

TOWN OF MORINVILLE
PROVINCE OF ALBERTA

BYLAW 19/2006

BEING A BYLAW OF THE TOWN OF MORINVILLE IN THE PROVINCE OF ALBERTA PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, 2000 AND AMENDMENTS THERETO, THE COUNCIL OF THE TOWN OF MORINVILLE IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED ENACTS AS FOLLOWS:

WHEREAS The Council of the Town of Morinville deems it appropriate to approve the Grandin Heights Area Structure Plan for approximately 85.9 hectares of land NE, SE, SW 34-55-25-W4

WHEREAS The Grandin Heights Area Structure Plan was prepared by Harry Zuzak on behalf of Trans America Group.

WHEREAS The Administration of the Town of Morinville has reviewed said Area Structure Plan;

NOW

THEREFORE Under the authority of the Municipal Government act, the Council of the Town of Morinville, in the Province of Alberta, duly assembled enacts as follows:

1. Schedule A attached hereto be adopted and form the Grandin Heights Area Structure Plan being Bylaw 19/2006 and any amendments thereto.
2. That this Bylaw shall come into full force and effect on the third reading Thereto.
3. That Bylaw 2/2000, being the Grandin Heights Area Structure Plan, and amendments thereto are rescinded upon approval of Bylaw 19/2006.


READ a first time this 13th day of June, 2006

READ a second time this 11 day of July, 2006

READ a third time and finally passed this 11 day of July, 2006



Mayor



Town Manager

SECTION 1 SEVERABILITY

- 1.1 If any Section or Section of this Bylaw or parts thereof are found in any court of law to be illegal or beyond the power of Council to enact, such Section or Sections or parts thereof shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent therefrom and to be enacted as such.

GRANDIN HEIGHTS

AREA STRUCTURE PLAN

**Town of Morinville
Alberta**

By

Trans America Group

June 2006

TABLE of CONTENTS

	Page
1. Introduction	1
2. Development Concept	
A Transportation	1
B Land Use	2
i) Single Family Residential	2
ii) Medium Density Residential	2
iii) Manufactured Home Neighborhood	3
iv) Neighborhood Commercial	3
v) Municipal Reserves – Open Space	3
3. Land Use Distribution	4
4. Population	4
5. Municipal Infrastructure	5
6. Development Sequence	5

1. INTRODUCTION

This Area Structure Plan (ASP) is for the Grandin Heights area within the Town of Morinville. It encompasses a gross area of 85.9 hectare of lands within the NE, SE and SW quarters of Section 34, Township 55, Range 25, West of the 4th Meridian. The eastern limits of the Grandin Heights area is defined by East Boundary Road, which is the jurisdictional boundary between the Town and Sturgeon County. The south boundary of the ASP is the right-of-way of the Canadian National Railway. The west and north boundaries are existing residential developments.

The current Area Structure Plan for the area is Bylaw 2 / 2000. This ASP is an update responding to current market forces brought about by a rapidly developing Edmonton Capital Region. Additionally, there has been an update relating to sanitary sewer and storm water management servicing for the area.

This ASP makes no changes to the pattern of the major transportation network as shown on the current ASP. There are some small changes in the minor thoroughfares, which occur in the transition area between differing land uses with a view towards a more economical design. This ASP introduces a manufactured home neighborhood as a land use in the southeast corner of the Plan. An existing school at the western periphery of the ASP as well as recent changes to school policy eliminates the need for the dedication of a new school area. The principal municipal reserve is associated with a storm water management facility located centrally within the ASP area.

The Trans America Group is the proponent of this ASP. The ownership of the property continues to be Notre Dame Estates Ltd. and Grandin Heights Properties Ltd. These companies are subsidiaries of the proponent.

2. DEVELOPMENT CONCEPT

A. Transportation

The development concept is defined by a proposed transportation network, which utilizes Grandin Drive as the collector traversing through the ASP and linking with existing residential development to the west. There are two roadway connections from Grandin Drive to provide linkage to the East Boundary Road arterial.

East Boundary Road may become a significant thoroughfare in the long term future should the Town of Morinville expand to the east. While it may never be upgraded to a four- lane status along the east boundary of this ASP even in the long term, nevertheless future right-of-way widening allowance should be recognized at this time.

