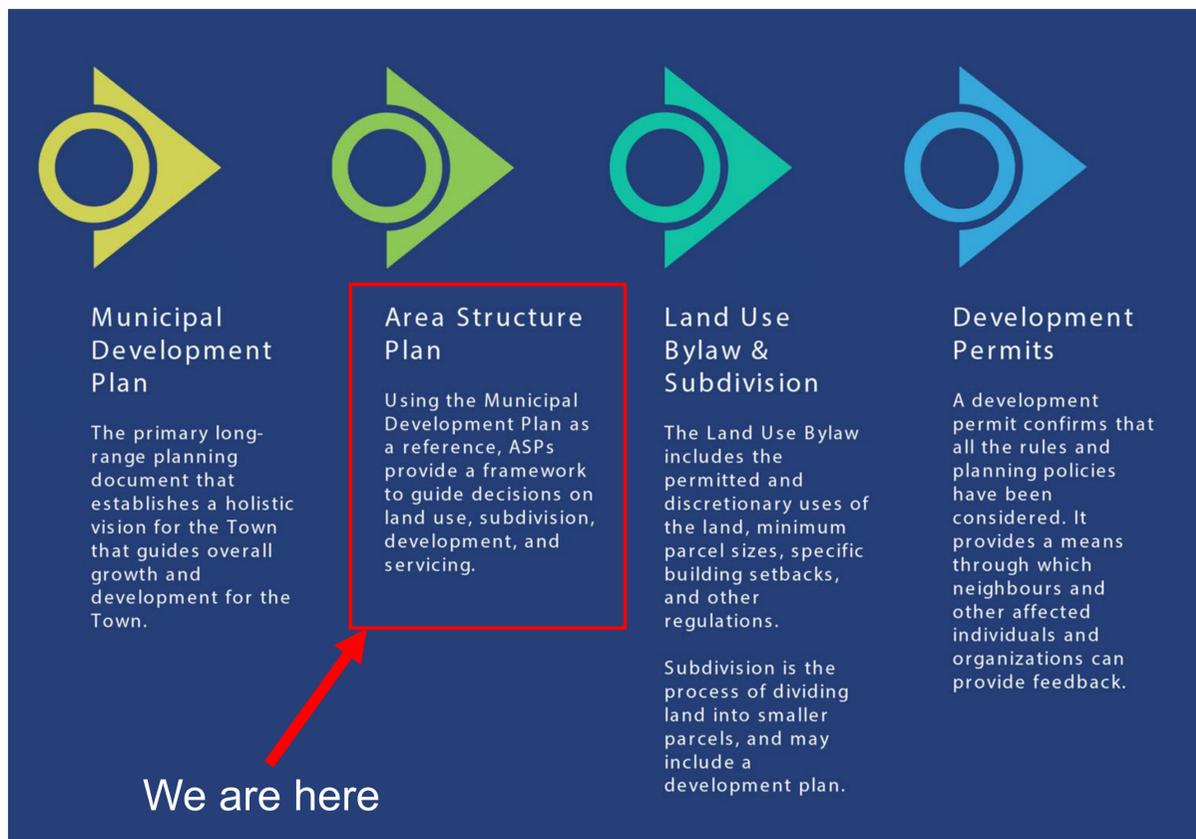


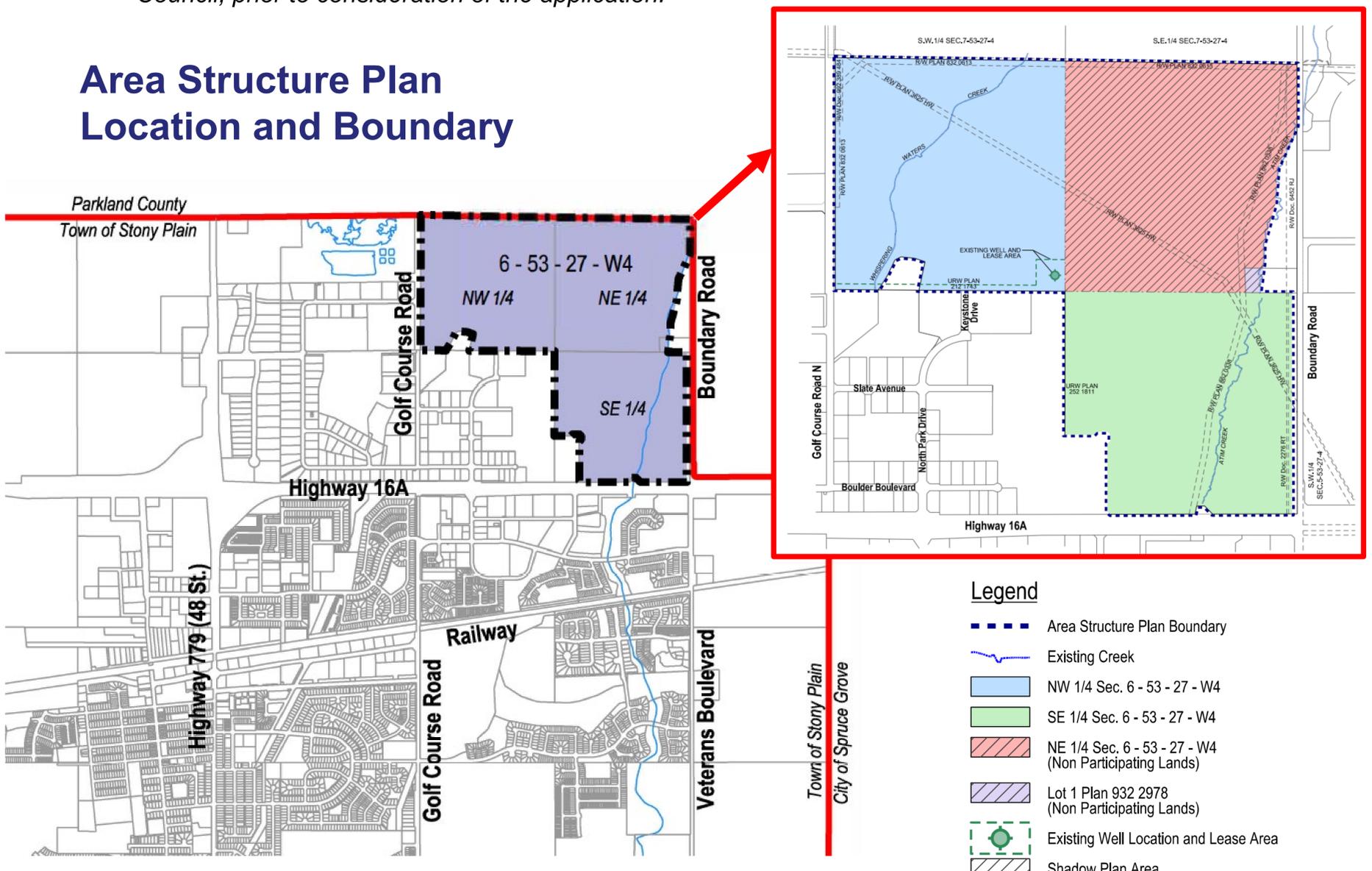
# Proposed Atim Creek Business Park Area Structure Plan



## What is an ASP?

- An Area Structure Plan is a land use planning document that provides a framework for subsequent redistricting, subdivision and development applications.
- Provincial legislation identifies what an ASP must include.
- Area structure plans are approved by the Town of Stony Plain Council and are a guide for Administration in reviewing future development applications within the plan area.
- A public hearing will be held allowing members of the public to provide additional input to Council, prior to consideration of the application.

