
SUBDIVISION REPORT

Town of Onoway Plan 4114 TR, Block A, 4602 - 47th Avenue (the "Lands").

EXISTING USE: Vacant **APPLICANT:** Hagen Surveys (1982) Ltd. – Jordan Widmer

PROPOSED USE: Place of Worship / Residential **OWNER:** The Church of Jesus Christ of Latter-Day Saints in Canada

• **PROPOSAL:**

Subdivide Plan 4114 TR, Block A, a 3.42 HA (8.46 acre) parcel, into 4 parcels, as follows:

- One (1) Urban Services lot (Block 4, Lot 62) = 0.719 ha,
- One (1) Municipal Reserve lot (Block 4, Lot 63 MR) = 0.935 ha,
- One (1) Public Utility lot (Block 4, Lot 64 PUL) = 0.261 ha,
- Remainder of the parcel in two parts (Plan 4114 TR, Block A), and
- Road (45 Street and 47B Avenue = 0.213 ha). (Plan attached as Attachment A).

The Urban Services lot (Block 4, Lot 62) is proposed for the development of a Place of Worship, including parking lot and landscaping. The Balance of Block 4 is to be utilized to address stormwater drainage for the Urban Services lot and the Remainder of Plan 4114 TR, Block A. A Public Utility lot is to be created, approximating the location of the gas pipeline Right of Way (Portion of R/W 1744 KS); where the balance (0.935 ha) is to be dedicated as the owed portion of Municipal Reserve. This represents a small over-dedication of Municipal Reserves owed of $0.935 \text{ ha} - 0.8761 = 0.0589 \text{ ha}$ (6340 sq. ft.). Access to the Urban Services lot is via the existing internal Town of Onoway road system on the east and south via new road to be constructed as part of the subdivision. The lots are to be serviced to Municipal standards for road, sewer, and water.

Area: 3.42 Ha (8.46 Ac)

Soil: Poor to marginal agricultural soils

District: US – Urban Services for lot to be developed for a Place of Worship and R1N - Residential - Single Family Narrow Lot for the remainder of the Lands.

Reserve: 0.8761 Ha (2.165 Ac) owing.

Site Description: The Lands are currently undeveloped. The topography is flat with a general slope toward the west. The soils are loamy sand.

PLANNING DOCUMENTS AND REGULATIONS:

Land Stewardship Act: no conflicts

Municipal Government Act/Subdivision & Development Regulation: no conflicts

Land Use Bylaw: no conflicts.

Municipal Development Plan: no conflicts.

Abandoned Well Search: no abandoned wells in the vicinity of the lands.

REFERENCE AGENCY RESPONSES:

ATCO GAS – *Please see conditions below regarding the above mentioned file:*

- *ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any newly created lots. Any work of any nature whatsoever (i.e. paving, stockpiling, landscaping, berms, etc.) affecting the surface of ATCO Gas right-of-way must first receive prior written consent from ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com.*
- *There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Hebron Bha ([Hebron.Bha @ATCO.com](mailto:Hebron.Bha@ATCO.com)) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.*
- *If gas service is required, to avoid delays, the owner / developer should contact an ATCO Gas Service Admin Coordinator at 780-420-7514, or their local ATCO Gas agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 4 months is recommended. Note, each lot / unit is to have a separate service line.*
- *ATCO Gas has planned work in the area. Contact Lennae Wong (lennae.wong@atco.com), at your earliest convenience to coordinate construction.*

ATCO PIPELINE

*RE: Proposed Subdivision – PLAN 4114 TR; BLOCK A
The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:*

1. *Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.*
2. *Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.*

Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.

3. *Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.*
4. *Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.*
5. *ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.*
6. *Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.*

If alterations are required, the cost will be borne by the developer/owner.

7. *Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.*

If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com. Sincerely,

*ATCO Transmission, a division of ATCO Gas and Pipelines Ltd.
Vicki Porter*

Sr. Administrative Coordinator, Operations Engineering

ALBERTA TRANSPORTATION

TEC is unable to review and respond in detail to this proposal outside of our RPATH web portal. My cursory review indicates that this proposal does not meet the requirements of section 18 of the Matters Related to Subdivision and Development Regulation. This section of the regulation requires that the subdivision authority refuse to approve such a proposed subdivision unless TEC approves in writing variance by the subdivision authority of the requirements of section 18. We cannot do so outside of the RPATH program.

All municipal referrals must be submitted via RPATH – Subdivisions as subdivision referrals, annexations as annexation referral, zoning, ASPs & others as other municipal referrals. There is information about RPATH in the signature area of my email below and more on the web site.

Note: At writing Alberta Transportation has not provided the Town of Onoway Subdivision Authority with a variance to Section 18 of the Matters Related to Subdivision and Development Regulation AR 84/2022. However, it is anticipated that such is in the offing in short order.

CANADA POST – *Canada Post has no concerns with application. Please keep us informed if approved.*

FORESTRY & PARKS – *Lands Division have no concerns with the proposed application, all associated provincial approvals are still required.*

FORTISALBERTA INC. – Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landerv@fortisalberta.com or by calling (403) 514-4783 for any questions.

TELUS – Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

TOWN OF ONOWAY PUBLIC WORKS – The subdivision is to be developed in accordance with the Engineered plans submitted as part of the application, specifically the stormwater management facility is to be constructed in accordance with the attached document 22-D-006 SWM REVB (Attachment B) and the minimum design guidelines as outlined plan for the lot noted as Lot 14 Future Development 22-D-006-REV4 (Attachment C) will be the requirements for the proposed lot.

A caveat for 6.1m along the south boundary of the proposed development for future road widening, this will be consistent with the 6.1m on the south end of the existing properties to the east development.

LAC STE. ANNE COUNTY – Our Public Works department would like a caveat taken for future road widening on 47th Avenue.

LAND TITLES - Land Titles Office will accept a Plan of Survey for registration.

ADJACENT LANDOWNER RESPONSES:

1. Allan Wiebe (Attachment D)
2. Candace McKort (Attachment E)
3. Brittany Fandruck (Attachment F)
4. Kim Masse (Attachment G)

MUNICIPAL PLANNER RECOMMENDATIONS:

The Municipal Planner recommends that the proposed subdivision be approved for the following reasons:

The application was evaluated with respect to its conformance and/or consistency with applicable legislation, statutory plans, and bylaws. Consideration was also given to the various land use evaluation criteria and responses from adjacent landowners as described below:

- **TOPOGRAPHY:** The topography is flat with a general slope toward the west.
- **SOIL:** Soil types (loamy sand) within the proposed parcel are suitable for the existing use.
- **STORM WATER:** Storm water is to be directed toward the west.
- **FLOODING:** No occurrence of storm water flooding has been brought to the attention of the Town of Onoway.

- ROAD ACCESS: Access is to be provided to municipal standards.
- WATER SUPPLY: Municipal water system is to be extended to the site.
- PLUMBING CODE: Municipal Service is to be extended to the site.
- ADJACENT LAND: Land surrounding the proposed parcels is residential.

The Subdivision Approving Authority has determined that this application shall be:

✓ **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) *Receipt of a variance from Alberta Transportation with respect to Section 18 of the Matters Related to Subdivision and Development Regulation AR 84/2022.*
- 2) *Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, the plan of subdivision will not be endorsed by the Town of Onoway until all outstanding property taxes are paid, or arrangement, satisfactory to the Town, for payment have been made.*
- 3) *The preparation and presentation to the Town of Onoway of a plan of subdivision in accordance with Section 657 of the Municipal Government Act, R.S.A. 2000, that complies with the Land Titles Act of Alberta and that is acceptable in all respects to the Registrar of the Land Titles Office of Alberta.*
- 4) *Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall enter into a development agreement with the Town of Onoway to the Town's satisfaction and at the owner, and or developer's expense. This agreement may include, but not necessarily limited to:*
 - a. Provision for access and approaches to both the Urban Services lot (Block 4, Lot 62) and the Remainder of the parcel (Plan 4114 TR, Block A) in two parts;*
 - b. Provision for required roadways (incl. curb, gutter, and sidewalks);*
 - c. Stormwater;*
 - d. Provision for municipal water service;*
 - e. Provision for municipal sewer service; and*
 - f. Provision for security to ensure performance of the same.*
- 5) *Franchise utilities (incl. gas, power, phone,) to be installed to the property line to both the Remainder of the parcel (Plan 4114 TR, Block A) in two parts and the Urban Services parcel (1) in accordance with the particular utility requirements.*
- 6) *Utility/pipeline agreements on title to be extended to the successor property(s) containing the said pipeline(s)/utility(s).*
- 7) *Pursuant to Section 661 of the Municipal Government Act, the Developer is required to dedicate **6.1 metres** of land adjacent to the south municipal road right of way known as 47th Avenue (Road Plan 2697 CL). Dedication to made through agreement registered against all applicable certificate of titles.*
- 8) *Endorsement fees in the amount of \$200.00 to be paid to the Town of Onoway.*

9) Pursuant to Section 666 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall provide to the Town of Onoway a parcel of land with an area of a minimum of **0.8761 Hectare**, dedicated as Municipal Reserve, and located as shown on the sketch attached to the Subdivision Application No. 24SUB01-24. Note: The subdivision sketch as provided indicates a dedication of **0.935 Hectares**.

Please note the following:

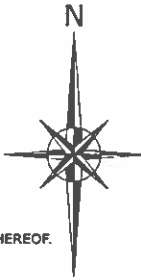
1. All conditions must be met prior to receiving endorsement.
2. You must complete all conditions of approval prior to one calendar year from the date of this letter.
3. Should the conditions of approval not be completed in full you may request a time extension which may or may not be granted.
4. The Town of Onoway is unable to endorse this application until 21 days have passed from the date of this letter to allow for appeal submissions. A maximum of five (5) additional days are allowed for mailing where this notice is issued through regular mail.
5. Appeals may be commenced by the applicant, subject landowner, the approving authority and required referral agencies. Under provincial statute, appeals are not allowed by adjacent landowners, community associations, or other non-statutory interests.
6. It is strongly recommended that subdivision boundaries in proximity to buildings be reviewed by a surveyor to ensure than no encroachments exist.
7. It is the responsibility of the Developer to make suitable arrangements with utility service providers to provide services to new properties.

TENTATIVE PLAN

SHOWING SUBDIVISION ON A PORTION OF
BLK.A, PLAN 4114 T.R.

IN THE
S.E.1/4 SEC.35, TWP.54, RGE.2, W.5 M.
TOWN OF ONOWAY
ALBERTA

SCALE 1:1250 2024 N.R. RONSKO, A.L.S.