A provision for a 45 meter (150 feet) right-of-way for East Boundary Road is being made. The widening is therefore 12.5 metres from the original west boundary of the road allowance along the full length of the ASP area. The widening will incorporate a pedestrian/cycle multiway circulation route as well as a noise attenuation berm.

B. Land Use

The land use pattern is illustrated on Drawing SK38. The principal land uses in the ASP are single-family residential (R1, R2 and RE), medium density multiple family (R4 and R5) and a manufactured home neighborhood (DC) as a bare land condominium. There is also a small neighborhood commercial site (C4) at the entrance to the south connector from East Boundary Road. The municipal reserve dedication will be through a central location associated with a landscaped storm water management pond as well as buffers, walkways and multiways. A breakdown of land uses as well as population generation and densities is shown in subsequent tables.

i) Single Family Residential

The large area to the south and west of the storm water management facility and bordered on the south by the Canadian National Railway is intended to remain as a single family residential land use essentially as an R1 district with some R2. Since the adoption of the current ASP by the Town a single-family residential area has been developed along East View Drive. This neighborhood will extend from the current existing residential development in the north and west and extend eastward along the railway to a north/south line extending south from the storm water management facility area. This area is 20.6 hectare in size.

The area to the north of the north east/west transportation connector and to the east of Grandin Drive is intended to be of the same nature as the existing single-family residential immediately to the north, which is an R2 land use district. This area is 9.9 hectare in size.

The area bounded by Grandin Drive and the storm water management facility to the west and East Boundary Road to the east and situated between the two east/west roadway connectors is intended to be single-family village estate lots. This estate village neighborhood will comprise larger lot sizes having urban services but with rural swale type roadways. The land use district for this area will be RE. The area is 20.0 hectare in size.

ii) Medium Density Residential

The medium density residential proposed under this ASP is 35 dwelling units per gross hectare with some variation as may be required to accommodate efficient land usage. The only medium density area proposed in this ASP document is along the west side of Grandin Drive extending from existing development in the north to the recently approved cul-de-sac at the south end of Grandin Drive. The density proposed is considerably less than the Town's current maximum of 50 du/ha for a R5 district. This linear area backs onto a municipal reserve and has direct access to a collector. The area is 5.9 hectare in size.

There exists a small odd shaped area in the extreme north corner of the ASP, which is situated north of the Federated Pipeline (R/W 5255 KS) consisting of 1.7 hectare of land. It is proposed that the north portion of 0.5 hectare be dedicated as municipal reserve with the remaining being designated as R4 multiple family.

iii) **Manufactured Home Neighborhood**

This Area Structure Plan proposes the provision of a manufactured home neighborhood (MHN) in the south-east corner of the ASP area together with a small neighborhood commercial (NC) area situated at the intersection of East Boundary Road and the south east/west connector. The MHN comprises 16.4 hectare and adjoins the railway right-of-way to the south, East Boundary Road to the east and is separated from the estate lots by the east/west connector road to the north. The neighborhood commercial area contains 1.2 hectare. Both the MHN and the NC are ideally situated in respect to adjoining land uses as well as convenient access to a future thoroughfare.

The size of the manufactured home neighborhood is expected to contain approximately 200 units and would be developed in two phases depending on market conditions. It is proposed to develop this neighborhood as a bare land condominium under a DC (Direct Control) land use district. A purchaser of a unit will be gaining a condominium title to his property. The MHN will be an upscale development, well landscaped as well as fenced and subject to direct control guidelines as set by the Town of Morinville. It would be operated in accordance with guidelines and controls set by the Condominium Board pursuant to the Condominium Act. The individual sites would vary to accommodate all forms of manufactured homes.

The development concept envisions a central internal roadway collector with two accesses to the east/west connector with numerous cul-de-sacs and encompassing several internal parks. Notwithstanding individual home owner titles the concept will provide for a separate communal storage area for campers and the like. The density of the MHN will be slightly less than the single-family home land use district. The MHN will be served with typical municipal infrastructure in terms of water, sanitary, storm and utilities.

iv) **Neighborhood Commercial**

The Neighborhood Commercial area is located at the intersection of East Boundary Road and the south east/west connector. It is a 1.2 hectare in size and is envisioned as containing a gas bar, a convenience store outlet, neighborhood pub, mail kiosk, etc. The intent is to provide the local neighborhoods in the ASP area with a near-by local commercial convenience facility.

v) **Municipal Reserves / Green & Open Space**

The principal municipal reserve has been situated on the east and south side of an adjoining storm water management facility. It is intended to lend itself to more passive recreation activities with park benches, picnic tables, bird watching, etc. The park design would be integrated with the landscaping of the storm water management facility. Vehicular access to the park would be from the south east/west roadway connector.