## Area Structure Plan Location and Boundary



## What is a Shadow Plan Area?

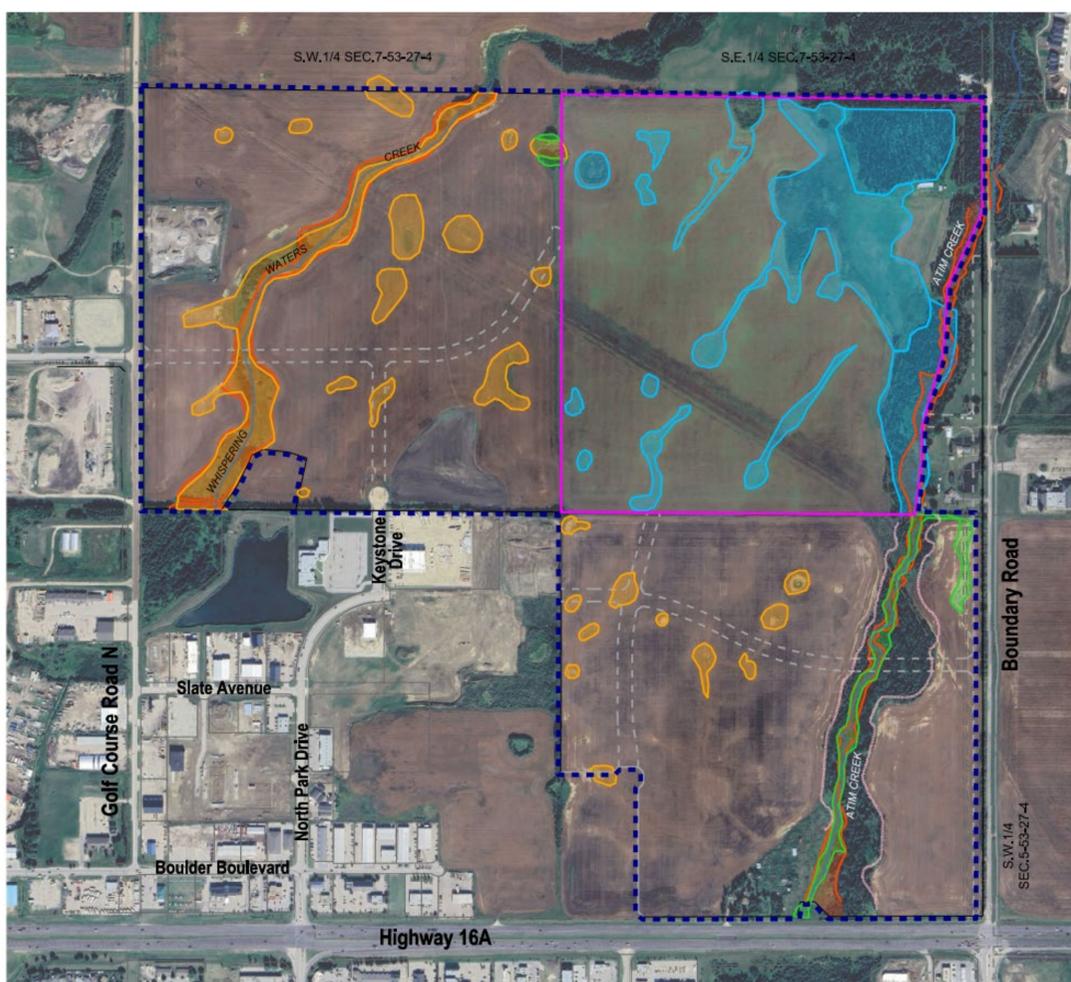
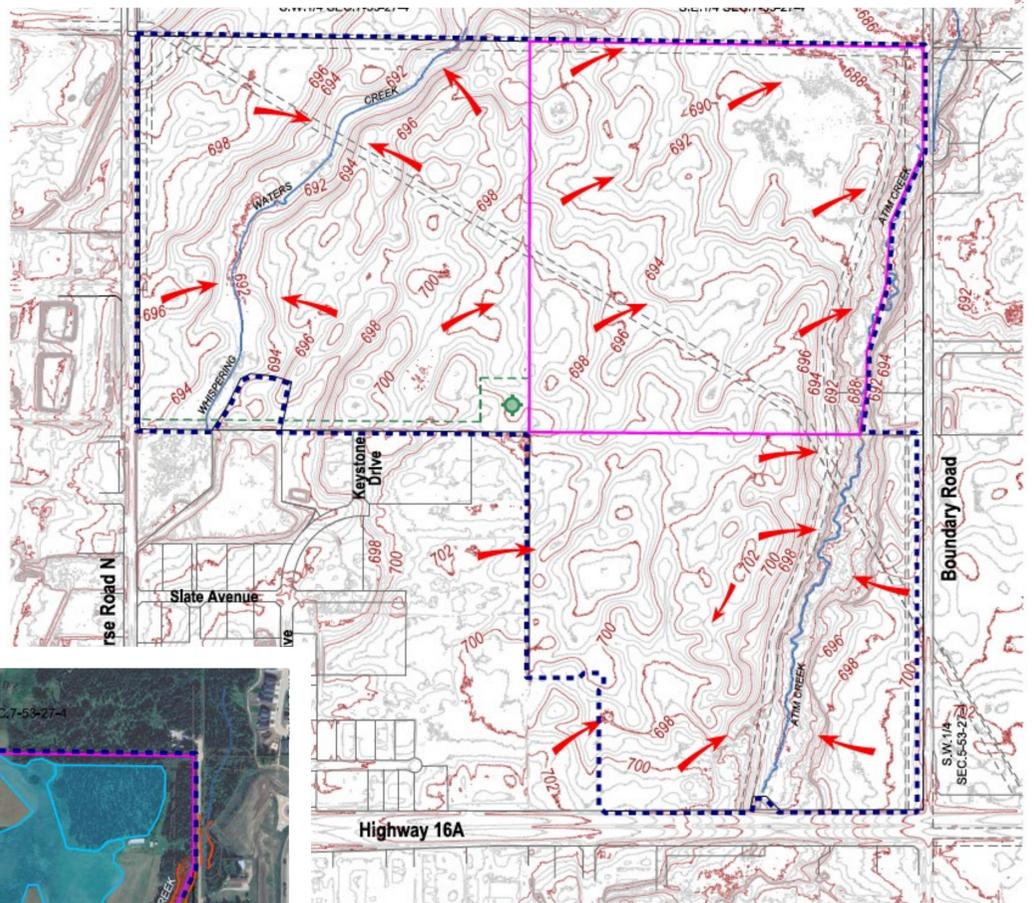
- A Shadow Plan Area has less detailed land use planning and is included to demonstrate high level transportation and utility servicing and connections.
- The Shadow Plan Area lands were under the ownership of non-participating landowners during the preparation of the ASP.

