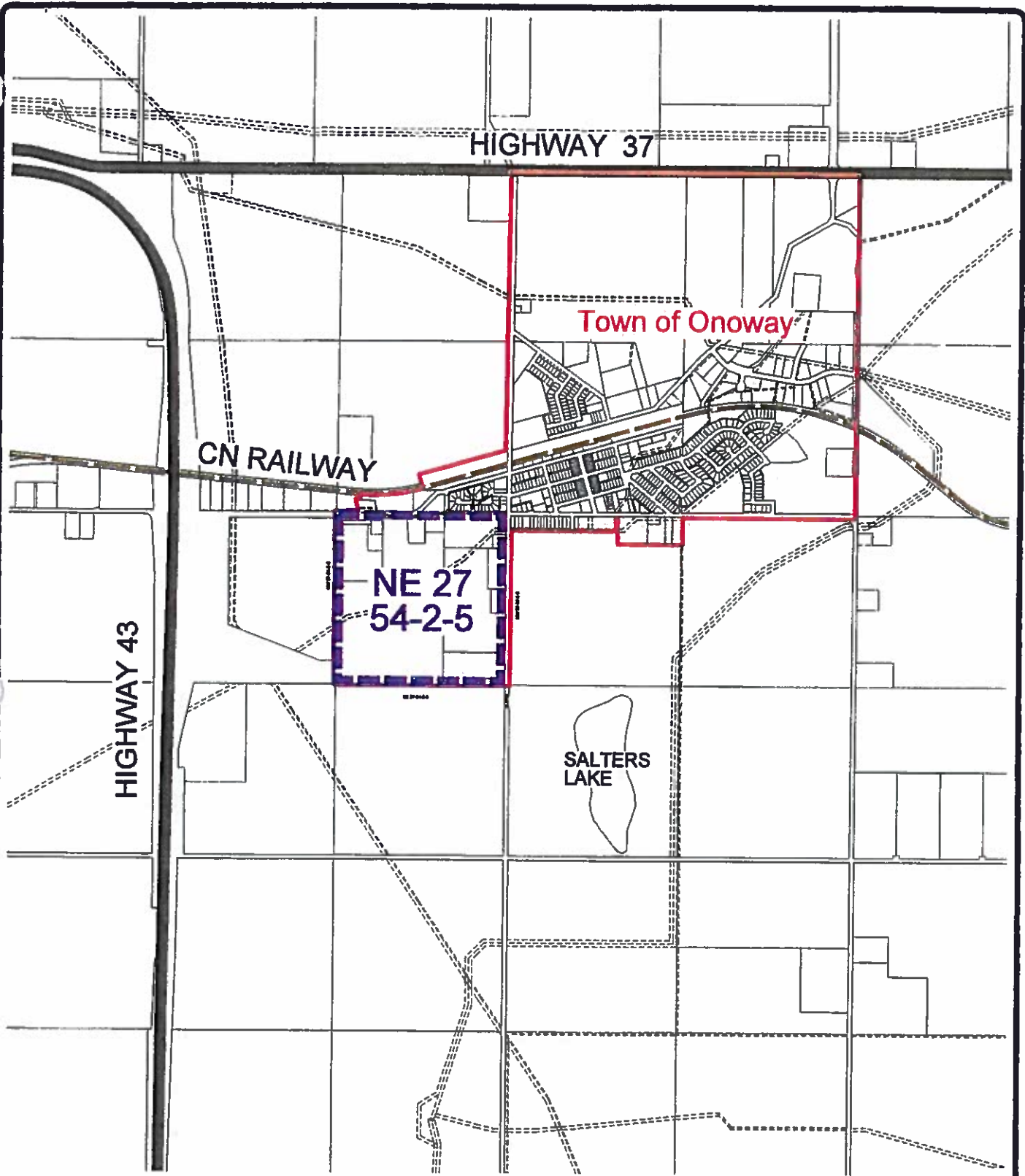
2.1.1 Municipal Government Act

This ASP meets the provincial requirements outlined in Section 633 of the *Municipal Government Act*. Land use, transportation routes, municipal services and utilities, and development sequence are addressed within the framework of this plan.

2.1.2 Municipal Development Plan

Applicable *Municipal Development Plan* policies were reviewed during the preparation of this ASP. The policies and concepts proposed within this plan are in general compliance with the approved policies of the Municipal Development Plan.

The Town of Onoway's *Municipal Development Plan* designates the plan area predominantly as future residential with a commercial node and pockets of urban services and recreational uses.



— Onoway Municipal Boundary
 - - - ASP Boundary

FIGURE 1
LOCATION PLAN
 NE 27-54-2-5
 AREA STRUCTURE PLAN

TOWN OF ONOWAY
 LAC STE ANNE COUNTY

Scale 1:25000
 February 5, 2010
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2.1.3 Land Use Bylaw

The Town of Onoway Land Use Bylaw presently districts the majority of the plan area as Urban Reserve. At the time of plan preparation, there was also one parcel districted Parks and Recreation, two parcels designated Commercial – Secondary, two parcels Residential – Single Family and two lots with an Urban Services designation. An amendment to the Land Use Bylaw redistricting parcels to the appropriate land use districts will be required prior to subdivision.