The more active recreation area will be the municipal reserve associated with the existing school.

The ASP provides for buffering along East Boundary Road and the railway right-of-way (8 metres) as well as between the manufactured home neighborhood and the residential to the west (10 metres). The village estate neighborhood will contain walkways / multi way to the park as will the single-family neighborhood to the west of the storm water management facility.

3. LAND USE DISTRIBUTION

The following Table outlines the land use distribution within the Area Structure Plan

	Area (ha)	% GDA
Gross Area	85.9	
Gross Developable Area	85.9	
Municipal Reserves (SP)	10.8	12.6
Village Estates	20.0	23.3
Medium Density Residential	7.1	8.2
Single Family Residential	30.5	35.4
Manufactured Home N	16.4	19.1
Neighborhood Commercial	1.2	1.4
Total	85.9	100.0%

4. POPULATION

The population within this ASP area is limited by the sanitary sewage capacity of trunk mains servicing the area. This has been established as approximately 2400 with a development concept that virtually all of the area would be serviced via the sewage trunk main on Grandin Drive at the north end of the ASP. The development concept as proposed would result in a population of 2634. To accommodate this increase the ASP proposes to service the major portion of the single family residential situated to the west of the storm water management facility to 96A Street near its intersection with Grandin Drive. The trunk main on 96A Street and Grandin Drive has excess capacity. The number of lots that can be serviced from this area has been determined to be 130, which at a density of 3.2/du results in a population of 416.

The sanitary sewer line connecting from the area to 96A Street would be located in a PUL easement in one of lots near the aforesaid intersection. The PUL easement has been provided. Installation of the line would be via directional drilling with no surface disturbance.

The following table outlines the number of dwelling units and projected population

Land Use	Area (ha)	DU/ha	Units	%	P/DU	Population
Single Family – Estate Lots	20.0	5.5	110	12	3.2	352
Medium Density Residential	7.1	30	213	23	2.5	532
Single Family Residential (R1+R2)	30.5	13	396	43	3.2	1,269
Manufactured Home Neighborhood 16.7	12.5	209	22	2.3	481	
Total	66.2		928	100		2,634
G.D.A.	85.9					

5. MUNICIPAL INFRASTRUCTURE

All major servicing would be in accordance with the Town of Morinville engineering standards.

A large single-family area west of the storm water management facility will be serviced with sanitary sewers to 96A Street as previously noted. Sufficient sewer capacity is available to service the remainder of the ASP via a sanitary trunk to the north along Grandin Drive. It is anticipated that the population that would be serviced to the north would be in the order of 2,200.

There are no constraints relating to the provision of potable waters and waters for fire protection. In respect to storm water management a central facility has been identified that will accommodate runoff requirements from the ASP area. Pumping will be a requirement from the facility. Details are subject to final engineering design.

6. DEVELOPMENT SEQUENCE

The proponent intends to proceed with an initial phase of three development areas within the ASP as presented immediately following approval of this Area Structure Plan. It is with the view that there be three distinct housing choices, namely – single family (R1), estate lots (RE) and townhouse condominium units (R5). The following plan identifies the location of the three development areas.