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

FROM LOT 62, BLK.4	0.719 ha., 21%
FROM LOT 63MR, BLK.4	0.935 ha., 27%
FROM LOT 64PUL, BLK.4	0.261 ha., 8%
FROM REMAINDER OF BLK.A, PLAN 4114 T.R.	1.29 ha., 38%
FROM ROAD	0.213 ha., 6%
TOTAL	3.42 ha., 100%



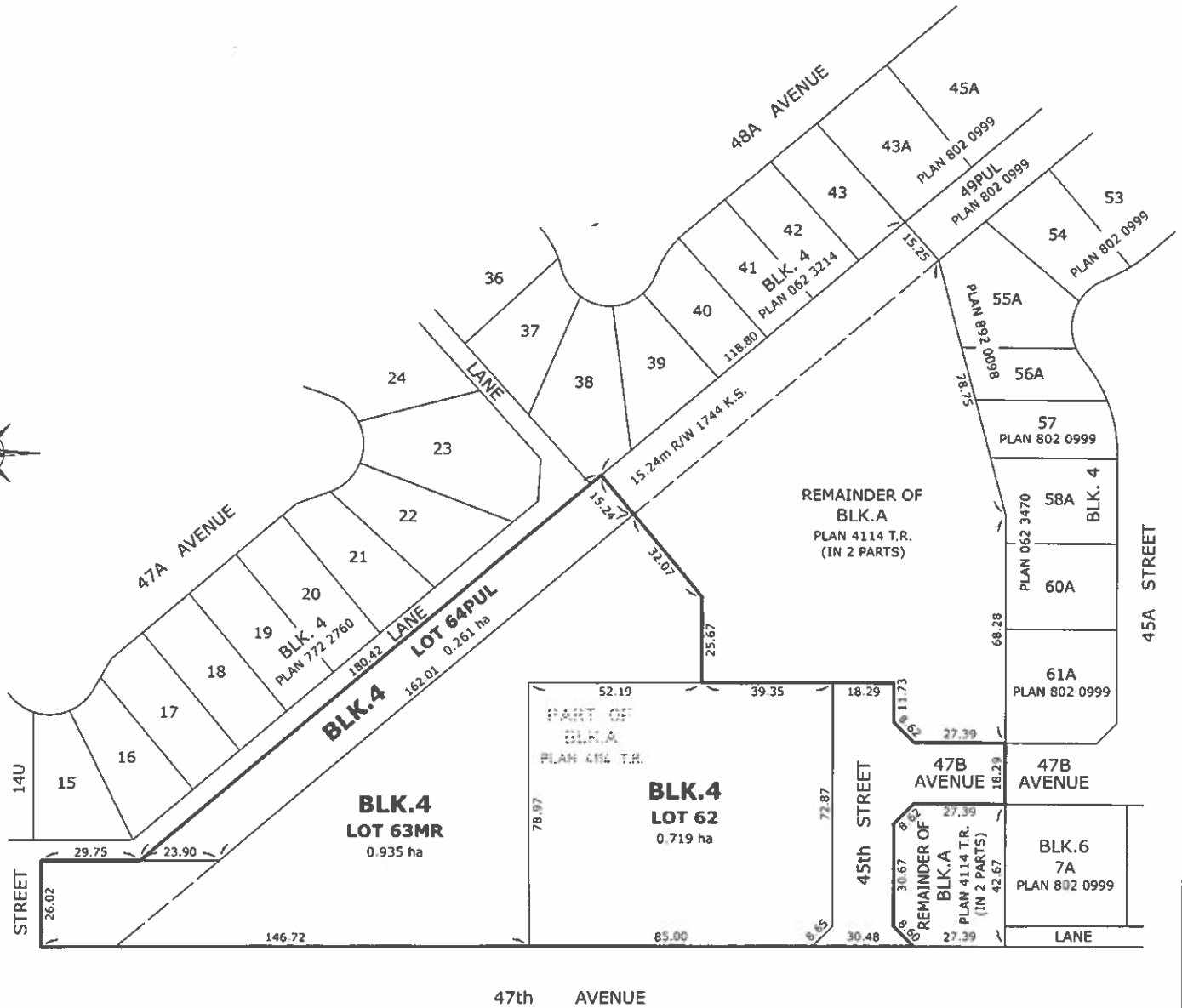
HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	FEB. 14, 2024	REVISED:	MAY 17, 2024
DRAWING:	240033T	FILE NO.:	240033



BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

February 21st, 2023
File No.: 22-D-006.SWM REV B

Town of Onoway
4812-51st Street
Onoway, AB
T0E 1V0

Attention: Jennifer Thompson, CAO

**Storm Water Management Technical Memo for proposed new
Development located at Block A, Plan 4114TR, Onoway, AB**

Introduction:

On behalf of the developer, we are pleased to provide this Stormwater Management Facility (SWMF) plan for the 13 residential lots, Church lot, and green space that is being proposed at Block A, Plan 4114TR within the Town of Onoway.

The intent of this SWMF letter is to solidify the stormwater management strategy required to store, retain, and release runoff from the proposed development before allowing controlled discharge to the existing ditch located west along 47th Avenue to an existing drainage system in accordance with Alberta Environment Stormwater Management Guidelines.

The stormwater management facility that will be constructed will be a dry pond.

Land Use and Topography:

The proposed new residential subdivision consists of approximately 2.90 Ha (3.40 Ha of Total Land less 0.5 Ha of ATCO ROW) of residential land that will be serviced by the proposed SWMF.

The current overland drainage flow within the basin area generally slopes moderately westwards of the development to where the proposed SWMF will be located. The maximum grade differential over the site is approximately 2.8m of fall over the length of the site.

The overall drainage collected from the site during a major stormwater event will be routed to the proposed SWMF located at the southwest edge of the development.

Proposed Drainage System:

The storm water management plan for the proposed subdivision was developed in conformance with the Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage System.

The drainage concept for this development utilizes overland drainage routing through defined flow paths and hard surfaces as well as a network of storm pipe and catch basins to ultimately drain to the proposed SWMF. Lot 14 (Church Lot) will be serviced by a proposed buried pipe system design for the 1:5 year storm event from Lot 14 into the proposed SWMF (to be designed separately under Development Agreement for the Church Lot 14). All storm infrastructure will be installed as part of the initial subdivision development.

The overall drainage collected from the site during a major storm event will be routed to the proposed SWMF located in the southwest corner of the subdivision before discharging to the ditch system along 47th Avenue.

The proposed SWMF will be sized to provide runoff storage for the identified catchment area of the residential development.

Additional to the storage volume requirements, the outlet orifice of the storm facility will be sized to pass the peak outflow for the catchment area at the maximum allowable rate of 1.6 L/s/Ha (based on pre-development release flow rate as an estimated control release rate for the Sturgeon River Basin. Various studies dating from 2012-2020 indicate estimated release rates ranging from 1.6 L/s/Ha to 2.5 L/s/Ha). The catchment contributing area is 2.90 Ha (residential lots, roadways, and Church Lot) and therefore the outlet orifice total peak outflow is:

$$- 2.90 \text{ Ha} \times 1.6 \text{ L/s/Ha} = 4.64 \text{ L/s}$$

Design Criteria:

The Stormwater management plan for the proposed development was developed in conformance with the Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems. The design criteria for the dry pond is outlined below:

- Total catchment contributing area is 2.90 Ha of mixed residential, roadways, and green space
- The development will be graded to direct the major overland flows to the proposed SWMF
- The proposed SWMF will be sized to adequate storage volume in order to contain the 1:100 year 24 storm even utilizing the rational method

- The pre-development release rate = 1.6 L/s/Ha will be used (based on pre-development release flow rate as an estimated control release rate for the Sturgeon River Basin)

- Run-off Coefficient $c = 0.45$

Total Contributing Area = 2.90 Ha

Asphalt Area (Roadways) = 0.26 Ha ($C = 0.95$)

Building/Asphalt Area (Residential Lots and Church) = 0.84 Ha ($C = 0.95$)

Landscape Area (Dry Pond/Green Spaced/Landscaping) = 1.8 Ha ($C = 0.15$)

$$c = (0.26 \cdot .95 + .84 \cdot .95 + 1.8 \cdot .15) / 2.90 = 0.45$$

- Maximum active retention storage depth of 0.80 m

- 0.3m of freeboard to protect against flooding from storm events producing higher runoff volumes than the mandated design criteria

- Maximum interior side slopes in active storage zone 5:1

- Ditch bottom to be grass lined and generally sloped at 1%

Results:

Based on the above design criteria and the results of our analysis, the SWMF parameters are to be as follows:

1. 2,910 m³ of storage in the SWMF will be provided; 1,723 m³ of storage is required.

The required storage was derived from the following method:

Rational Method: $V = CIA = 0.45 \cdot 132\text{mm (24 hour storm)} \cdot 2.90\text{Ha} = 1,723 \text{ m}^3$

(no consideration for allowable release rate so there is additional pond storage available than is actually required)

2. Release from the pond will be restricted by an orifice installed at the outlet end of the pond discharge and the proposed outlet size to meet the required discharge rate is 0.055 m.

Culvert at 47th Avenue and 45th Street:

An analysis of the proposed culvert to be installed at the intersection of 47th Avenue and 45th Street was completed and the findings summarized below:

1. The total catchment area to the culvert is shown in Figure 1 below (894 m²)

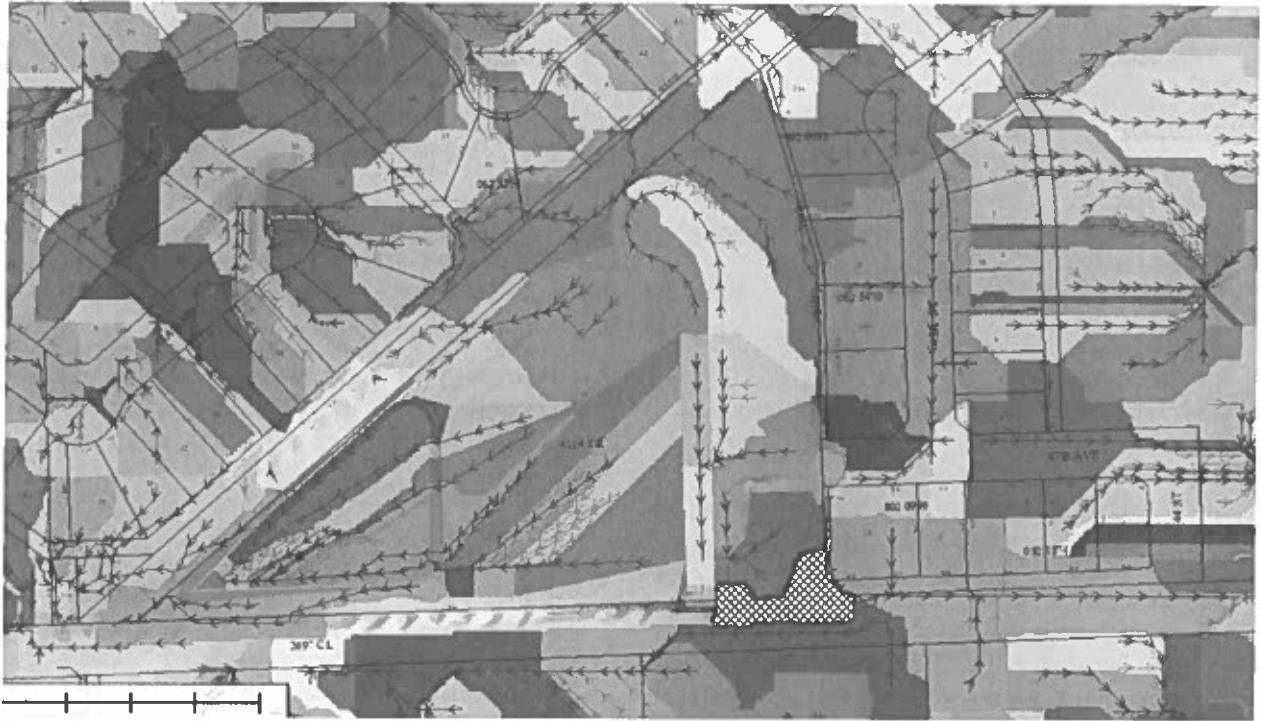


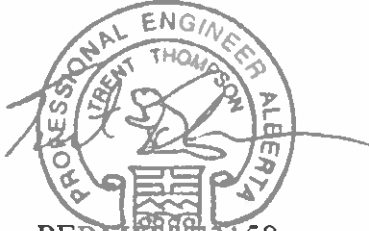
Figure 1: Catchment Area (Cross-Hatched)

2. Using a conservative c value of 0.80 and 1.25 factor to account for the 1:100 year event with intensity values based the Stony Plain Station, $q = 0.0306 \text{ m}^3/\text{s}$.
3. Figure 2 below shows the culvert calculations and that the proposed 400mm culvert sizing is well oversized.

We trust that this is the information you require. Please do not hesitate to contact us should you require further assistance on this matter.