2.2 Ownership

There are currently fifteen separate parcels of land within the plan area. There is a range of parcel sizes from 0.4 to 31.6 hectares. The legal framework for the quarter section is shown in Figure1 “Location Plan”.

3 Site and Surrounding Features

3.1 Natural Features

The topography of the site is relatively flat with a few undulating hills located in the centre portion of plan area. Natural vegetation appears to be limited to the boundaries of existing property lines, as well as along the course of Onoway Creek, which intersects the plan area diagonally (southwest to northeast). The portion of the plan area used for institutional purposes (church and cemetery) is primarily wooded.

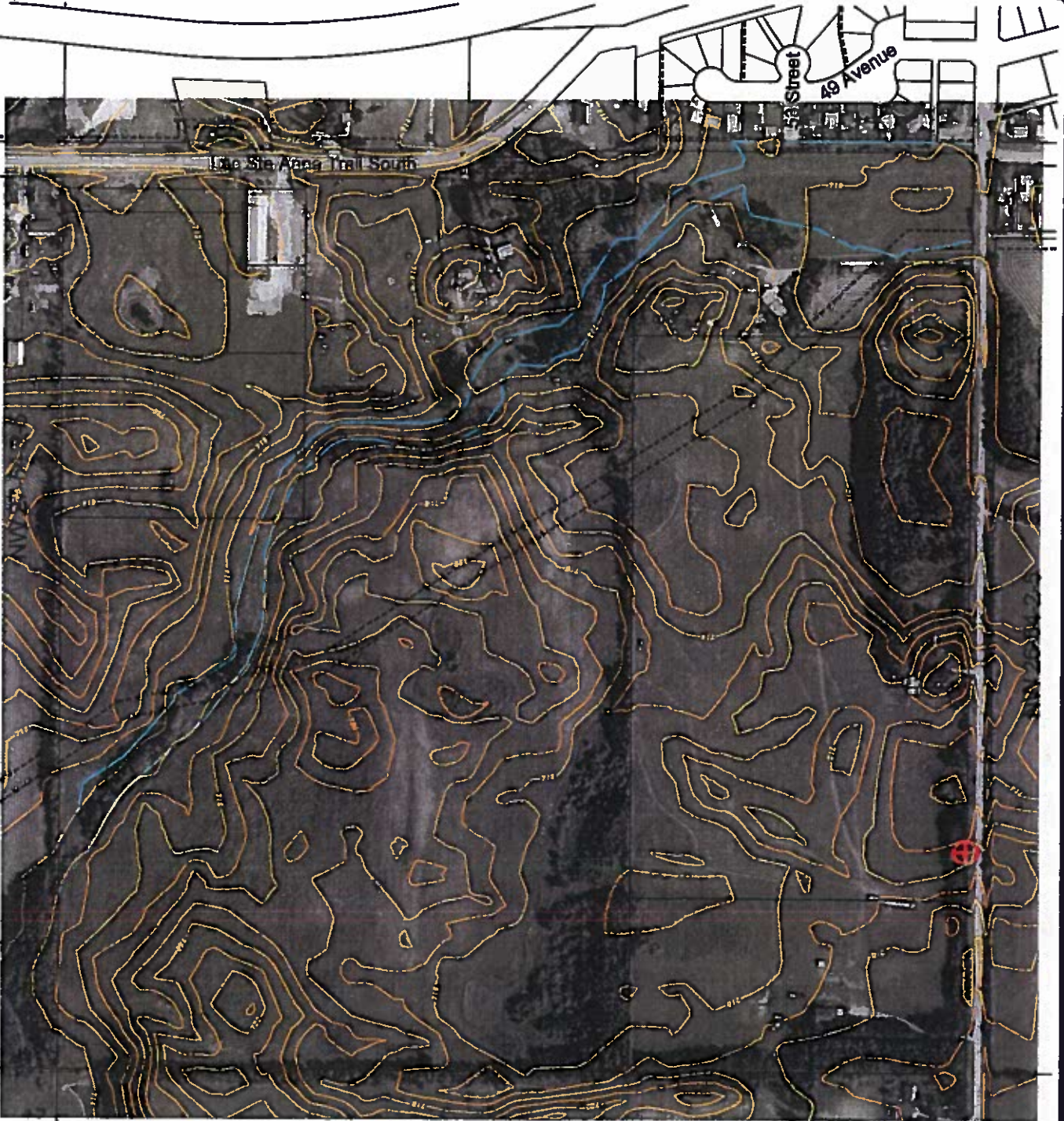
As illustrated in Figure 2 “Natural Features”, there is topographic relief of approximately two to five metres in the plan area with the lowest areas being the course of Onoway Creek. The highest area is in the southwest corner of the plan area.

3.2 Existing Land Use

The majority of the plan is presently used for agricultural purposes. Development has primarily occurred along the periphery of the plan area. The Onoway Curling Club is located in the northwest portion of the plan area along Lac Ste. Anne Trail South. A farmstead is located in the north portion of the plan area along with large acreages. Single residential properties are located in the eastern portion of the plan area. Institutional uses including a church and cemetery are also located in the eastern portion of the plan adjacent to 52 Street.

3.3 Adjacent Land Use

To the north and northeast corner of the plan area are residential subdivisions in the Town of Onoway. The balance of the land surrounding the plan area is undeveloped and used for agricultural production.