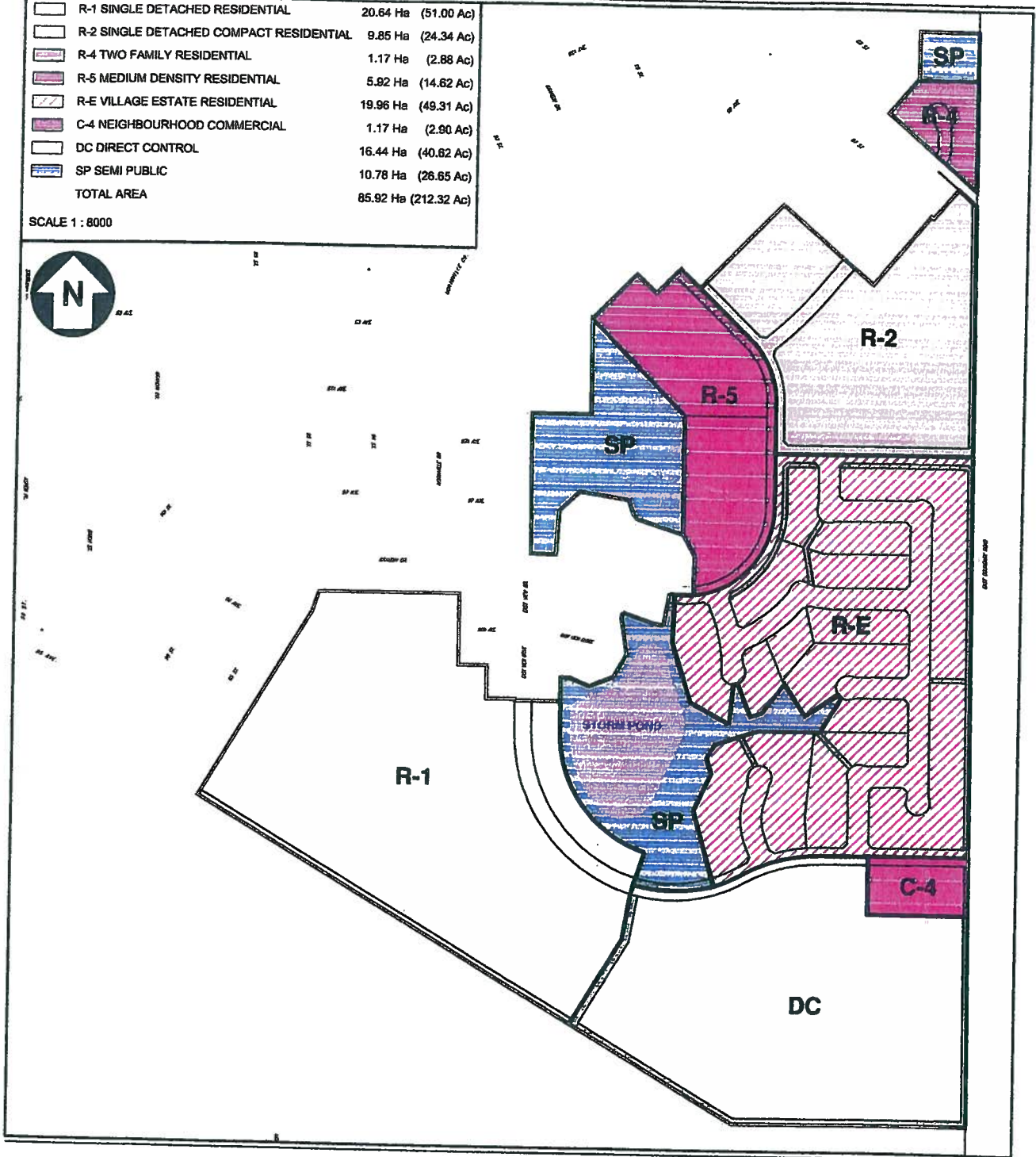
The first phase of the townhouse condominium site consists of 50 dwelling units at the north end of the designated multiple family area along Grandin Drive.

The initial phase of village estate lots would incorporate 19 estate lots adjoining the storm water management facility at the north end with access from Grandin Drive.

The initial phase of the Manufactured Home Neighborhood bare land condominium would be in the immediate southeast corner of the ASP lands consisting of approximately 100 units.

	R-1 SINGLE DETACHED RESIDENTIAL	20.64 Ha (51.00 Ac)
	R-2 SINGLE DETACHED COMPACT RESIDENTIAL	9.85 Ha (24.34 Ac)
	R-4 TWO FAMILY RESIDENTIAL	1.17 Ha (2.88 Ac)
	R-5 MEDIUM DENSITY RESIDENTIAL	5.92 Ha (14.62 Ac)
	R-E VILLAGE ESTATE RESIDENTIAL	19.96 Ha (49.31 Ac)
	C-4 NEIGHBOURHOOD COMMERCIAL	1.17 Ha (2.90 Ac)
	DC DIRECT CONTROL	16.44 Ha (40.62 Ac)
	SP SEMI PUBLIC	10.78 Ha (26.65 Ac)
	TOTAL AREA	85.92 Ha (212.32 Ac)