# Proposed Atim Creek Business Park Area Structure Plan

## Topography

### Legend

- - - - Area Structure Plan Boundary
- ~ ~ ~ ~ Existing Creek
- — — — Major Contours (2.0m interval)
- — — — Minor Contours (0.5m interval)
- → → → Direction of Overland Drainage
- ○ ○ ○ Existing Well Location and Lease Area
- □ □ □ Shadow Plan Area



## Natural Features

### Legend

- - - - Area Structure Plan Boundary
- ~ ~ ~ ~ Existing Creek
- ○ ○ ○ Field Assessment Wetland Location - Temporary Graminoid Marsh
- ○ ○ ○ Field Assessment Wetland Location - Temporary Wooded Deciduous Swamp
- ○ ○ ○ Desk Top Assessment Wetland Location - Desk Top Delineation
- ○ ○ ○ 100 Year Flood Plain
- — — — Top of Bank
- □ □ □ Shadow Plan Area

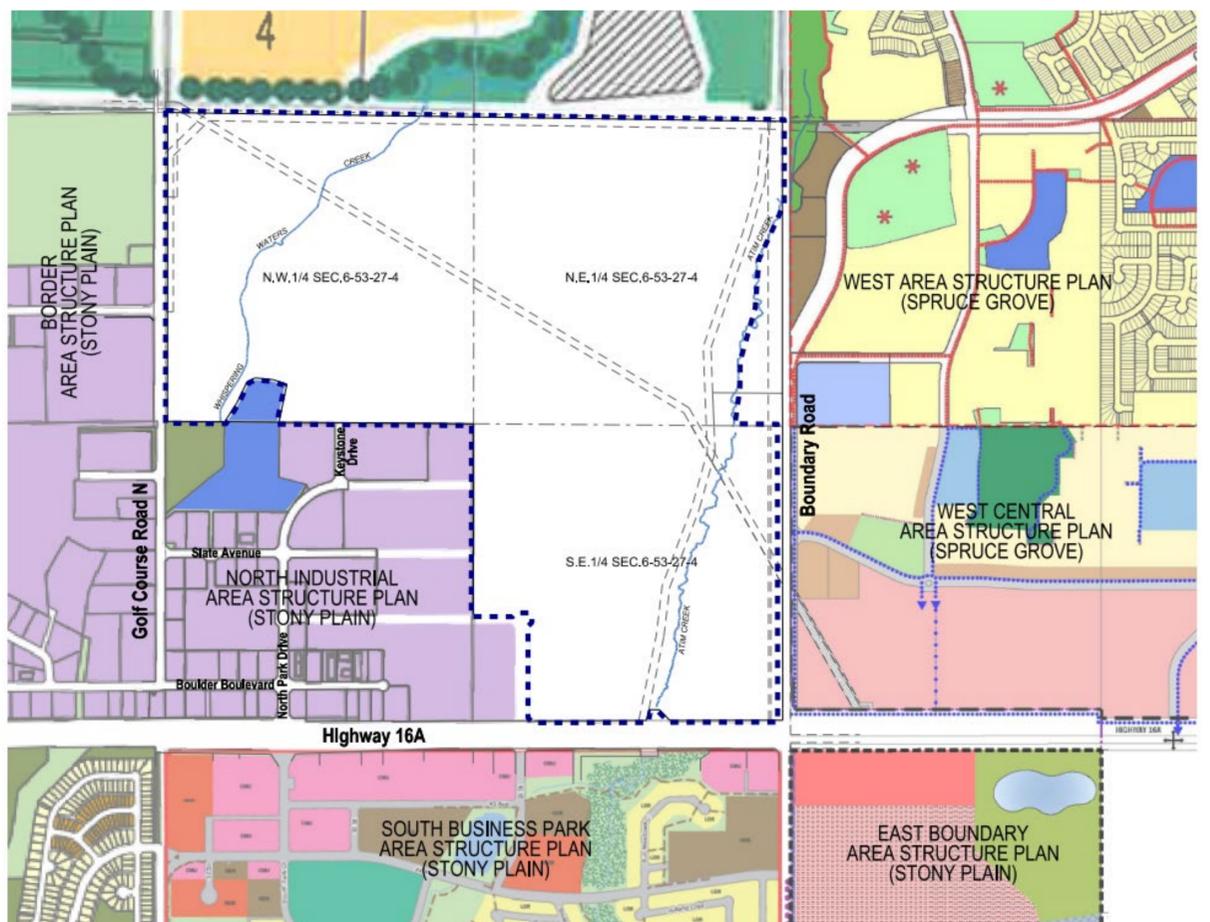
*Atim Creek and Whispering Waters Creek are located within the plan area.*

## Planned Context

### Legend

- □ □ □ Residential
- □ □ □ Multi Residential
- □ □ □ Estate Residential
- □ □ □ Business Commercial
- □ □ □ Commercial Industrial
- □ □ □ Open Space
- □ □ □ Institutional
- □ □ □ Storm Water Management Pond
- - - - Area Structure Plan Boundary
- ~ ~ ~ ~ Existing Creek

*The plan area is in the northeast corner of Stony Plain, with Spruce Grove to the east and Parkland County to the north.*



# Proposed Atim Creek Business Park Area Structure Plan

## Proposed Development Concept



The **Development Concept** includes a mix of predominantly employment-based land uses, including:

- **Commercial** - Potential uses (not exclusive): Car wash, Gas Station, Food and Drink Services, Hotel, Movie Theatre, Education Service, Indoor/Outdoor Entertainment, Recreation Facility.
- **Business Industrial and Industrial** - Potential uses (not exclusive): Warehouses, Automotive Services, Manufacturing and Repair Services, Storage Facilities, Fabrication, Recycling Depot, Microbrewery.

The **Mixed Use** lands provide opportunity for residential or commercial development.

The **Natural Areas** include the two creek valleys and floodplain in their natural state. **Environmental Reserve** will be dedicated at the subdivision stage.

The **Utility / Park** areas will function as park and open space corridors with the potential for trails to connect people with nature.

A **Special Study Area** is located within a portion of lands on the east side of Atim Creek to review ecological function and site constraints at the detailed design stage for future development.

The **Shadow Plan Area** does not include specific land uses to support future development, due to non-participating landowners during the preparation of the ASP. Additional land use planning will be required with Town approval.