SE 27-54-2-5

52 Street

-  Oneway Creek Floodplain
-  Abandoned Well
-  Right of Way

FIGURE 2
NATURAL FEATURES AND
DEVELOPMENT CONSTRAINTS
 NE 27-54-2-5
AREA STRUCTURE PLAN

TOWN OF ONOWAY

3.4 Phase 1 Environmental Site Assessment

A minimum of a Phase 1 Environmental Site Assessment report completed by certified professional in the Province of Alberta will be required to be completed on parcels of land to support the redistricting application for the subject parcels. The primary objective of this assessment is to identify any potential environmental contamination issues associated with the property and to determine whether a detailed site investigation would be required. If a remediation plan is required, it must be completed prior to granting of the planning approvals.

3.5 Geotechnical Assessment and Shallow Groundwater Table Evaluation

Sabatini Earth Technologies Inc. performed a geotechnical investigation and a shallow groundwater table evaluation on approximately 44 hectares or 86% of the plan area. The report, dated October 9, 2007 prepared by Mr. Gurpreet Dhaliwal, P.Eng., will be submitted under separate cover. The engineer determined that on these two parcels the soil conditions are considered to be generally good for a proposed residential development. Relative to groundwater issues, the water table is considered generally low with the exception of a few small marsh areas.

At the time of subdivision application, a geotechnical report prepared by a certified professional engineer in the Province of Alberta is required to be submitted to the Town of Oneway to support the application. Recommendations for roads, house foundations, bedding for utilities, and delineation of areas of high water table will be included in the report for the parcels in question.

3.6 Resource Extraction

Information received from the Alberta Energy Utilities Board dated January 2008 indicated that there are no sour gas facilities in the vicinity of the plan area. An abandoned gas well is located near the southeast corner of the plan area, close to the 52 Street right of way.

The Alberta Energy Resources Conservation Board has indicated that a 100 metre development setback should be observed around the well. If a reclamation certificate is submitted for this well, the setback requirements can be reduced. A minimum of a 10x15 long term access must be provided to the well head.

A gas pipeline right-of-way crosses the plan area diagonally, from southwest to northeast. Additional setbacks are not required from this right of way. Figure 2 indicates the location of the right of way and abandoned well within the plan area.

3.7 Historical/Cultural Resources

In a correspondence dated May 2, 2007, Alberta Tourism, Parks, Recreation and Culture indicated that a Historical Resources Impact Assessment is not required.

3.8 Flood Plain Analysis

sameng inc. delineated the 1:100 year level and area 0.50m of additional freeboard for Onoway Creek within the plan area. Figure 2 depicts the extent the 1:100 year floodplain. No construction will be allowed in the the floodplain area.

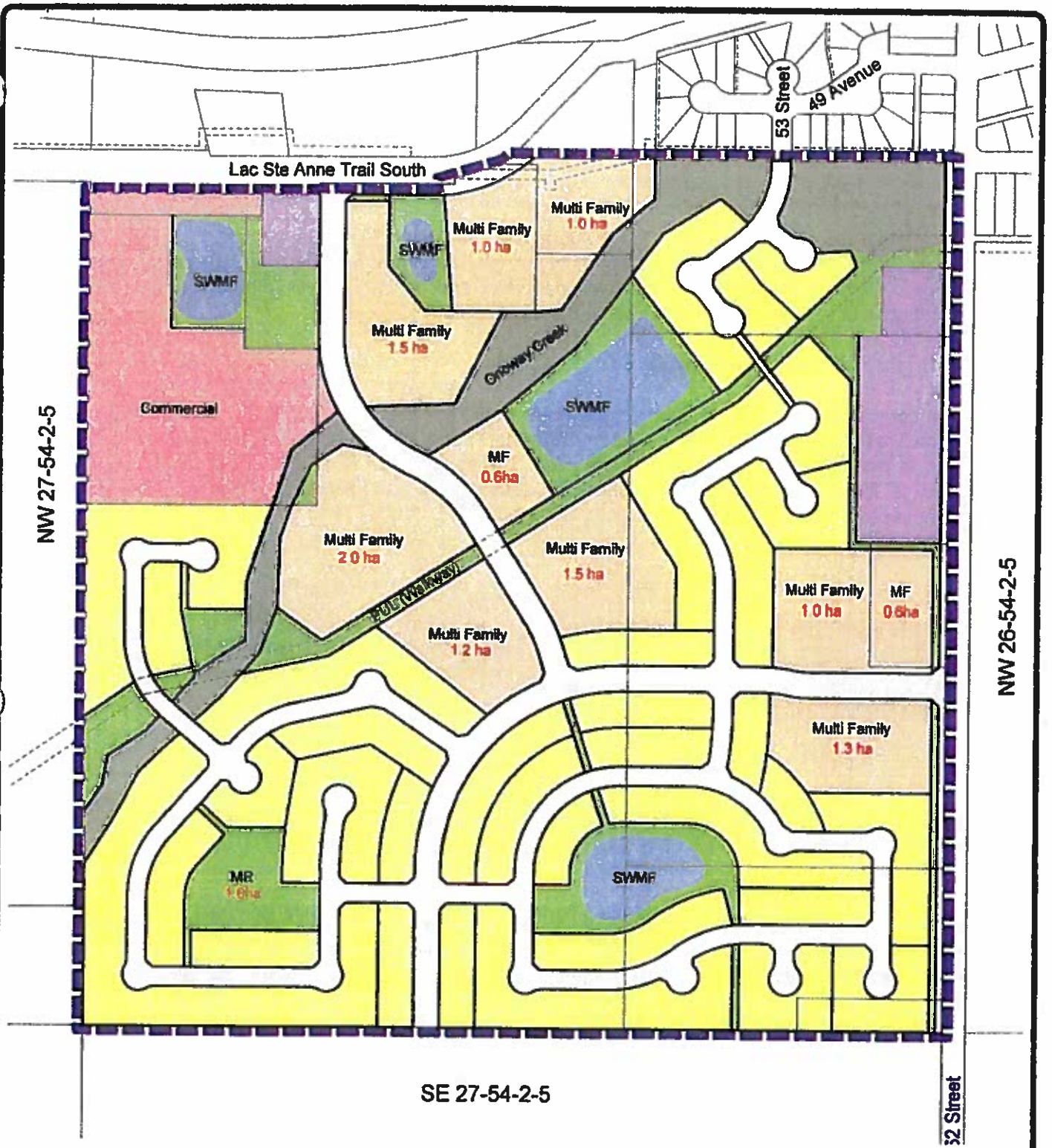
The report "Stormwater Management Plan – Onoway ASP – NE 27-54-2-5" prepared by Mr. Greg Tippet, P.Eng., of sameng inc., dated February 2010 has been submitted to the Town of Onoway under separate cover.