SCALE 1 : 8000



TRANS AMERICA GROUP
 MORINVILLE, ALBERTA

**NOTRE DAME / GRANDIN HEIGHTS
 OVERALL**

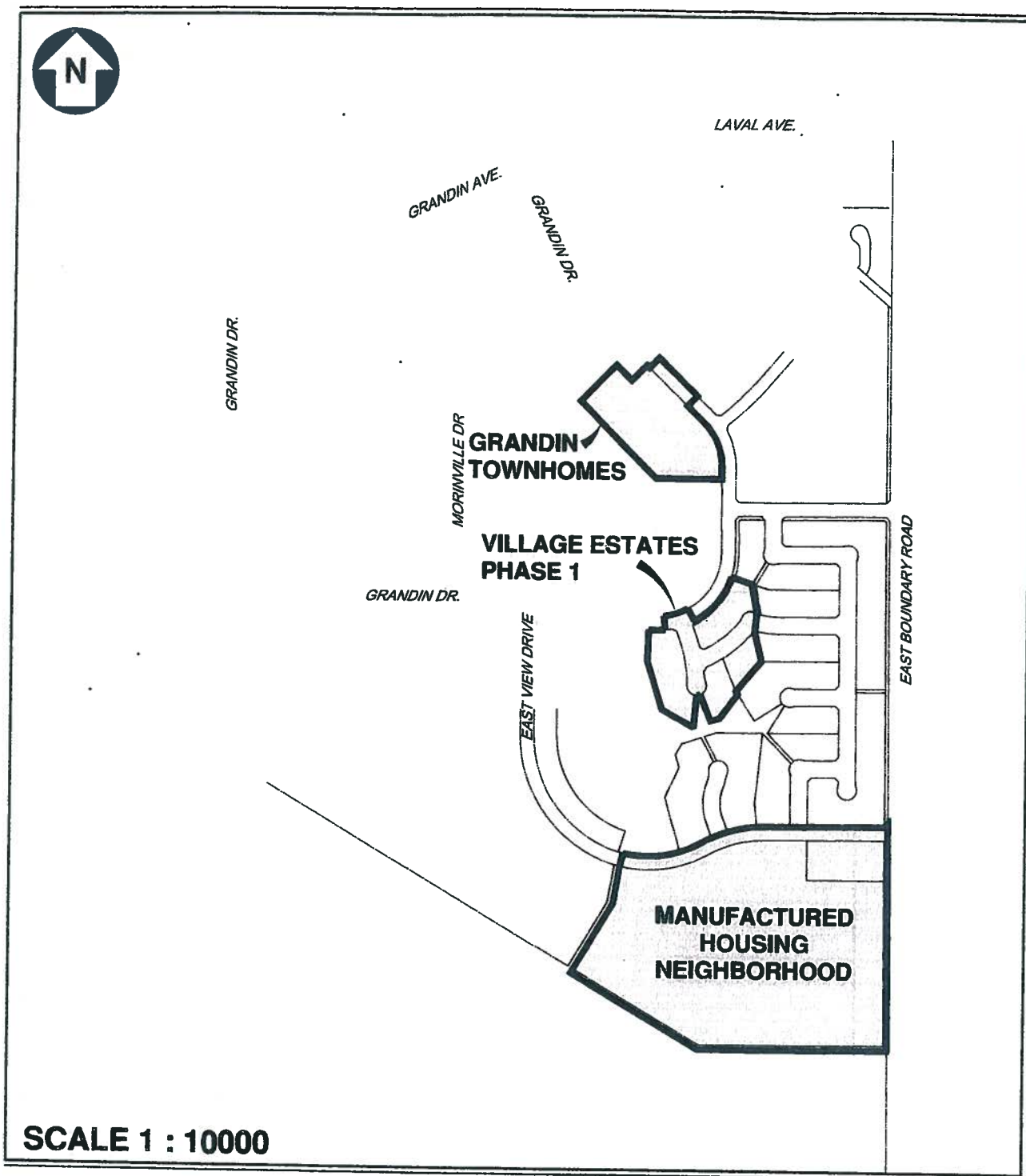
PROPOSED LAND USE PLAN

**DURRANCE
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SCALE 1 : 10000

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MORINVILLE, ALBERTA			
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