

APPENDIX E SUMMARY OF PLANS ADJACENT TO SPRUCE GROVE

Parkland County, Land-Use Bylaw Bylaw #15-00 June, 2006

Section 49 – Subdivision of Land

5. In the design of a multi-parcel subdivision, the following is required:

(g) consideration of the provision of open space in the form of municipal and/or environmental reserve. The design should allocate lands for open space that would merit use as open space and integrate open spaces in adjoining subdivisions.

Parkland County, Municipal Development Plan Bylaw #38-98 September, 1998

Section 7 – Environment

Objectives

(f) promote the use of suitable lands for parks and open space

(g) utilize municipal and environmental reserve provisions, and other suitable measures, to facilitate the provision of open space.

Policies

7.1 Parkland County will guide the use and development of land to conserve the quality of the environment.

7.2 Parkland County will encourage the subdivision, development and use of land to reflect the characteristics and capability of the land and surrounding lands, and resources related thereto.

7.6 For the purposes of this Plan, Parkland County considers the following to be environmentally significant sites and areas:

(e) major community parks,

7.8 Parkland County will endeavor to conserve, as much as possible and practical, environmentally significant areas by:

(d) providing open space, including integrated open space corridors,

(g) dedicating municipal and environmental reserves,

7.10 Parkland County recognizes the North Saskatchewan River Valley and Pembina River Valley as important open space and conservation corridors, but their use will be guided in a manner consistent with the ownership of land and the capabilities and constraints of the valley.

7.15 When there is sufficient need, Parkland County may consider the provision of one or more additional major community parks to complement the Chickakoo Lake Recreation Area.

7.16 In any residential subdivision, Parkland County may require money in place of reserve lands if the dedication of land as reserve lands is not warranted due to site characteristics, the proposed low density of the subdivision and the unlikelihood of the expansion or intensification of the subdivision.

7.17 If open space is required through dedication of reserve lands, the design of the residential subdivision should allocate reserve lands for open space that would merit use as open space and integrate, where possible, with open spaces in adjoining subdivisions. Since circumstances vary from one multi-lot subdivision to another (e.g. topography, vegetation, site sensitivities, development densities, etc.), outline plans will be required to address

the provision of open space. If dedication of reserve land is to be required, Parkland County will normally require the dedication of municipal or environmental reserve at the time of the initial subdivision approval, but may defer dedication to a later phase if circumstances warrant.

Section 9 – Implementation, Review and Amendment Policies

9.5 In order to consider a redesignation, subdivision or development application, or to generally provide directions for land use change in an area, Parkland County may require the applicant to prepare for consideration by the County an area structure plan, an outline plan, or revisions to an existing plan, to provide the details of intended directions regarding land use, utility services, roads, open space and other matters pertaining to the subject lands, and where necessary the surrounding lands.

9.7 In considering a proposal to redesignate, subdivide or develop land, the following matters should be considered:

(i) provision of open space in terms of public access and use, where applicable,

Town of Stony Plain, Land-Use Bylaw
Bylaw #1166/LUO/94
1994

Section 55 – Stream Course Protection Overlay

The stream course protection overlay is designed to protect and preserve the Town's stream courses and drainage parkways. The stream courses provide a drainage function and also represent a natural amenity feature within the Town which serves to integrate major open space and park facilities.

Policies

55.4 Regulations

(c) Developers of a multi-lot residential subdivision including 10 or more lots shall pay to the Town the amount required to construct the relevant segment of the Town's comprehensive trail linkage system as part of their development.

Town of Stony Plain, Municipal Development Plan March, 2005

Section 4.2 – Future Land Use Concepts – Parks, Recreation and Open Spaces

... Existing parks and natural areas associated with Atim Creek will continue to be linked through greenways and multi-purpose trails connecting parks, recreation facilities, school sites and other activity areas. The 2005 Trail Master Plan makes provision for an inter-municipal trail link to provide a connection utilizing the Stony Plain trail system to connect with the TransAlta Tri Leisure Centre in Spruce Grove.