4 Development Concept

The development concept is shown in Figure 3 and the associated land use statistics are provided in the following table. Future residential subdivision and dedication of public land (municipal and environmental reserve, public utility lots) will be in general compliance with the concept but are subject to refinement with subdivision application and detailed engineering. Respect for Onway Creek with a commitment to preserving and minimizing impact to this natural amenity is a priority in the planning design of this plan.

4.1 Land Use Distribution

Land Use Distribution						
Plan Area	Area (ha)	%GDA				
	63.1					
Environmental reserve	3.9					
Gross Developable Area	59.2					
Circulation	9.5	16.0%				
Park and School Sites	7.0	11.8%				
Stormwater Lakes	2.4	4.1%				
Low Density Residential	22.1	37.3%				
Medium Density Residential	11.9	20%				
Institutional	2.2	3.7%				
Commercial	4.1	6.9%				
Total	59.2	100.0%				
Population						
Land Use	Area (ha)	DU/ ha	Units	%	PPDU	Population
Low Density Residential	22.1	20.0	442	32%	2.6	1,149
Medium Density Residential	11.9	80.0	952	68%	2.2	2,094
Total	34.0		1,394	100%		3,244
Net Developable Area	34.0 ha					
Density	41 units/net ha (16.6 units/net acre)					



NW 26-54-2-5

NW 27-54-2-5

SE 27-54-2-5

52 Street









-  Boundary of ASP
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Urban Service
-  Stormwater Management
-  Park / Open Space
-  Environmental Protection

FIGURE 3 DEVELOPMENT CONCEPT

NE 27-54-2-5
AREA STRUCTURE PLAN

TOWN OF ONDWAY



Scheffer Andrew Ltd.
Planners & Engineers



Scale 1:5000
February 5, 2010
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4.1.1 Residential

Residential development will be the predominant use within this plan boundary. A mix of single family and multi family developments will provide a range of housing types and price range. All lots will be serviced by municipal water and sanitary sewer. Figure 3 shows the distribution of residential land uses within the development concept.

4.1.2 Commercial

The commercial site will be sited on the north portion of the plan area adjacent to Lac Ste. Anne Trail. Access to the site will be from the north and internal collector road. This site is also in close proximity to multi dwelling sites. The inclusion of local commercial in the plan area is intended to minimize reliance on automobiles and encourage walking to local businesses and amenities for basic and daily needs.

4.1.3 Urban Services

Existing urban services were incorporated into the ASP design. Access to the two church sites are from 52 Street with to no direct internal access. Access to the Curling Rink site east of the proposed commercial site remains may be relocated to be an internal access if a traffic engineer deems it necessary for safety reasons.

4.1.4 Parks and Recreation

Onoway Creek is the predominant natural feature within the plan area. It bisects the plan into two distinct portions with crossing the creek and floodplain an engineering constraint for development.

Sustainable Resources Division of the Province of Alberta has verbally indicated that a bed and shore claim will be made on Onoway Creek in this plan area. The top of bank as determined by an Alberta Land Surveyor and confirmed by Sustainable Resources Division of the Province of Alberta will be required prior to or concurrent with the subdivision plan endorsement for any subdivision application adjacent to the creek.

Setback from the top of bank for development will be as determined by the current Land Use Bylaw for the Town of Onoway.

4.2 Transportation

Most lots within the plan area will be serviced by an internal road network, which will be accessible from 52 Street to the east, and Lac St Anne Trail to the north. Roadways within the plan area will be constructed to the current Town of Onoway Engineering Standards. The local road pattern illustrated in this plan may be altered at the subdivision level without a required amendment to the ASP.

A Traffic Impact Assessment prepared by a certified professional engineer in the Province of Alberta may be required to support the rezoning and subdivision application.