### Legend

- Mixed Use
- Commercial
- Business Industrial
- Industrial
- Utility / Park
- Natural Area
- Storm Water Management Facility
- Shadow Plan Area
- Collector Road
- Potential Collector Road Alignment
- Area Structure Plan Boundary
- Existing Creek
- Special Study Area
- Proposed Multi-Use Trail
- Existing Utility Right of Way



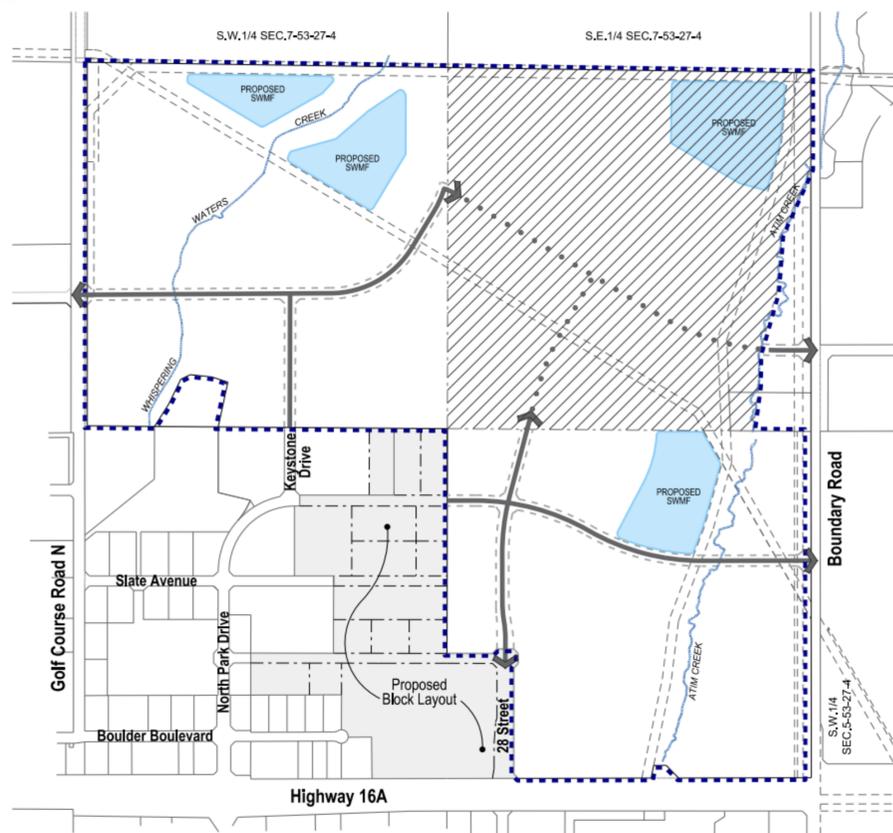
# Proposed Atim Creek Business Park Area Structure Plan

## Transportation Plan

### Legend

-  Shadow Plan Area
-  Collector Road
-  Potential Collector Road Alignment
-  Area Structure Plan Boundary
-  Existing Creek

**Collector roads are depicted only.**  
Future local road alignment will be determined at the subdivision stage.



## Parks and Open Space

### Legend

-  Area Structure Plan Boundary
-  Utility / Park
-  Natural Area
-  Storm Water Management Pond
-  Shadow Plan Area
-  Existing Creek
-  Collector Road
-  Potential Collector Road Alignment
-  Proposed Multi-Use Trail

**Multi-use trails** are proposed on one side of the collector roads (the exact side to be determined at the subdivision stage).

Additional pedestrian connections may be provided to allow for public access to natural areas and stormwater ponds.