Section 6 – Environmental Management

Policies

6.3 Where possible the Town of Stony Plain shall require as part of the plan of subdivision process, that sustainable natural areas be integrated into the design of new development areas to form part of the linked and integrated parks and open space system, including the retention of natural corridors and stormwater ponds to form continuous greenways.

Section 7 – Residential Development and Neighbourhood Design

Policies

7.13 Through the ASP and subdivision processes, ensure that residential neighbourhoods are designed and developed in a manner to make them safe, attractive, and well serviced through the following design principles:

k) the design should be integrated into the Town-wide multi-use trail systems by linking residential areas with open

space and activity nodes through municipal, school, and environmental reserves, public utility lots, planned trails, and other amenities;

l) design should provide adequate parks and open space to service the neighbourhood, preferably in the form of larger centralized park areas which are more usable and easier to maintain;

Section 12 – Parks, Recreation, Open Space, Trails and Schools

Objectives

- strive to meet the recreational, cultural and educational needs of the community;
- ensure that parks, open spaces and facilities are responsive to demographic and leisure trends;
- promote the idea of a linked parks and open space system that is environmentally sensitive and sustainable;
- require municipal and environmental reserve dedication during the subdivision process;
- work in partnership with neighbouring municipalities, service clubs and other organizations to meet the parks and recreation needs of the community;
- collaborate in preparing and implementing locational criteria and standards for new school sites; and
- combine wherever possible new school sites with neighbourhood parks.

Policies

12.1 For the purpose of establishing desirable standards for parks and open space within the Town of Stony Plain a guideline of 4.0 hectares (9.89 acres) per 1,000 persons shall be considered adequate and reasonable. In making this calculation, lands taken as municipal and environmental reserve and other public parks and open space available for public recreation and enjoyment will be counted.

12.2 The Town of Stony Plain should plan, organize and develop parks and open space in the Town according to a hierarchy of parks, which classifies parks and open space according to their varying recreational purposes and corresponding size, which are neighbourhood (0.40–0.81 hectares), community (0.81 - 2.02 hectares) district (2.02 – 4.05 hectares), and regional parks (4.05+ hectares).

12.3 Parks, natural areas, school sites and recreation facilities should be developed in a pattern which provides connections to a continuous Town-wide trail system to form greenways.

12.4 The Town of Stony Plain shall ensure that trail development in the Town, in accordance with the principles and policies contained in the 2005 Trail Master Plan and shall require developers to identify alignments, dedicate land, and contribute to the construction of the trail system.

12.5 The Town of Stony Plain should ensure that the location, site planning and development of parks, open spaces, and trail connections consider Crime Prevention Through Environmental Design.

12.7 The Town of Stony Plain shall require the dedication of 10% of land to be subdivided, or cash in lieu of land, for municipal reserves (MR). Within residential areas the dedication of land is preferred. In addition, the Town of Stony Plain may require additional municipal reserve allocations in accordance with the provisions of Section 668 of the Municipal Government Act.

12.8 The Town of Stony Plain may consider providing up to 50% municipal reserve credit for that area located between the 1:100 year flood line level and the 1:25 year flood line level of stormwater dry and wet pond facilities provided that:

- neighbourhood, community and district level service requirements elsewhere in the neighbourhood are not compromised;
- the proposed municipal reserve credit is required to be a usable and functional public space;
- the developer agrees to provide trail surfacing, landscaping, other structures or amenities to the Town; and
- there is an identified need in the community for this type of recreation.

Section 14 – Intermunicipal Planning and Regional Cooperation
Policies

14.5 The Town of Stony Plain shall endeavour to coordinate roadway and municipal servicing requirements with Parkland County and the City of Spruce Grove. This could include, but not necessarily be limited to roadways, transit, stormwater management, water, sanitary sewer and trail and open space linkages.