4.3 Community Services

During the preparation of this area structure plan, letters were sent to local community service providers requesting their comments on the proposed development of the plan area.

4.3.1 Emergency Services

The plan area falls under the jurisdiction of the Stony Plain detachment of the RCMP, located in the Town of Stony Plain, Alberta. Fire services for the plan area are provided by the Onoway Fire Department (Station #5), located northeast of the plan area.

The RCMP and the Fire Department did not have any objections to this area structure plan.

4.3.2 Health Services

Health services for the plan area are provided by the West View Health Centre located in the Town of Stony Plain, Alberta. Emergency health response services will be provided by the Parkland Ambulance Authority.

The West View Health Centre and the Parkland Ambulance Authority did not have any objections to this area structure plan.

4.3.3 Educational Services

Educational services for the plan area are covered by the Northern Gateway Regional School Division. The School Division did not have any objections to this area structure plan.

4.4 Utility Servicing

4.4.1 Water Supply

The proposed development will be connected to the municipal water system and will be built to current municipal standards. The proposed onsite water distribution system alignment is illustrated in Figure 4.

SECTION TO BE COMPLETED

4.4.2 Sanitary

The proposed onsite sanitary sewer distribution system alignment is illustrated in Figure 5. The proposed development will be connected to the municipal sanitary system and will be built to current municipal standards.

SECTION TO BE COMPLETED

4.4.3 Storm Water Management

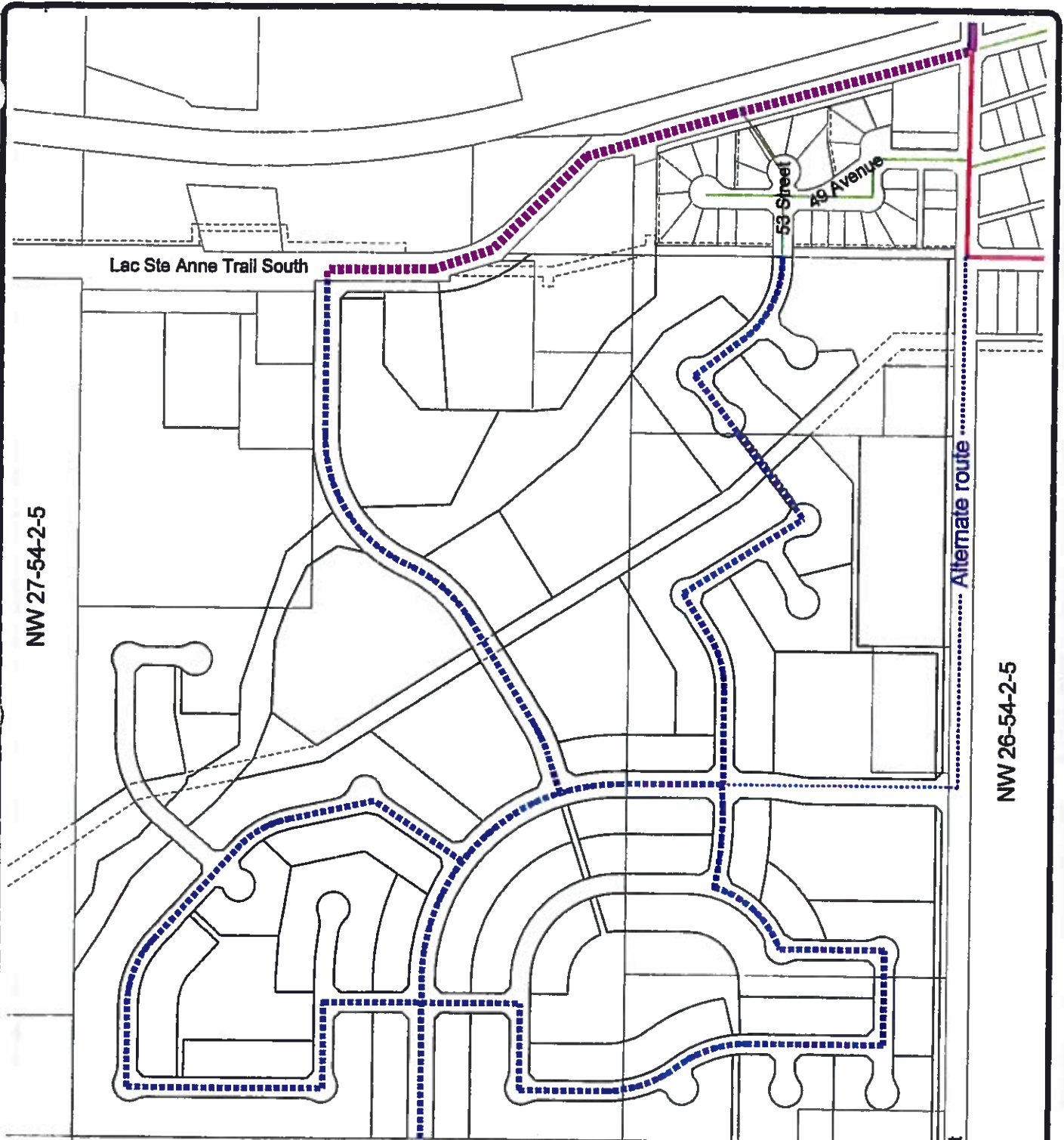
Local storm water management facilities will be located throughout the area structure plan in accordance to the topography and post development drainage. These storm water facilities will provide storage of excess runoff from developments, allowing controlled discharge into the existing drainage channels at pre-development levels. These facilities will have the capability of providing sedimentation and hydrocarbon pollutant removal.