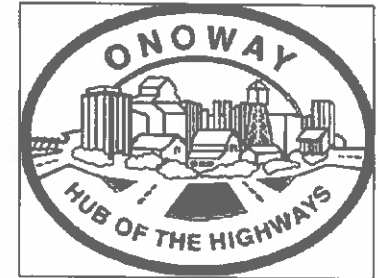
Yours truly,

Bolson Engineering and Environmental Services



PERMIT # 73158

Trent Thompson, P. Eng.



KEY PLAN

1:10,000

PROPERTY:

Block A, Plan 4114TR

LOCATION:

ONOWAY, ALBERTA

DATE:

February 2023

DRAWING LIST:

- DD-22D006-1 TENTATIVE LOT PLAN
- DD-22D006-2 SUBDIVISION PLAN
- DD-22D006-3 U/G UTILITIES PLAN
- DD-22D006-4 STORM WATER MANAGEMENT PLAN
- DD-22D006-5 EXISTING CONTOUR PLAN
- DD-22D006-6 ROAD PLAN PROFILE
- DD-22D006-7 ROAD PLAN PROFILE
- DD-22D006-8 TYPICAL SECTIONS AND DETAILS
- DD-22D006-9 TYPICAL SECTIONS AND DETAILS
- DD-22D006-10 LANDSCAPING PLAN



ATCO GAS AND PIPELINES LTD.
REGISTRATION #7276KG

PROPOSED GREEN SPACE

LOT 15
1300.30 sqm (3.11ha)
PROPOSED DRY POND AREA

LOT 14
7172.53 sqm (1.77ha)
FUTURE DEVELOPMENT

47 TH AVENUE

45 TH STREET

47B AVE

NOTES

LEGEND

	PROPERTY LINE
	EXISTING ROAD
	PAVED ROADWAY

	<p>PHILIP TO FRANCHISE Bolson Engineering and Environmental Services License No. 11130 1988-2018 For the Association of Professional Engineers & Geoscientists and Surveyors of Alberta</p>
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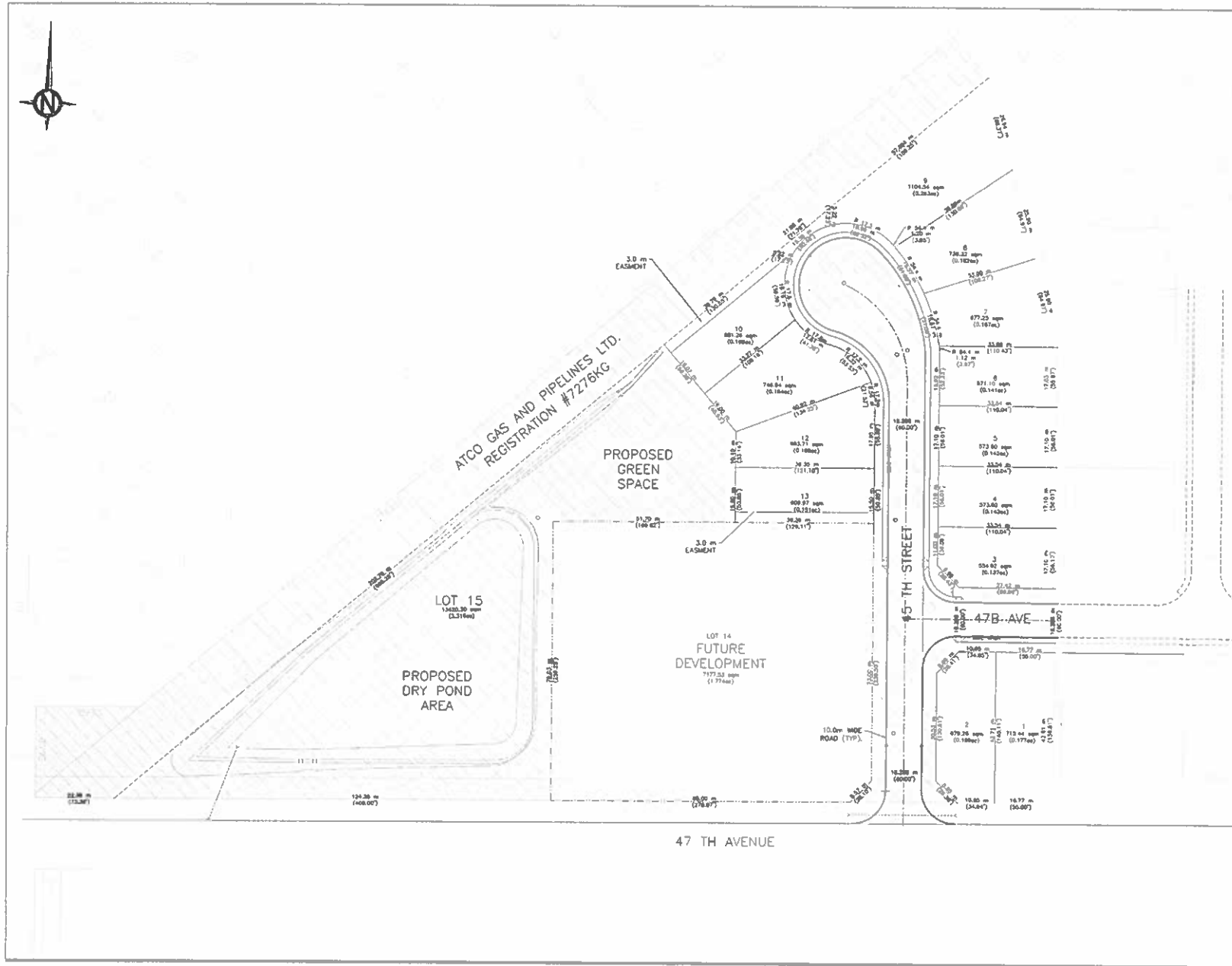
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1	21-FEB-21	PROJ. FOR PRELIM	PTF	PTF
2	15-MAR-22	AMEND FOR PRELIM	PTF	PTF
3	28-MAR-22	AMEND FOR PRELIM	PTF	PTF
4	22-MAR-22	AMEND FOR PRELIM	PTF	PTF
5	29-MAR-22	AMEND FOR PRELIM	PTF	PTF
6	29-MAR-22	AMEND FOR PRELIM	PTF	PTF

ONAGAY, ALBERTA
PROPOSED DEVELOPMENT
INTENTIVE LOT PLAN
BLOCK A, PLAN 4114TP

SCALE: 1:500
CLIENT: FACTION ARCHITECTURE INC

BOLSON ENGINEERING ENVIRONMENTAL SERVICES
9705-194 ST. EDMONTON, AB T5T 0E8
www.bolson.ca
416 466-8871
124 762 411 8666

JOB NUMBER: 22-D-006	ISS NUMBER: DD-22D006-01	REV: L
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NOTES

LEGEND

- TO BECOME TOWN PROPERTY, R1M ZONING
- R1M ZONING
- U5 ZONING

ENGINEER'S STAMP

PERMIT STAMP

PERMIT TO PRACTICE
 David S. Galt
 License No. 11152
 The Association of Professional Engineers, Geologists and Geophysicists of Alberta

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	2011-07-11	PROJ. FILE REVIEW		
2	2011-07-22	ASST. D. 100-110-01		
3	2011-08-25	PROJ. FILE REVIEW		
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CNOXAY, ALBERTA

PROPOSED DEVELOPMENT
 TENTATIVE SUBMISSION PLAN

BLOCK A, PLAN 41147R

SCALE: 1:500

CLIENT: FACTION ARCHITECTURE INC.

BOLSON
 ENGINEERING
 ENVIRONMENTAL SERVICES

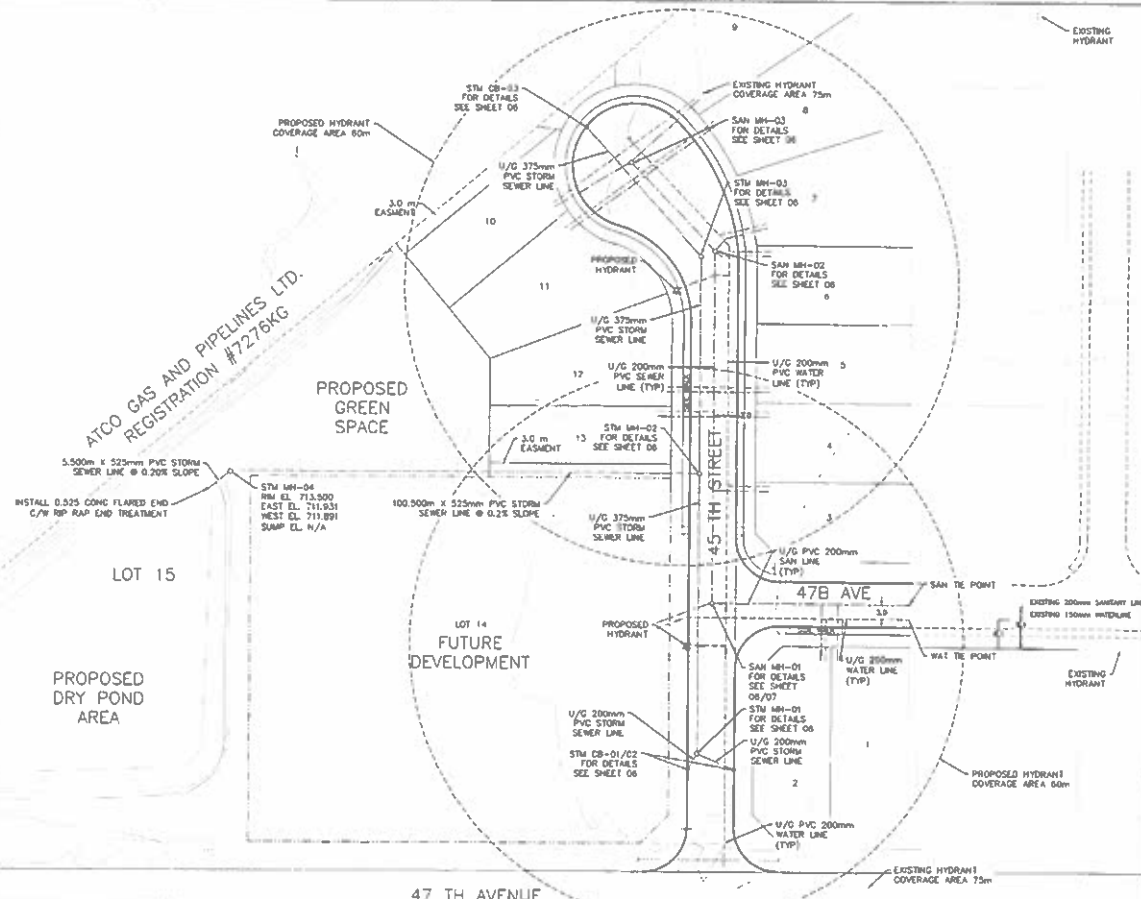
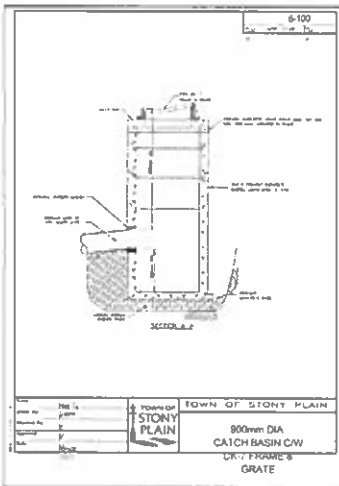
9703-199 ST.
 EDMONTON, AB
 T5E 0L8
 WWW.BOLSON.CO
 781-980-8871
 FAX: 781-411-9878