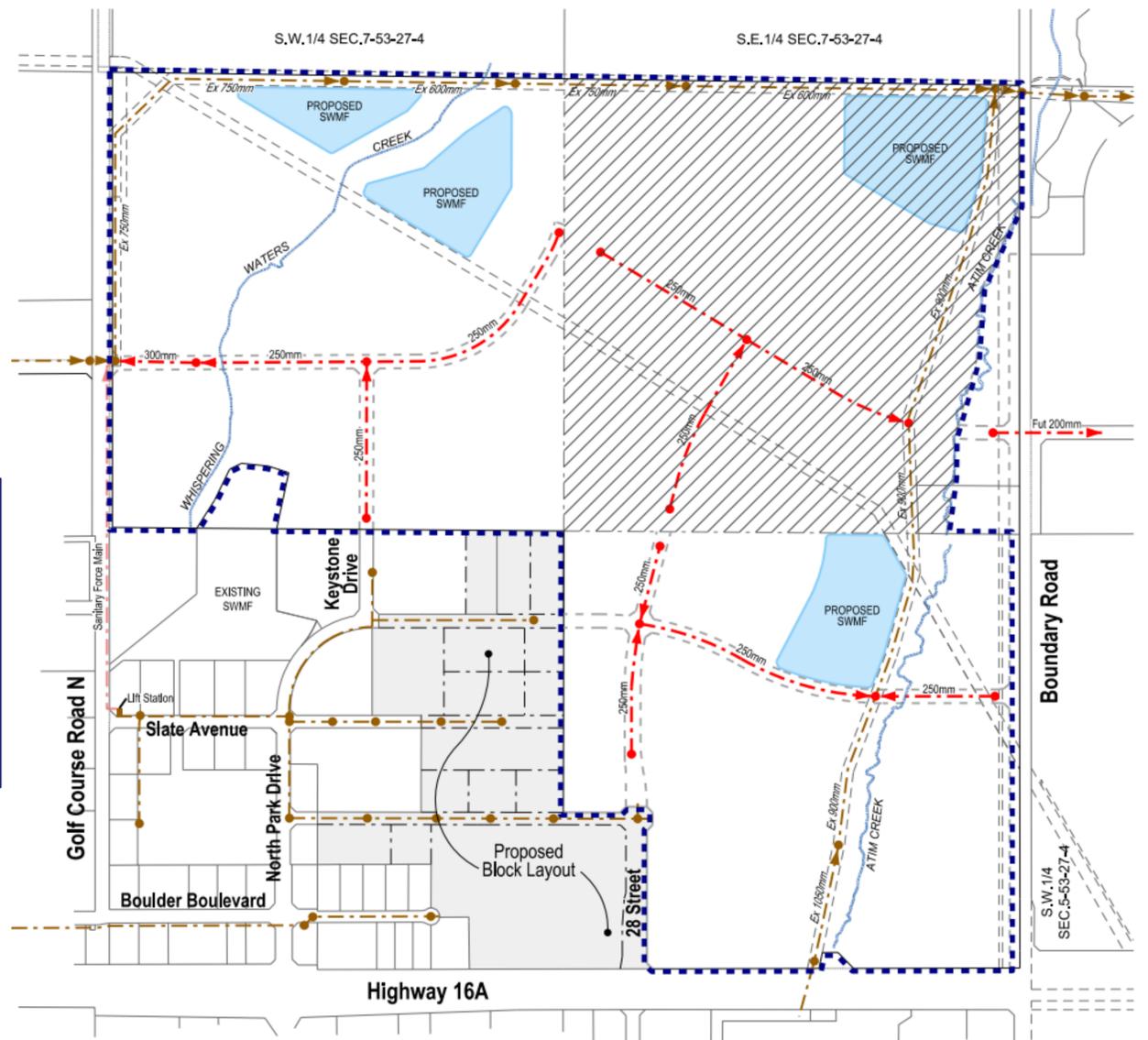
**Scheffer Andrew Ltd.**  
Planners & Engineers

# Proposed Atim Creek Business Park Area Structure Plan

## Conceptual Sanitary Servicing Plan

### Legend

- Existing Sanitary Sewer
- Existing Sanitary Forcemain
- Proposed Sanitary Sewer
- 250mm Sanitary Sewer Size
- Shadow Plan Area
- Area Structure Plan Boundary
- Existing Creek