Figure 6 indicates where the storm water facilities may be sited. Storm water facilities will be registered as Public Utility Lots, including all identified flood overflow areas. Municipal Reserves are encouraged around storm water facilities in order to facilitate public access and enjoyment of these amenities.

The report "Stormwater Management Plan – Onoway ASP – NE 27-54-2-5" prepared by Mr. Greg Tippet, P.Eng., of sameng inc., dated February 2010 has been submitted to the Town of Onoway under separate cover.

4.4.4 Franchise Utilities

Franchise utilities such as natural gas, telephone, and electricity are readily available and will be extended as development occurs.



SE 27-54-2-5

52 Street

NW 26-54-2-5

NW 27-54-2-5

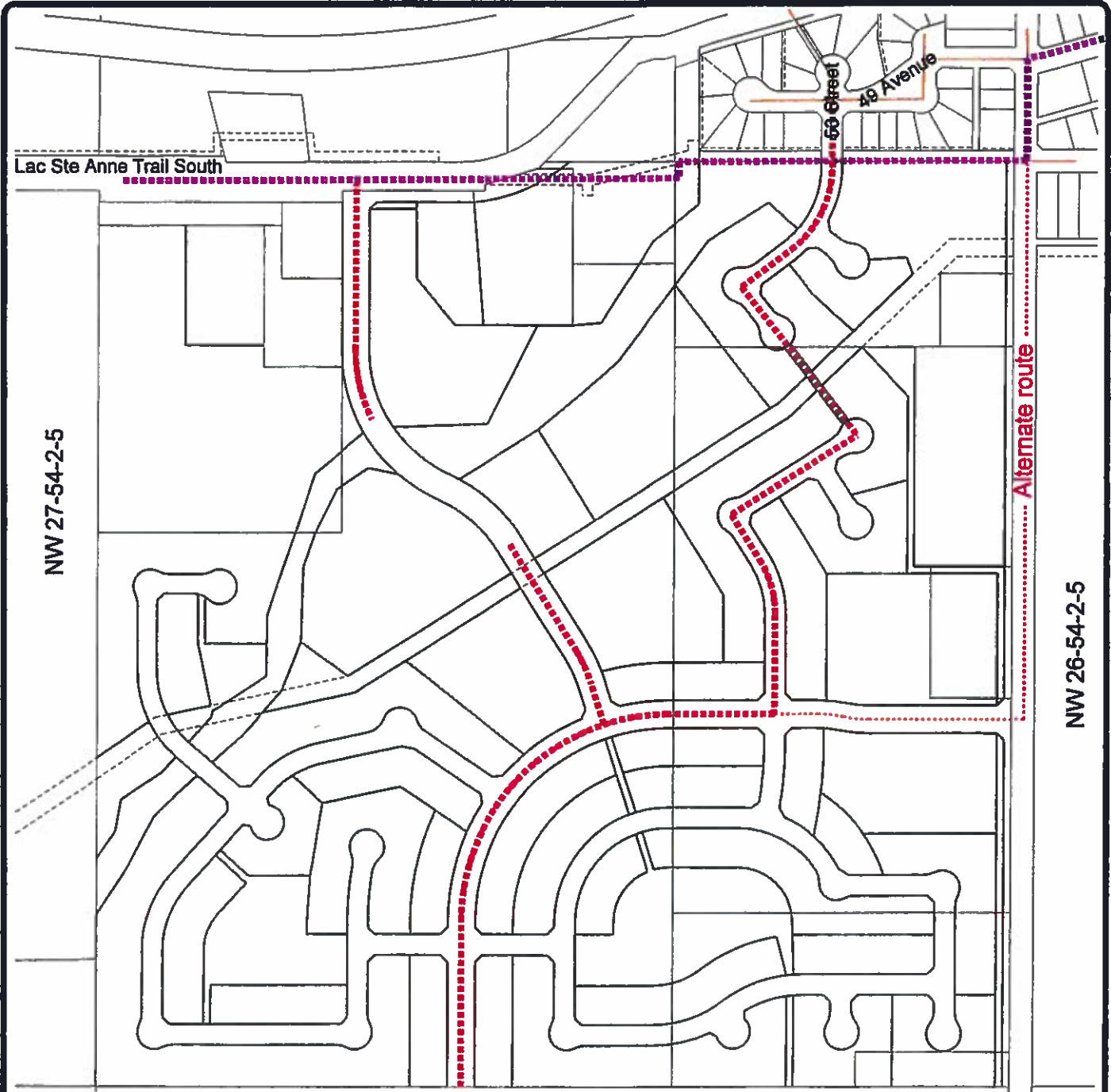
- Existing 150mm
- Existing 250mm
- - - Planned Future 350mm
- - - Proposed XX mm