JOB NUMBER: 22-D-006

DATE: 2011-08-25

REV: DD-220006-02

BY: L



- NOTES**
- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
 - 2.0 ALL DISTANCES ARE IN METERS
 - 3.0 ALL CONSTRUCTION TO COMPLY WITH TOWN OF STONY PLAIN SUBDIVISION REGULATIONS
 - 4.0 INSPECTION OF MUNICIPAL UTILITY CONNECTIONS (WATER, SANITARY AND STORM SEWERS) TO TOWN MANHOLES IS TO BE INSPECTED BY TOWN STAFF. NOTICE IS REQUIRED TO SCHEDULE AN INSPECTION.
 - 5.0 SERVICES TO BE MINIMUM 274mm DEPTH TO CURB/TY OF PIPE.
 - 6.0 INSULATE ALL PIPE AS PER TOWN OF STONY PLAIN DETAIL 7-900

- LEGEND**
- PROPERTY LINE
 - CURB AND GUTTER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING FIRE HYDRANT COVERAGE
 - PROPOSED FIRE HYDRANT COVERAGE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT

ENGINEER'S SEAL

INCHIT SEAL

PAUL ENGINEER INC.
 BRUCE ENGINEERING AND SURVEYING SERVICES
 1000-1000-1000
 (416) 299-2300
 1000-1000-1000
 The Association of Professional Engineers, Geoscientists and Technicians of Alberta

STORM SEWER DESIGN

UPSTREAM MANHOLE	DOWNSTREAM MANHOLE	LENGTH (m)	SIZE (mm)	GRADE (%)	PER TYPE	INVERT (m)	OUTLET (m)	INVERT (m)	OUTLET (m)	DESIGN FLOW (m³/s)	Q	VELOCITY (m/s)	CAPACITY (m³/s)	SAFETY (%)	UPSTREAM INVERT	UPSTREAM RIM	UPSTREAM COVER (m)	DOWNSTREAM INVERT	DOWNSTREAM RIM	DOWNSTREAM COVER (m)	UPSTREAM AREA (m²)	UPSTREAM POP
CB-01	MB-01	10.00	375	0.20	0.20	713.900	713.931	713.900	713.931	0.000	0.000	0.500	0.000	100	713.900	713.931	713.900	713.900	713.931	713.900	0.000	0
MB-01	MB-02	10.00	375	0.20	0.20	713.900	713.931	713.900	713.931	0.000	0.000	0.500	0.000	100	713.900	713.931	713.900	713.900	713.931	713.900	0.000	0
MB-02	MB-03	10.00	375	0.20	0.20	713.900	713.931	713.900	713.931	0.000	0.000	0.500	0.000	100	713.900	713.931	713.900	713.900	713.931	713.900	0.000	0
MB-03	MB-04	10.00	375	0.20	0.20	713.900	713.931	713.900	713.931	0.000	0.000	0.500	0.000	100	713.900	713.931	713.900	713.900	713.931	713.900	0.000	0
MB-04	MB-05	10.00	375	0.20	0.20	713.900	713.931	713.900	713.931	0.000	0.000	0.500	0.000	100	713.900	713.931	713.900	713.900	713.931	713.900	0.000	0

SANITARY SEWER DESIGN

US MANHOLE	D/S MANHOLE	LENGTH (m)	SIZE (mm)	GRADE (%)	BASED AREA (m²)	TOTAL AREA (m²)	LOTS	POP	TOTAL POP	PEAK	CONTRIBUTION (m³/s)	INFILTRATION (m³/s)	DESIGN FLOW (m³/s)	N	VELOCITY (m/s)	CAPACITY (m³/s)	CAP (%)	L/S INVERT	O/S INVERT	UPSTREAM RIM	UPSTREAM COVER (m)	DOWNSTREAM COVER (m)	L/S MANHOLE DEPTH (m)
S-02	S-01	28.15	200	0.40	0.32	0.32	4	13	13	3.8	0.00017	0.00008	0.00026	0.013	0.660	0.021	100	711.27	711.17	714.19	3.09	3.09	
S-02	S-02	28.15	200	0.40	0.32	0.32	4	13	13	3.8	0.00017	0.00008	0.00026	0.013	0.660	0.021	100	711.16	710.86	714.45	3.09	3.19	
S-02	S-01	76.10	200	0.40	0.32	0.69	4	15	28	3.8	0.00017	0.00008	0.00026	0.013	0.660	0.021	100	711.27	711.17	714.19	3.09	3.29	
S-01	TR-21	42.50	200	0.40	0.26	1.55	3	32	60	3.8	0.00092	0.00045	0.00137	0.013	0.660	0.021	100	710.86	710.89	714.25	3.19	4.02	

CHOCAY, ALBERTA

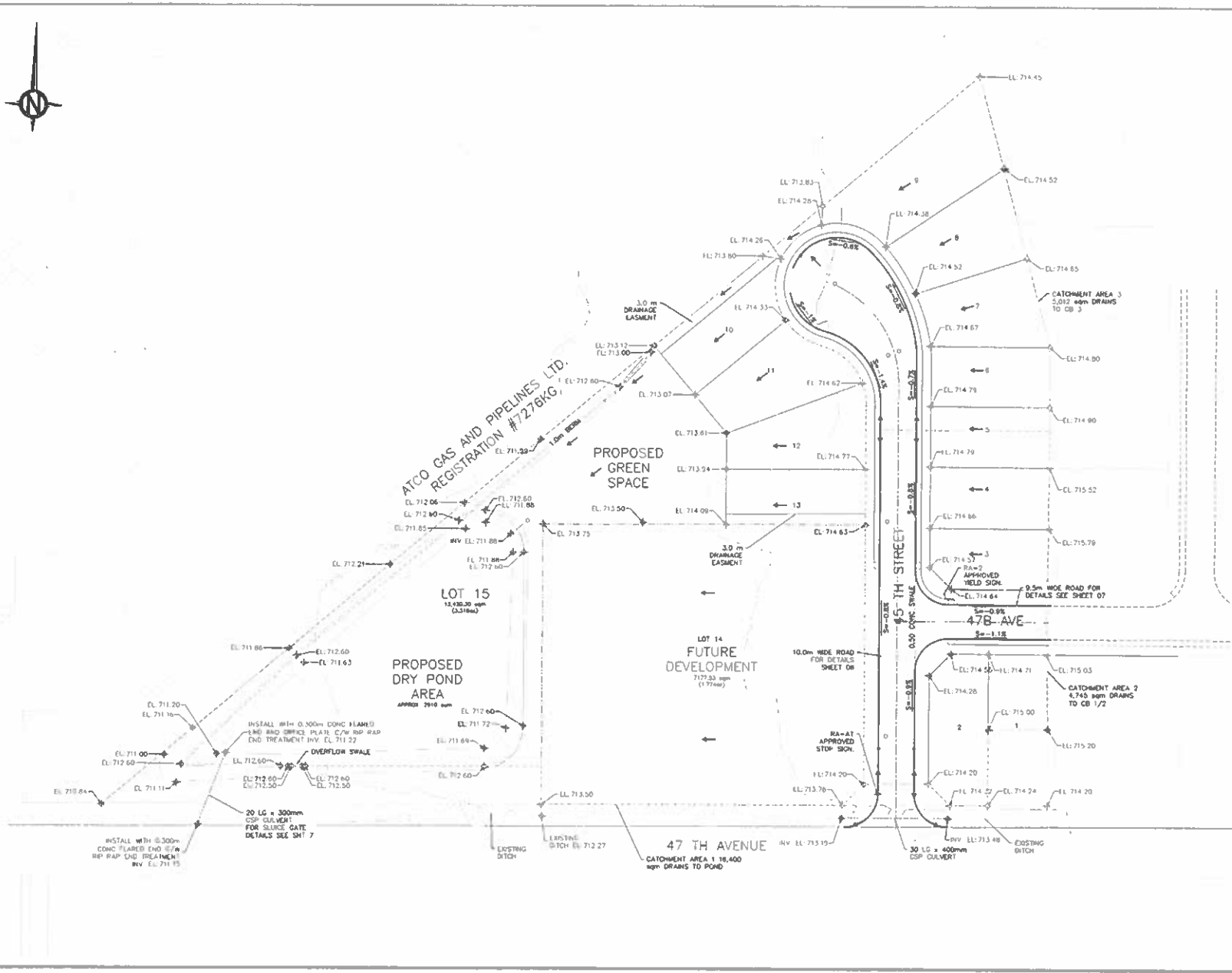
PROPOSED DEVELOPMENT UNDERGROUND UTILITY PLAN

BLOCK A, PLAN 4114TR

BOLSON ENGINEERING

9703-199 St. EDMONTON, AB T5J 0L8

22-D-006 DD-220006-03 L



NOTES

- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
- 2.0 ALL DISTANCES ARE IN METERS
- 3.0 PROPOSED DRY POND TO HANDLE DRAINAGE FROM FUTURE DEVELOPMENT (LOT 14) AND PORTION OF INCIDENTIAL LOTS (LOTS 1-13)
- 4.0 LOT 14 STORMWATER TO DISCHARGE TO DRY POND THROUGH UNDERGROUND STORM SYSTEM OR OVERLAND FLOW TO BE DESIGNED AS PART OF LOT 14 ONSITE DETAILED DESIGN.

LEGEND

- POND CATCHMENT AREA
- - - - - PROPERTY LINE
- CURB AND GUTTER
- DRAINAGE ARROW

ENGINEER'S STAMP

By HMT STAFF

PERMIT TO PRACTICE
 Storm Engineering and Environmental Services
 Signature: [Signature]
 Date: Feb 23, 2023
 Attest: [Signature]
 The Association of Professional Engineers, Geologists and Geophysicists of Alberta

NO.	DATE	DESCRIPTION	BY	CHECKED
1	1/11/23	ISSUED FOR PERMIT	EL	EL
2	1/15/23	ISSUED FOR PERMIT	EL	EL
3	1/15/23	ISSUED FOR PERMIT	EL	EL
4	1/15/23	ISSUED FOR PERMIT	EL	EL
5	1/15/23	ISSUED FOR PERMIT	EL	EL