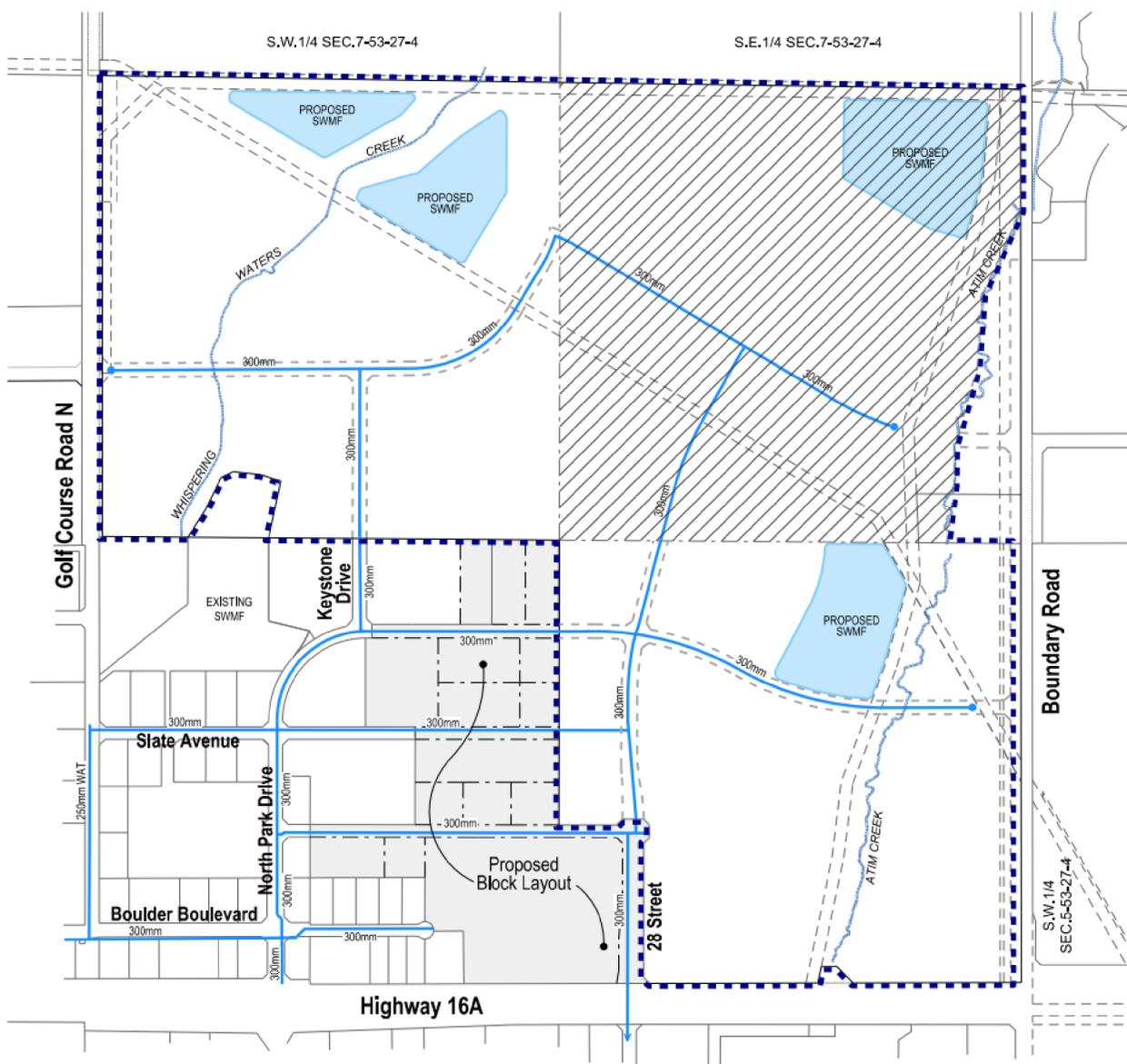


The proposed sanitary servicing system provides each quarter section with its own independent connection to existing sanitary trunk lines either along Atim Creek (NE and SE quarter section, or adjacent to Golf Course Road (NW quarter section).

## Conceptual Water Servicing Plan

### Legend

- Watermain
- 300mm Watermain Size
- Watermain Dead End
- Shadow Plan Area
- Area Structure Plan Boundary
- Existing Creek



The proposed water distribution system is designed to integrate with the existing municipal network.

Water mains are sized to meet pressure and flow requirements for the proposed land uses and accommodate the fire flow requirements.

# Proposed Atim Creek Business Park Area Structure Plan

## Conceptual Stormwater Management Plan

### Legend

- Existing Storm Sewer
- Proposed Storm Sewer
- 750mm Storm Sewer Size
- Shadow Plan Area
- Area Structure Plan Boundary
- Existing Creek

The proposed stormwater system conceptually includes four wet ponds that are designed to manage runoff and maintain outflow to pre-development levels. The system includes minor components (underground storm sewers) and major systems (surface/ponds) to manage 1 in 100 year flood events.

Each quarter section is independent and will have its own outflow to the adjacent creeks. Stormwater servicing is subject to change for the NE lands.



## Proposed Staging Plan

### Legend

- Area Structure Plan Boundary
- Development Stage Boundaries
- Development Stage
- Shadow Plan Area
- Collector Road
- Potential Collector Road Alignment
- Existing Creek

Development stage boundaries are conceptual and will be subject to modification in response to market conditions and logical extension of roads and municipal services