PRELIMINARY

FIGURE 4
WATER SERVICING
NE 27-54-2-5
AREA STRUCTURE PLAN

TOWN OF ONOWAY





Lac Ste Anne Trail South

NW 27-54-2-5

Alternate route

NW 26-54-2-5

SE 27-54-2-5

52 Street

- Existing 200mm
- Planned Future 375mm
- Proposed XXX mm

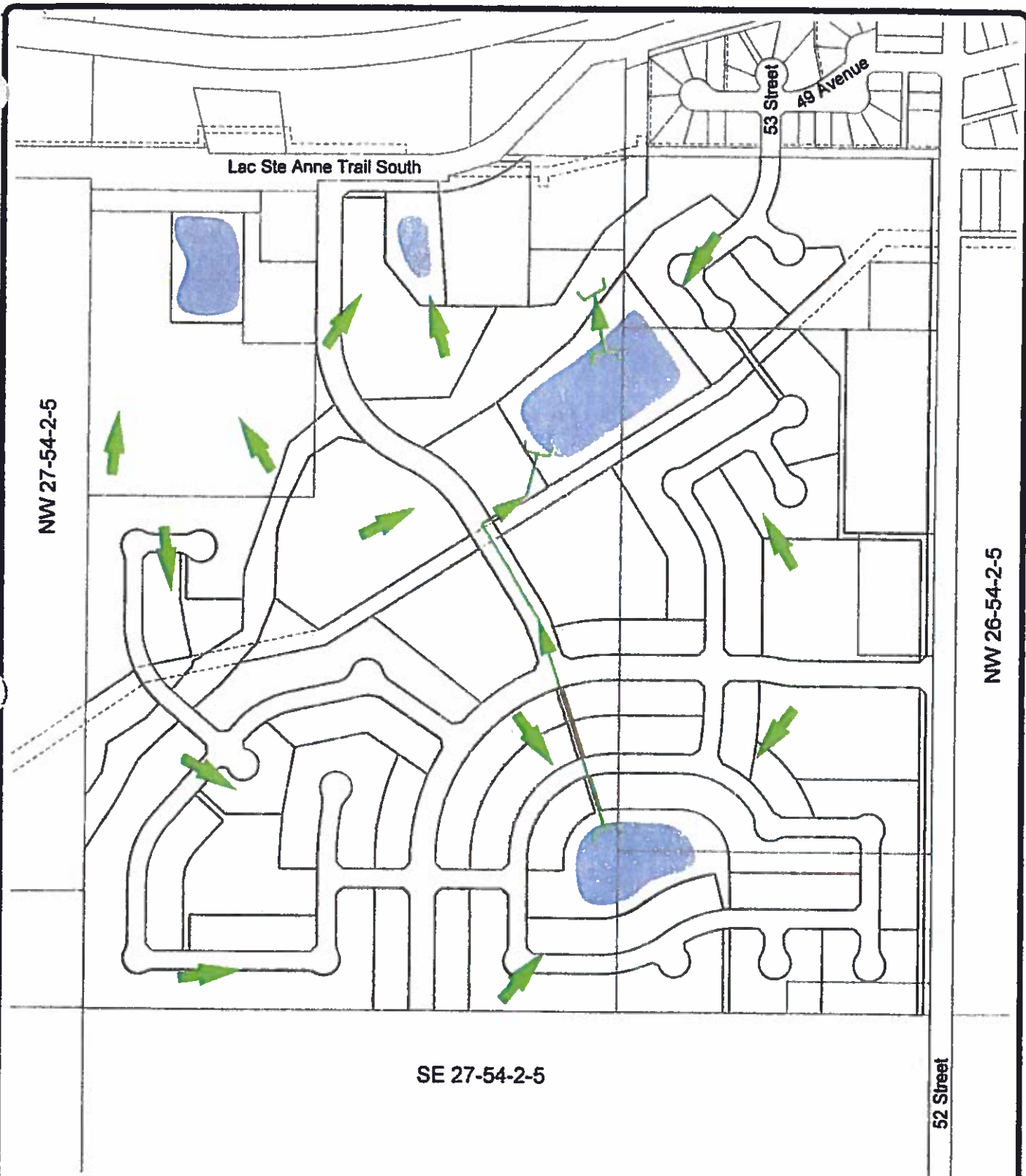
PRELIMINARY

**FIGURE 5
SANITARY SERVICING**

**NE 27-54-2-5
AREA STRUCTURE PLAN**

TOWN OF ONOWAY





 Inlet / Outfall
 Overland Flow Direction

FIGURE 6 STORMWATER MANAGEMENT

NE 27-54-2-5
AREA STRUCTURE PLAN

TOWN OF ONOWAY



5 Development Sequence

Figure 7 illustrates the proposed development sequence for the plan area. Successive staging of a subdivision or development will be based upon market demand and extension of the land uses, roads, utilities, and services. Proponents will have full financial responsibility for the extension of all municipal utilities and services required to support their development.

6 Public Process

On March 7, 2008 a preliminary notice of residential development and preparation of an area structure plan was sent to all registered landowners in the plan area. No responses were received.

On February 25, 2009, an open house was held at the Onoway Civic Centre. Advertising was put in the two local newspapers for two consecutive weeks immediately prior to the open house. A notice of open house was mailed directly to all landowners in the plan area and adjacent properties on February 3, 2009. Three comment sheets were received at the open house and there were sixteen people who signed in. In response to comments and local knowledge, the collector road connection to the east was relocated north in order to optimize sight lines on 52 Street which are limited by topography.