CHOCAT, ALBERTA

PROPOSED DEVELOPMENT STORM WATER AND GRADING PLAN SCHEMATIC

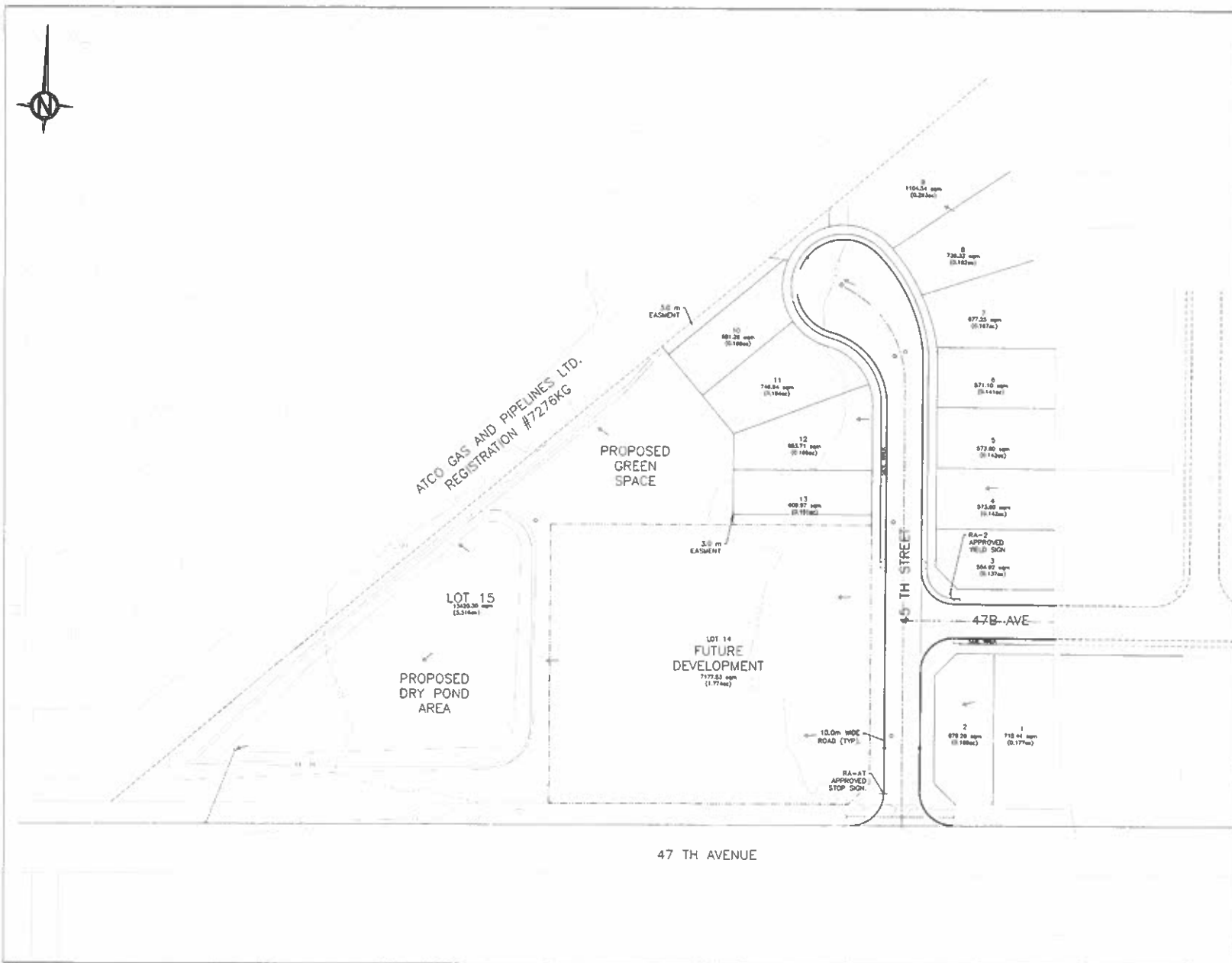
BLOCK A, PLAN 41141P

SCALE	SHEET	SECTION
1:500	4	ARCHITECTURE INC

BOLSON
 ENGINEERING
 ENVIRONMENTAL SERVICES

9705-199 St. EDMONTON, AB T5T 0E8
 www.bolson.com
 TEL: 780-468-0011 FAX: 780-414-4855

22-D-006 22-D-006-04 E



NOTES

1. (1) (1)

PROPERTY LINE
CURB AND GUTTER
EXISTING DRAINAGE ARROW

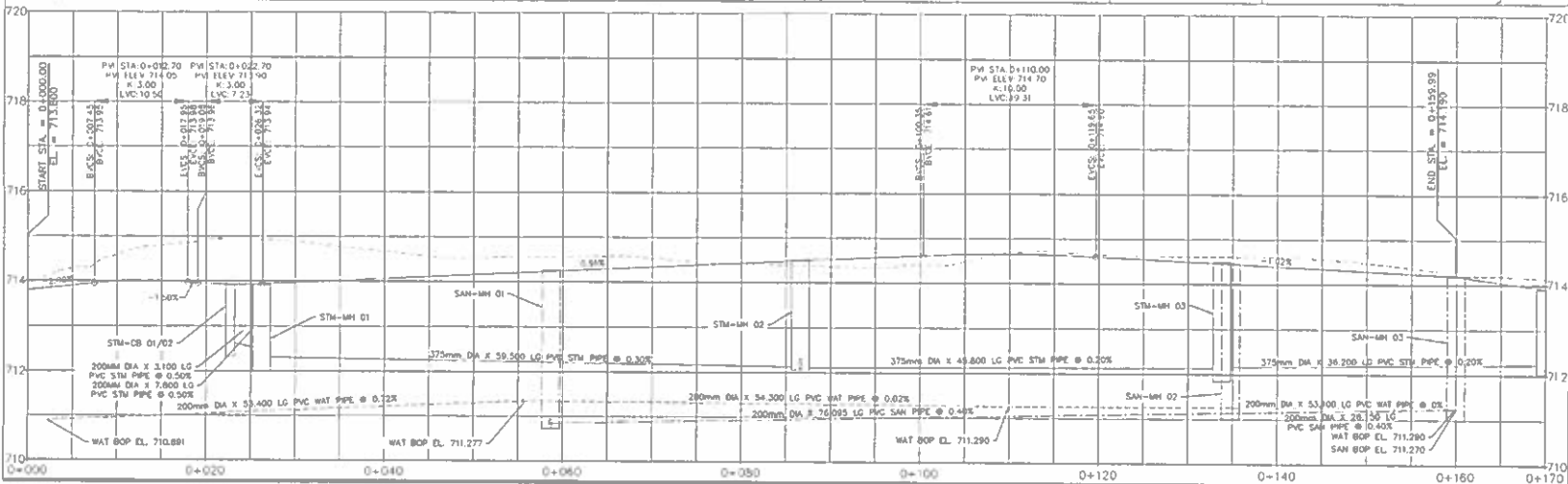
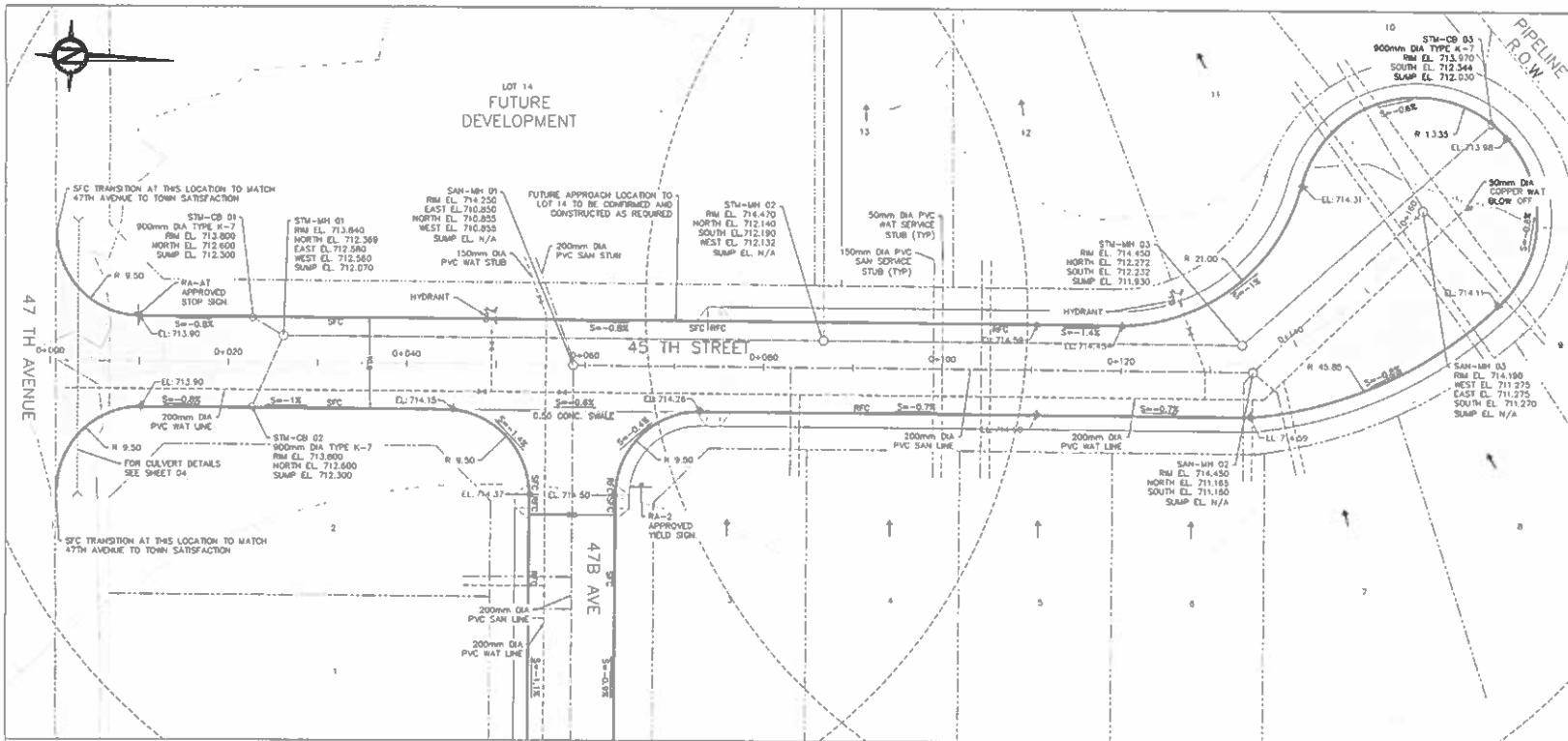
PROJECT: 22-0-006
DATE: 2022-06-05

BOLSON
ENGINEERING ARCHITECTURE INC.
9705-194 ST FARMINGTON, AB T5L-0E8
WWW.BOLSON.CO
403-464-8871
FAX: 403-411-4874

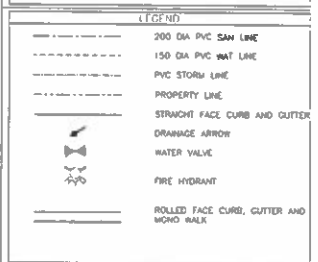
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100	REVISED PER PERMIT COMMENTS	2022-06-05	JK

47 TH AVENUE

22-0-006 00-22DOC6-05 L



- NOTES**
- ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 - ALL ELEVATIONS ARE GEODESIC, UNLESS NOTED OTHERWISE.
 - ENSURE POSITIVE CHARGE MAINT FROM ALL BUILDINGS AND FOUNDATIONS.
 - MECHANICAL ENGINEER TO CONFIRM ASPHALT STRUCTURES.
 - THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF CHINAY CONSTRUCTION STANDARDS OR THE TOWN OF STONY PLAIN SPECIFICATIONS AS FOR THE PLAN.
 - THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF CHINAY DESIGN STANDARDS OR THE TOWN OF STONY PLAIN SPECIFICATIONS AS FOR THE PLAN.
 - CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES, INCLUDING EXISTING UTILITIES, LANDSCAPING FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RECONSTRUCTION AND REPAIRS.
 - ALL DESIGN ELEVATION AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 - BEFORE EXISTING RECORDS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF CHINAY.
 - CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL, 11-800-WATER911 OR A NUMBER OF 2-888-BEFORE FINAL OWNER.
 - ALL 1/2" SANITARY STAKES TO BE PROMINENTLY MARKED.
 - ALL STORMWATER TO BE COLLECTED THROUGH CURB TO PROVIDE POSITIVE DRAINAGE MAINT FROM LOTS.
 - CONTRACTOR TO ENSURE SMOOTH TRANSITION FROM EXISTING 47B AVENUE TO NEW.
 - INDICATE ALL PIPES AS PER TOWN OF STONY PLAIN DESIGN 7-800.
 - NEW BERT ASPHALT STRUCTURE
 - 100MM HOLE OF 10" SURFACE ASPHALT
 - 150MM OF 20MM CRUSHED GRAVEL
 - 200MM OF 30MM CRUSHED GRAVEL
 - 150MM PREPARED SUBGRADE
 - ALTERNATIVELY, 100MM OF 20MM CRUSHED GRAVEL MAY BE USED

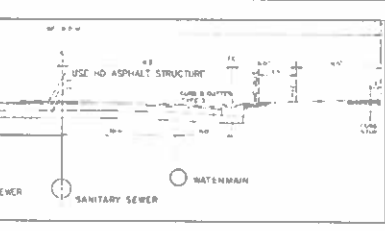
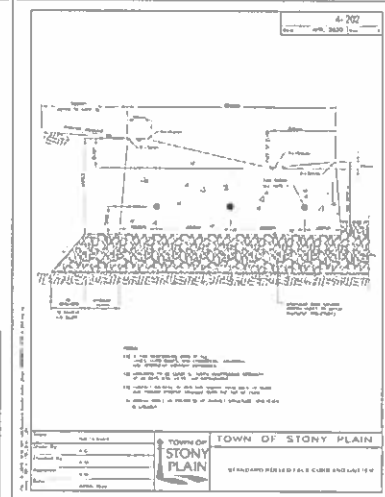
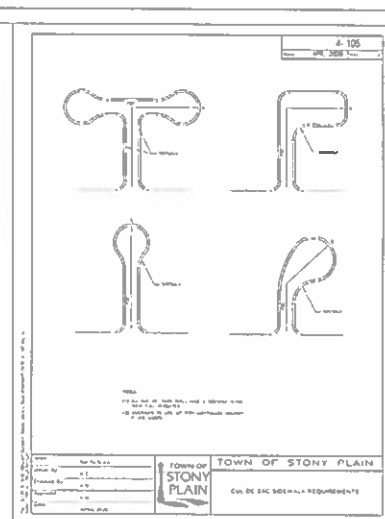
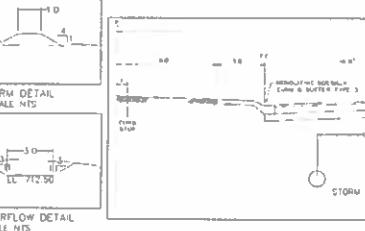
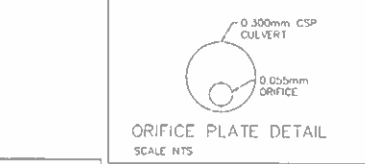
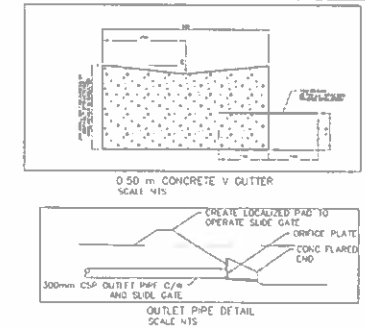
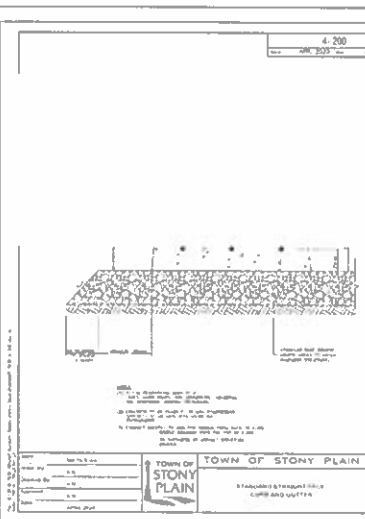
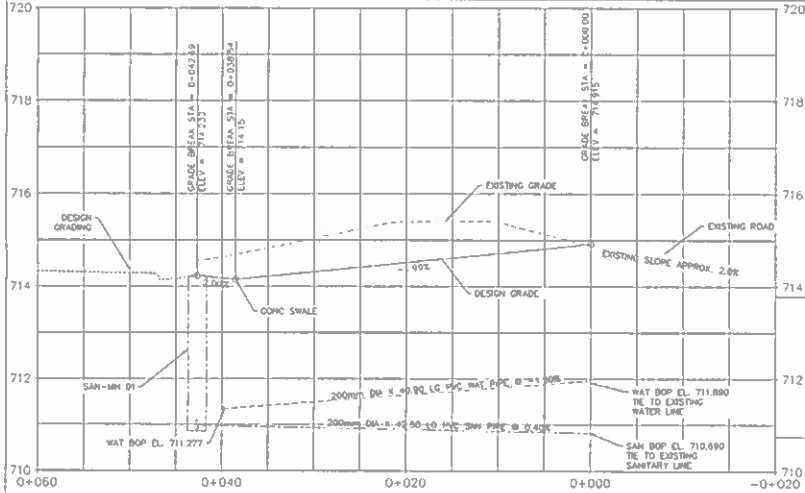
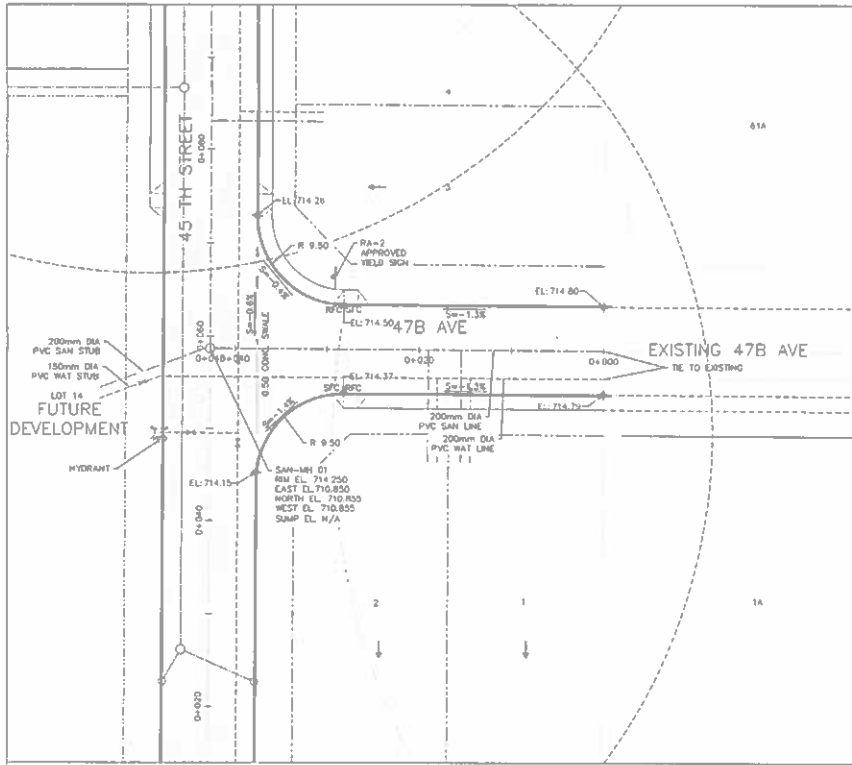


ENGINEER'S STAMP: **BOLSON ENGINEERING INC.**
 PERMIT STAMP: **PERMIT TO PRACTICE**
 Signature: [Signature]
 Date: FEB 23 2023
 The Association of Professional Engineers, Geologists and Geophysicists of Alberta

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	11 FEB 23	2023 FIRM PRINT		
2	15 FEB 23	2023 FIRM PRINT		
3	15 FEB 23	2023 FIRM PRINT		
4	15 FEB 23	2023 FIRM PRINT		
5	15 FEB 23	2023 FIRM PRINT		

CHINAY, ALBERTA
 PROPOSED DEVELOPMENT 45 STREET
 PLAN AND PROFILE
 BLOCK A, PLAN 4114TP

SCALE: 1:500H 1:100V
 SHEET: 22-0-006
 PART: 06
 PROJECT: 4904 194 ST. EDMONTON, AB T5J-0E8
 BOLSON ENGINEERING INC. (PROFESSIONAL SERVICES)
 404 194 ST. EDMONTON, AB T5J-0E8
 404 BOLSON CO. 100-100-0000
 TEL: 780-411-0079



- NOTES**
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELEVATIONS ARE GEODETIC, UNLESS NOTED OTHERWISE.
 3. EXISTING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FOUNDATIONS.
 4. GEOTECHNICAL ENGINEER TO CONFIRM ASPHALT STRUCTURES.
 5. THE OWNER/DEVELOPER MUST COMPLY TO TERMS OF ONDWAY DESIGN CONDITIONS OR THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLANS.
 6. THE OWNER/DEVELOPER MUST COMPLY TO TERMS OF ONDWAY CONSTRUCTION STANDARDS OR THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLANS.
 7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES INCLUDING EXISTING UTILITIES, LANDSCAPE FEATURES, SURVEY MONUMENTS AND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATIONS AND REPAIRS.
 8. ALL DESIGN ELEVATION AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 9. REFERENCE TO EXISTING ROADWAYS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF ONDWAY.
 10. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL.
 11. 1/2" WATERLINE TO BE A MINIMUM OF 2.0M BELOW FINAL OBSCURE.
 12. ALL 1/2" SANITARY STUBS TO THE PROPERTY LINE.
 13. ALL SIDEWALKS TO BE SLOPED TOWARDS CURB TO PROVIDE POSITIVE DRAINAGE AWAY FROM WALKS.
 14. CONTRACTOR TO CHECK SHOWN TRANSITION FROM EXISTING 47B AVENUE TO NEW.
 15. INDICATE ALL PCC AS PER TOWN OF STONY PLAIN DESIGN 47B-1000.
- HEAVY DUTY ASPHALT STRUCTURE**
 150MM ASPHALT ON 150MM SUBGRADE
 150MM OF 20MM CRUSHED GRANULE
 250MM OF 6.3MM PIT RUN GRANULE
 150MM PREPARED SURFACE
- INTERMEDIATE, 400MM OF 20MM CRUSHED GRANULE, 7-800**

LEGEND

- 200 DIA PVC SAN LINE
- 150 DIA PVC WAT LINE
- PROPERTY LINE
- STRAIGHT FACE CURB AND GUTTER
- DRAINAGE ARROW
- WATER VALVE
- FIRE HYDRANT
- ROLLED FACE CURB, GUTTER AND MONO WALK

PROFESSIONAL SEAL

MARK ENGINEERING
 Mark Engineering and Professional Services
 10000 14th Street
 Edmonton, Alberta
 T6E 1K1
 Phone: 780-443-1111
 Fax: 780-443-1112
 The Association of Professional Engineers, Geologists and Geophysicists of Alberta
 License No. 10000