A public hearing is scheduled for February 22, 2010. Advertising for the public hearing was placed in the Lac Ste. Anne Bulletin in the February 1 and 16 issues and in the February 2 and 17 issues of the Community Voice.

7 Implementation and Amendment

The policies contained in this Area Structure Plan will guide the Town of Onoway Administration and Council, as well as other agencies in making decisions regarding growth and development within the plan area.

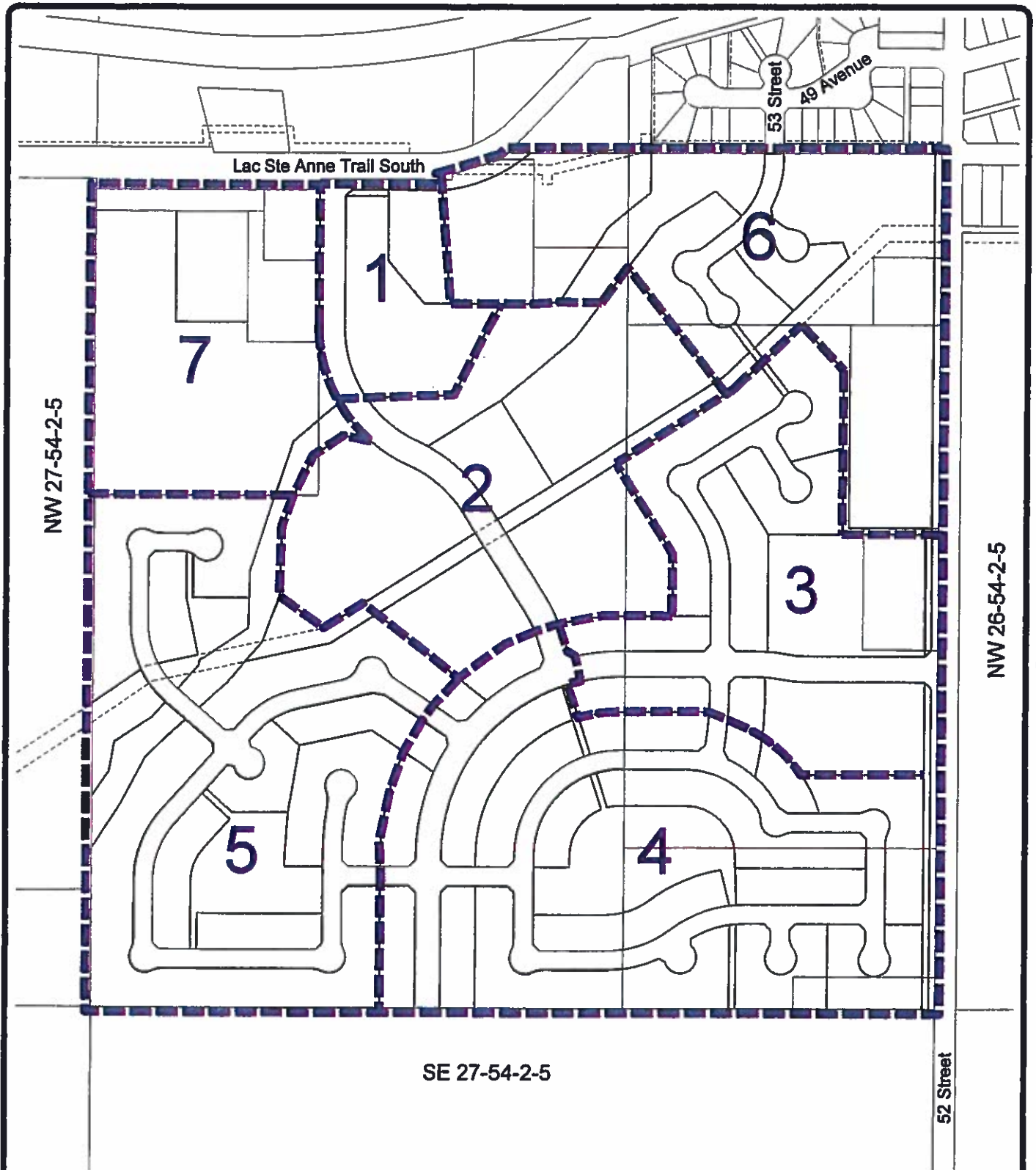
An amendment to this ASP may be initiated by the Town or affected landowners as deemed necessary. As part of the amendment process, the Town shall provide all affected parties an opportunity to provide input to any proposed change through the public hearing process as required under the Municipal Government Act.

7.1 Plan Approval Process

The implementation of the ASP can only be accomplished if the relevant planning approaches are secured. This begins with the premise that the ASP will be approved by Council as a Bylaw, ensuring the implementation of the Municipal Development Plan policies regarding orderly, efficient development of land. There is also the requirement to convert the present districting to the proposed districting for development. Subdivision will occur once the amendments to the aforementioned statutory documents have been completed.

8 Rationale

Recent market demands for new housing and commercial spaces in the region have placed development pressures on the Town of Onoway. Approval of this ASP will enable the immediate development of additional residential, commercial and park land to help meet current and future needs in the Town of Onoway.



**FIGURE 7
DEVELOPMENT SEQUENCE**

**NE 27-54-2-5
AREA STRUCTURE PLAN**

TOWN OF ONOWAY