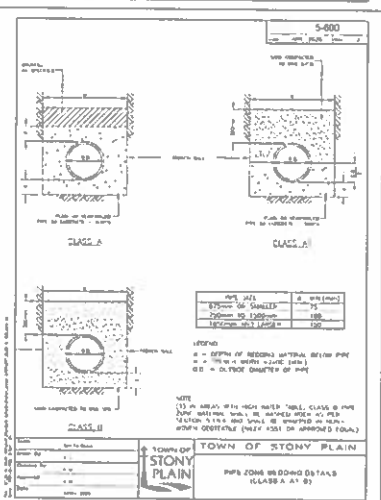
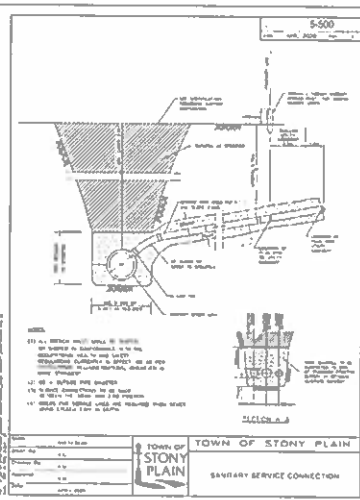
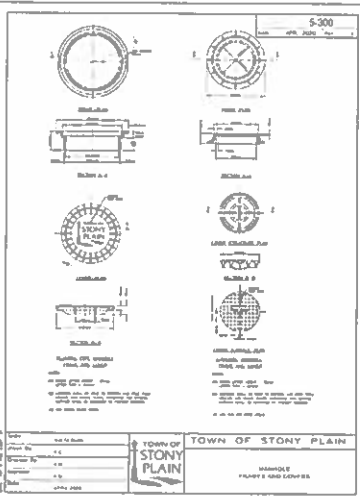
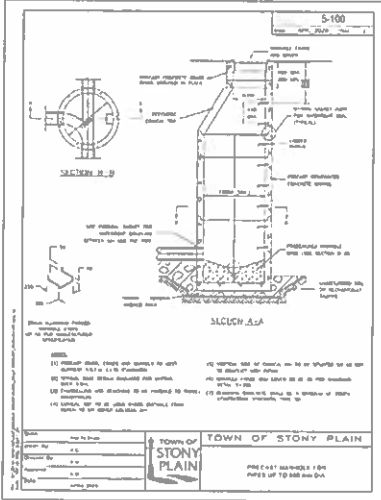
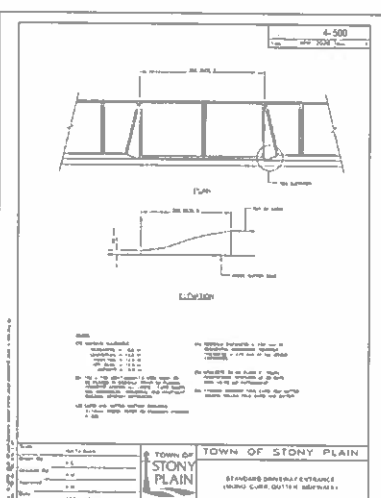
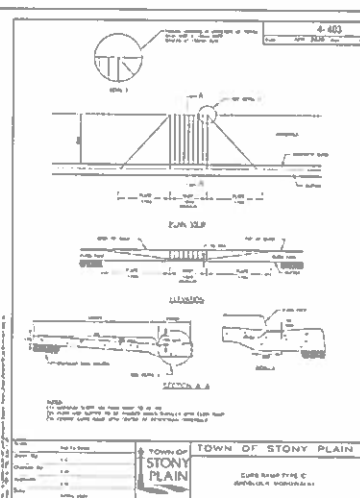
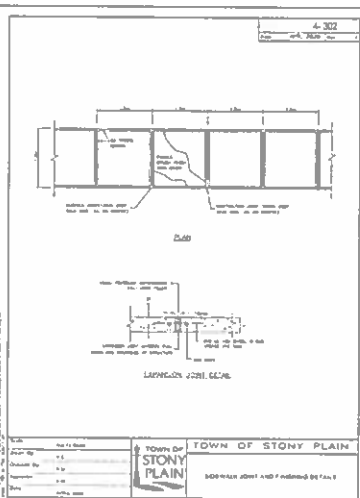
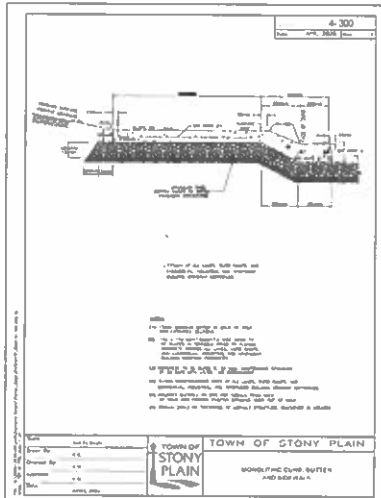
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1	11-11-23	SCALE FOR PLANS	MS	MS
2	11-11-23	SCALE FOR PROFILES	MS	MS
3	11-11-23	SCALE FOR DETAILS	MS	MS
4	11-11-23	SCALE FOR WALKS	MS	MS
5	11-11-23	SCALE FOR WALKS	MS	MS

ONDWAY, ALBERTA
 PROPOSED DEVELOPMENT 47B AVENUE
 PLAN AND PROFILE
 BLOCK A, PLAN 41141P

DATE: 11-11-23
 SCALE: 1:500H 1:100V
 CLIENT: FACION ARCHITECTURE INC.

BOLSON
 INC. ENGINEERING
 2450 10th Street S.E.
 Calgary, Alberta
 T2C 1L5
 Phone: 403-243-1111
 Fax: 403-243-1112

JOB NUMBER: 22-D-005
 REV. NUMBER: 010-22D006-07
 PLOT NUMBER: 1



- NOTES**
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELECTRICAL USE CODES, UNLESS NOTED OTHERWISE.
 3. GEOTECHNICAL ENGINEER TO DESIGN ASPHALT STRUCTURES.
 4. THE OWNER/DEVELOPER TO MAINTAIN TO TOWN OF STONY PLAIN EROSION AND SEDIMENTATION CONTROL GUIDELINES.
 5. THE OWNER/DEVELOPER MUST COMPLY TO TOWN OF STONY PLAIN SPECIFICATIONS AS SET FORTH IN THE PLAN.
 6. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES, INCLUDING EXISTING UTILITIES, LANDSCAPING FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATION AND REPAIRS.
 7. ALL DESIGN ELEVATIONS AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 8. BEFORE ANY EXISTING WORKS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF STONY PLAIN.
 9. CONTRACTOR IS RESPONSIBLE TO CALL UTILITY ONE CALL 11.44. 1/3" UTILITY LINE TO BE A MINIMUM OF 2' BELOW FINAL GRADE.
 10. ALL 1/3" UTILITY STAKES TO BE PROPERTY LINE.

LEGEND

Symbol	Description
Symbol	Description
Symbol	Description

UNFINISHED SURFACE

Symbol	Description
Symbol	Description
Symbol	Description

PROPOSED DEVELOPMENT SECTIONS AND DETAILS

BLOC # A, PLAN 413478

DATE	BY	CHECKED BY	DATE
DATE	DATE	DATE	DATE

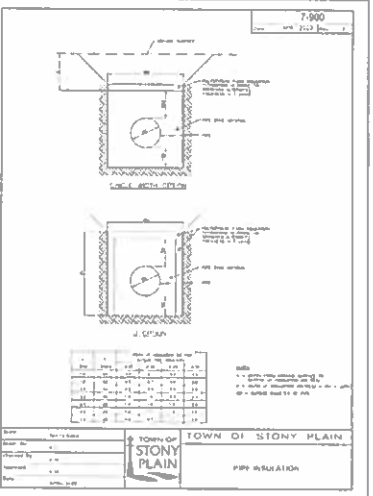
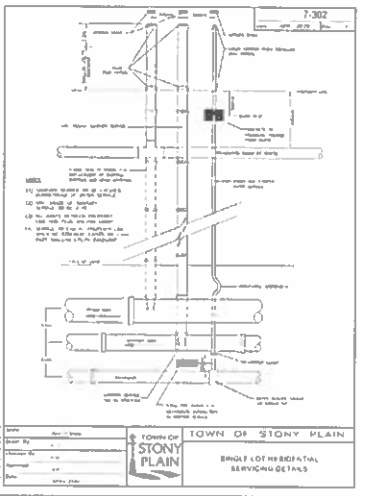
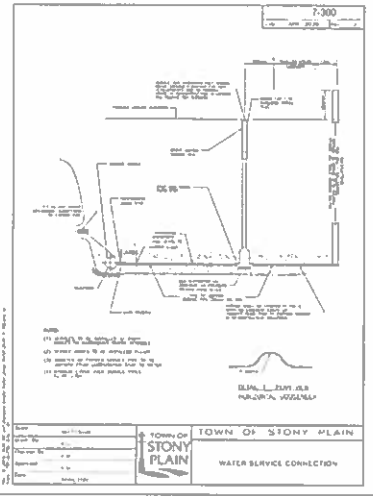
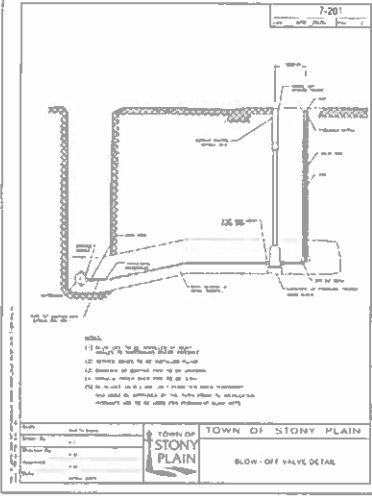
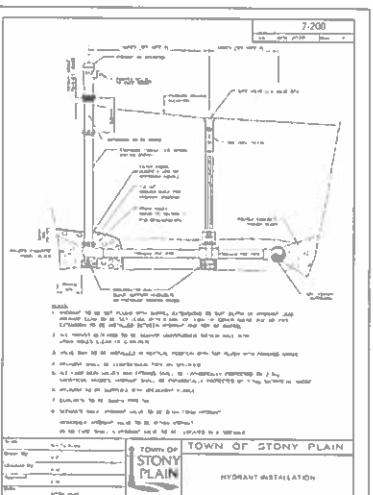
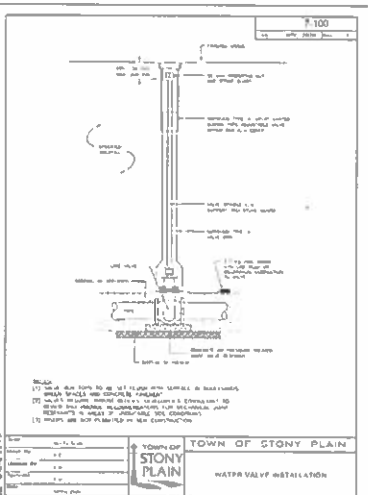
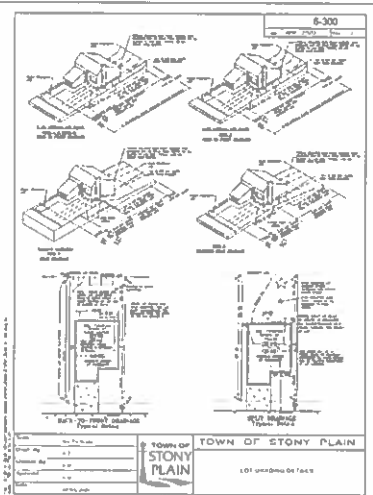
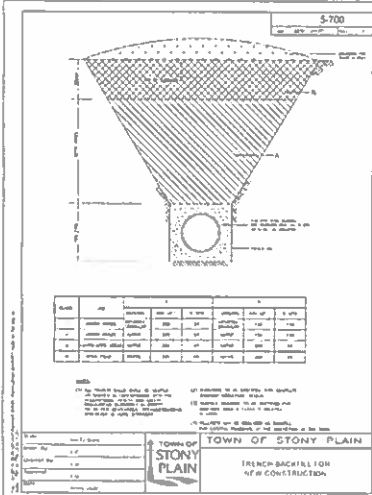
UNION, ALBERTA
PROPOSED DEVELOPMENT SECTIONS AND DETAILS
BLOC # A, PLAN 413478

BOLSON
PROFESSIONAL
ENGINEERING SERVICES

4703-1794 ST. SEPARATION, AB T5C 0E8
403-944-4477
403-944-4478

SCALE: 1:500
CLIENT: FACTORY AREA DEVELOPMENT INC.

PROJECT: 18-008
DATE: 11-15-18



- NOTES
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELEVATIONS ARE GEODETIC, UNLESS NOTED OTHERWISE.
 3. GEOTECHNICAL ENGINEER TO OBTAIN NECESSARY DATA.
 4. THE OWNER/DEVELOPER MUST COMPLY TO TOWN OF STONY PLAIN EROSION AND SEDIMENTATION CONTROL GUIDELINES.
 5. THE OWNER/DEVELOPER MUST COMPLY TO TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLAN.
 6. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING UTILITIES, INCLUDING EXISTING UTILITIES, LANDSCAPING FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATIONS AND REPAIRS.
 7. ALL DESIGN ELEVATIONS AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 8. BEFORE TO EXISTING ROADWAYS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF STONY PLAIN.
 9. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL.
 10. 10:00/24 HOURS TO BE A MINIMUM OF 2 HRS BEFORE FINAL GRADE.
 11. CALL 437-5487 EXT. 2100 TO THE PROPERTY LOC.

LEGEND

Symbol	Description
(Symbol)	(Description)
(Symbol)	(Description)

REVISIONS

NO.	DATE	BY	DESCRIPTION

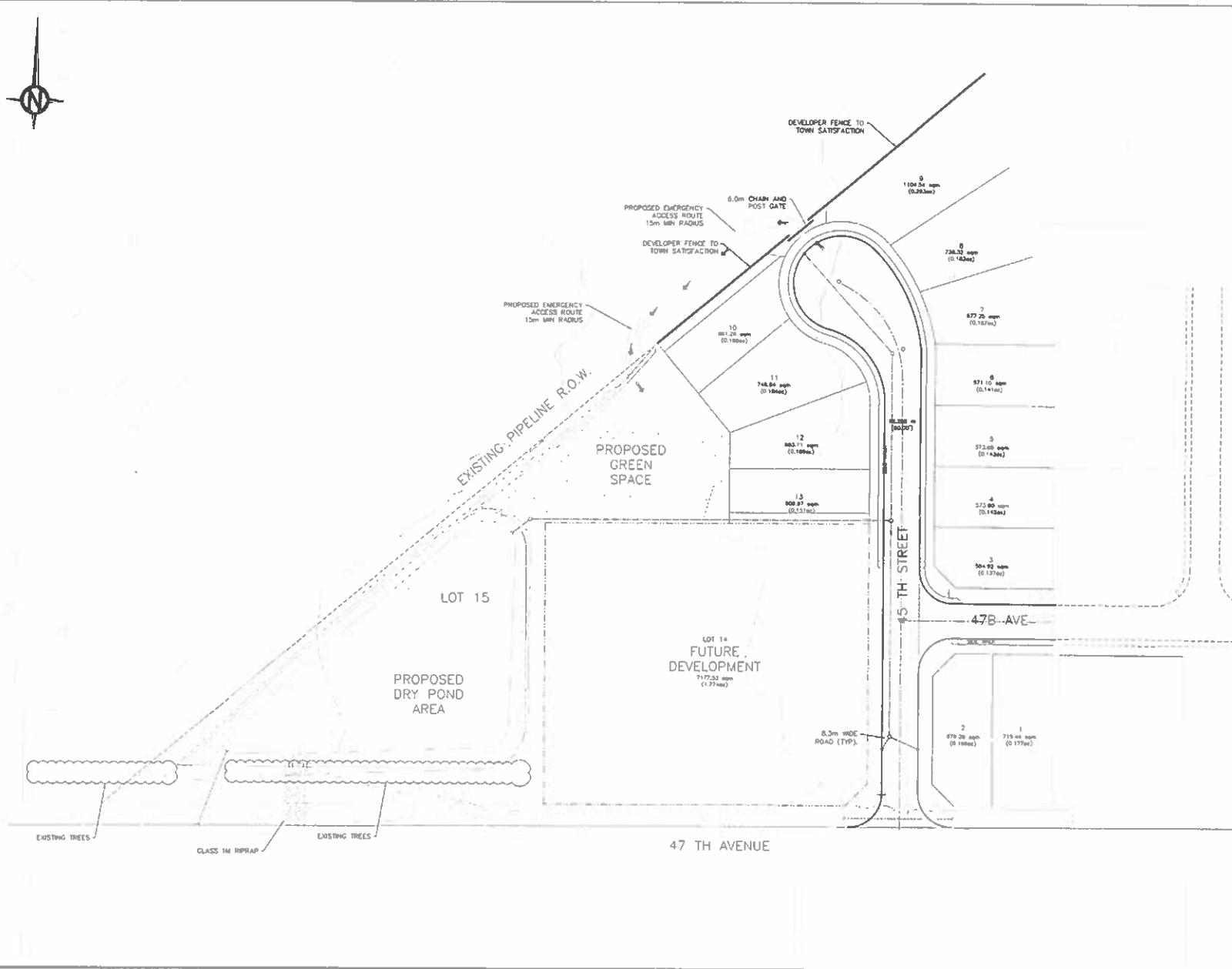
PERMIT STAMP

NO.	DATE	BY	DESCRIPTION

OKAY, ALBERTA
PROPOSED DEVELOPMENT
SECTIONS AND DETAILS
BLOCK A, PLAN 4114P

SCALE: 1:500
CLIENT: FACTION ARCHITECTURE INC.
DATE: 9/03/19
PROJECT: 151-008
ADDRESS: 444 COLONY DR
EDMONTON, AB T6A 0A7
PHONE: 780-463-1111
FAX: 780-415-8875

22-D-006 DD-27D006-09 C



NOTES

LEGEND

0.150 TOPSOIL AND SEED

ASPHALT AREA

PROFESSIONAL STAMP

REGISTERED ENGINEER

Robert Ingerson and Associates Inc.

Date: 10/23/2003

Project Number: 011362

The Association of Professional Engineers, Geologists and Geophysicists of Alberta

NO.	DATE	BY	DESCRIPTION	DATE
1	10/23/03	RS	ISSUED FOR PERMITS	10/23/03
2	10/23/03	RS	ISSUED FOR PERMITS	10/23/03
3	10/23/03	RS	ISSUED FOR PERMITS	10/23/03
4	10/23/03	RS	ISSUED FOR PERMITS	10/23/03
5	10/23/03	RS	ISSUED FOR PERMITS	10/23/03

ONGWAY, ALBERTA

PROPOSED DEVELOPMENT

LANDSCAPING PLAN

BLOCK A, PLAN 4114TR

SCALE: 1:500

CLIENT: FACTION ARCHITECTURE INC.

BOLSON

REGISTERED PROFESSIONAL ENGINEER

4715-104th Street, Edmonton, AB T5T 2E8

Phone: 780-453-8111 Fax: 780-453-8670

JOB NUMBER: 22-D-006

DATE: 10/23/03

PROJECT: DD-22D006-10

REV: 0

To the Town of Onoway Development team,
April 16, 2024

Regarding:

File 24SUB01-24, Plan 4114 TR, Block A : 4602 - 47th Avenue

Thank you for extending residents in the area a chance to express their views in this matter.

I would like to start by saying that I am not opposed to religious places of meeting and worship at all. In fact I encourage people to do so. What I do object object is the proposed location of the Church. We live in an area of vast open spaces with a multitude of options for development. Putting a church in this location does not improve the area, in my opinion, in any way. It adds unnecessary traffic to the area, offers no tax income to the city and eats up residential areas that could be used for housing, parks and town beautification. There's no reason to put any non residential building in this location.

When we moved here over a decade ago, we expected at some time that this area would be developed with housing of some kind. No problem. Not some giant structure. I realize that not all of the land would be for the church and parking area and that some area would be used for other means. I also realize that no one has utilized this land in the past for whatever reason be it interest, barriers or lack of vision.

In my opinion, this land should be used for housing and parks....period. I welcome the Church of Later Days Saints to build in our town but not crammed into a residential neighbourhood. Build off of the highway, as others have done, for ease of access instead of residential roads that were not designed for that kind of use. Township road 545 will take a beating. I fail to see how this development would improve our neighbourhood, in fact, it would most likely do the opposite. I doubt I'm alone in objecting this development so please take our concerns to heart.

Thank you again for affording us this opportunity to voice our opinions and concerns in this format.

Kind regards, Allan Wiebe

Miller Drive

Good afternoon

I own an adjacent property to Plan 4114 TR, Block A: 4602-47th Avenue: Town of Onoway (the "lands"). I have questions regarding the subdivision application mailed out April 5, 2024.

To my understanding the proposed developing land is within 0.5miles of a drainage ditch as set out in section 4.(d) where it was selected as "no". The pipeline that runs behind my home and all others from 47a avenue back alley does provide water drainage and therefore classifies as a drainage ditch. Without this ditch my yard and therefore my basement to my home floods during heavy rainfall. Adding proposed snow removal, pavement with curb directed drainage conflicts with what could possibly affect the efficiency of this ditch. I would like to know the following;

1. Where will the proposed storm pond be located? Is it a storm pond or a dry pond green space as indicated as conflicting on the Application and the mail from Developmental Services? I need clarification and what the elevation for drainage will be and to which direction?
2. When will the construction of these proposed developments start and end? What sort of noise will I be dealing with as an adjacent resident? What services will I have disruption with when construction starts and progresses? We have already dealt with many water issues this past summer. Who is paying for the expansion of the water, sewer and storm drainage? What safety protocols will be in place during all construction as we have children and pets in the area. Will there for a fence?
3. Which block is designated for the church and what size is the parking lot? Is it pavement or gravel? Where will snow removal be piled?
4. Which block is designated for Residential housing? What kind of housing, what size of blocks? What is the estimated property tax for these residential blocks? Will there be an alley accessing these or any developments on this application? Will there be single family detached or attached homes or apartments and condos?
5. How does the town benefit from this proposed development? How do the existing residents benefit from this addition financially and community wise? What are the statistics regarding property value of nearby residence over past history with this development proposal?
6. What will be the road width for the residential property for snow removal and service maintenance for the town?

7. Why are there two proposed entries to the properties? One accessing 47b avenue and another from proposed 45 street to 47 avenue? Will there be a culvert put in for ditch drainage? What size?

8. Are you relocating wildlife (badger) located in the hillside of the dirt on Lot 63PUL? Will there be removal of the spruce/ pine trees located on the property?

I await your answers

Thank you

Candice - concerned citizen of onoway

Hello Mr. Sonnleitner,

I am writing to express my objection to the proposal for the subdivision and LDS Church in Onoway, AB. I, along with many adjacent residents and other members of the community opposed the rezoning and development of this area back in 2021 when it was first proposed and my opinion has not changed. I attended the town halls regarding the proposal and was severely disappointed in how it felt the residents were not listened to. I feel the town of Onoway expressed their disapproval when all the council members who voted in favour of the proposal were all not reelected weeks later in the municipal election.

This issue has led to individuals on Yeoman Drive leaving the community. And I know that if this proposal passes, we would likely sell our house and move as well. We purchased our house from the former Mayor of Onoway with the promise that behind us was only zoned residential. At the time the only proposal was for a beautiful subdivision for 15 homes. The new proposal added a church and will attempt to pack more homes. People move to Onoway for affordable houses with large lots they can raise a family. "Single Family Narrow Lots" will not add vibrancy to the community nor be desirable. Yes sprawl is an issue in our cities, but I do not feel the town of Onoway needs to worry about density. Small lots will only contribute negatively to the health of the community. Children need space to grow and explore, the types of homes proposed in this subdivision will not contribute positively to encouraging kids to be active outside, nor will they allow for large vegetation such as trees to grow to provide shade and reduce excessive heat during the increasingly hot summers.

Beyond that, Onoway is struggling financially. And since the Church is tax exempt, this negatively impacts the community as it was forecasted up to 200 individuals travelling for worship weekly. This will put pressure on our roads, sewage and other infrastructure. As someone who regularly uses 47n avenue to walk my dogs and run since there are no walking paths in the community, I already feel nervous enough about my safety sharing the road with individuals who often speed and are not paying attention. It would add more stress to my activities to have to share the road with significantly more cars.

I feel for the members of the church who would like to build a place of worship in this community, however as previously stated in 2021. This site is not ideal. The adjacent residents do not want a church in their back yard that will bring about more traffic into our quiet and not equipped neighbourhood, not contribute greatly to the community in the way of taxes and bring in a subdivision that will not enhance the beautification of the community.

Please for once listen to the residents

Brittany Fandrick
Yeoman drive

Hi,

I have some questions regarding your letter I received on April 10-2024 regarding the subdividing work to commence for the new church and residential area adjacent to my home.

I own the residential Unit 15 as indicated on the map. I do not have any objections but I wish to better understand more about the project:

1. Where on the map will all of the items mentioned be located exactly? Could you possibly provide another map/drawing with markings showing me where the church, the church parking lot access, the dry pond, and the green space will be located exactly? It is not apparent on the map provided.
2. When will this work/contruction commence and how long will it be going on for?
3. Are there plans to sell the new lots to the community at large and if so how does one go about inquiring on them for availability/pricing etc.?
4. Are there plans to cut down existing trees along the roadway, and are there plans to plant more trees?

If I am directing these questions to the wrong parties can you please redirect to correct parties with the authority to answer the questions?

Thank You!

Kim Massé

47A Avenue