

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 24, 2026**SUBJECT:** South Creek Stage 5A & 5B - Land Use Bylaw Amendment**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to facilitate the next development stage of South Creek. The proposal amends a portion of NW ¼ 30-52-27 W4M and Plan 052 3763 Block 1 Lot 2 within the Land Use Districts Map from FD - Future Development District to R5 – Small Lot Mixed-Form Residential District, P1 – Parks District, P3 – Utility District, and proposed road while enabling some zero-lot line development. This proposal aligns with the Municipal Development Plan (MDP) as well as the intent of the South Creek Area Structure Plan.

RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2745/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. authorize Administration to schedule a public hearing on September 28, 2026.

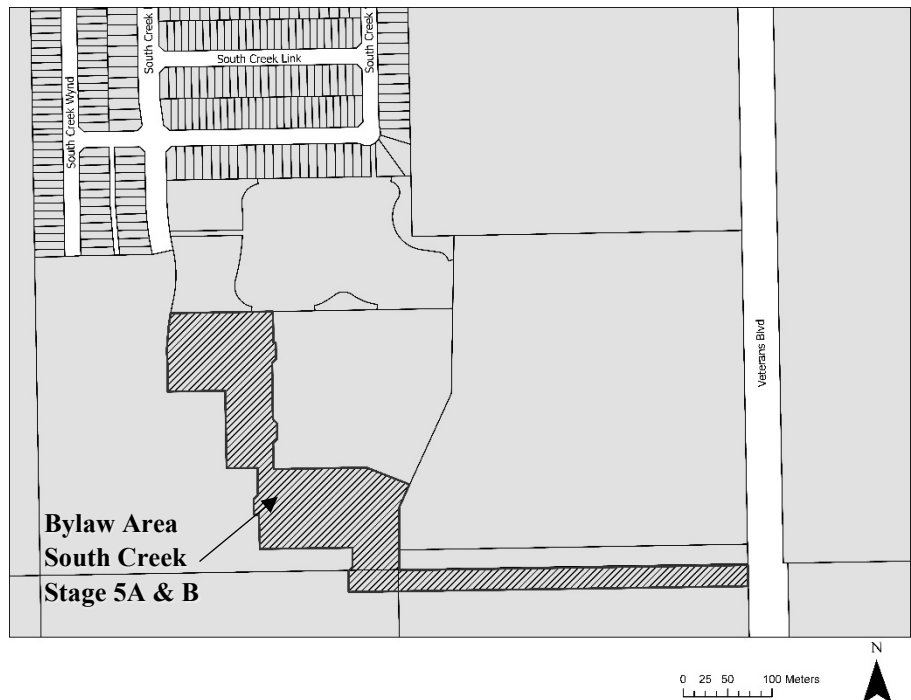
BACKGROUND

Administration is recommending an update to the Land Use Bylaw 2735/LUO/26 for the purpose of facilitating the next stage of development in South Creek.

The proposed amendment would facilitate the creation of a second permanent access to Veterans Boulevard to ensure sufficient emergency access. It would also provide for a 72-lot subdivision, comprised of standard detached dwellings, semi-detached dwellings and zero lot line detached dwellings.

From a policy standpoint, this project is supported by municipal policies under the MDP. Relevant MDP policies include:

- 6.1.p. The Town will require new residential development to be contiguous to built-up or planned urban areas.
- 6.1.w. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection services, except for lots in the Future Urban Development area or single isolated lots where there is evidence that municipal water and sewer connections are unavailable and alternative systems are sufficient.



- 6.5.f. To create new neighbourhoods that are complete, resilient and able to adapt to change, new residential development should:
 - 6.5.f.i encourage a variety of appropriate uses, including housing, institutions, parks and local commercial facilities;
 - 6.5.f.ii encourage a diversity of housing types (detached and semi-detached, duplex, modular homes, row housing, apartments and other forms, such as garden suites and secondary suites), and tenures within a development to meet the needs of people of various demographics and income levels; and
 - 6.5.f.iii. be supported by services and amenities, such as parks, schools and trails, with more amenities in higher density areas.
- 6.5.g. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have:
 - 6.5.g.i. a sustainable density that makes efficient use of land;
 - 6.5.g.ii. viable commercial services and amenities that are located within walking distance;
 - 6.5.g.iii. school sites that are convenient for students in the neighbourhood; and
 - 6.5.g.iv. access to a safe pedestrian-friendly active transportation system.

The proposal aligns with the intent of the South Creek Area Structure Plan, which is the neighbourhood level planning document in effect for South Creek. The plan contemplates low density residential west of Atim Creek with a central stormwater management facility surrounded by park space.

This amendment involves redistricting the subject lands from FD – Future Development District, which reserves rural areas until those areas are ready for urban development, to R5 – Small Lot Mixed Form Residential District, P1 – Parks District and P3 – Utility District. The R5 district enables the subdivision of lots for detached, semi-detached and row house dwelling types. The P1 district is reserved for land for parks, and the P3 district allows for major utilities. The amendment also shows the location of proposed roads from the FD District.

Of the 72 lots planned in this stage of development, this amendment proposes nine of those lots as zero lot line development. Council previously approved zero lot line development in the previous stage of South Creek on February 27, 2023. This amendment complies with all regulations in Land Use Bylaw, Section 3.25. – Zero Lot Line Development and adds an area of approximately 0.28 hectares to Figure 3.25.13. of the Land Use Bylaw to facilitate the development of the proposed zero lot line detached dwellings.

Sanitary sewers in South Creek Stage 5A and B will connect to the existing sanitary stub located on South Creek Drive, which was installed as part of Stage 2B. The amendment includes a 0.02 hectare P3 District which will serve as an additional storm inlet to the existing stormwater management facility to contain both minor (1:5-year storm event) and major stormwater (1:100-year storm event) drainage for South Creek 5A and B. Water looping is available at the south end of South Creek Drive just north of Stage 5

This stage includes the design and construction of 60 Avenue, which is a permanent secondary access to Veterans Boulevard, and the Atim Creek crossing. The proposed 0.02-hectare P1 Districted area is adjacent to the zero lot line lots and connects to a proposed neighbourhood park off South Creek Drive that would be developed in a later stage.

Relevant Statutes/Master Plans/Documents

Municipal Government Act Sections 187 to 191, 230, 606, 639, 640 and 692(1)

Land Use Policies, Order in Council 522/96 Pursuant to Section 622 of the *Municipal Government Act*,

Municipal Development Plan Bylaw 2694/D&P/24 Uniquely Stony Plain: Municipal Development Plan 2024

South Creek Area Structure Plan Bylaw 2275/D&P/07

Land Use Bylaw 2735/LUO/26

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Encourage innovative and diverse housing options that will support a wide range of residential needs.

COMMUNICATION

If Council gives first reading to 2745/LUO/26, Administration will give notice of the public hearing and proposed bylaw by ensuring a notice sign is placed on the subject site and displaying the information on the Town website. This method of communication is in accordance with the Standard method in Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood-level plan. This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Aerial Context Map
2. South Creek Stage 5A and 5B Land Use Bylaw Amendment Bylaw 2745/LUO/26
3. Relevant Statutory Plan Information
4. Relevant portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Relevant Application Information
6. Presentation

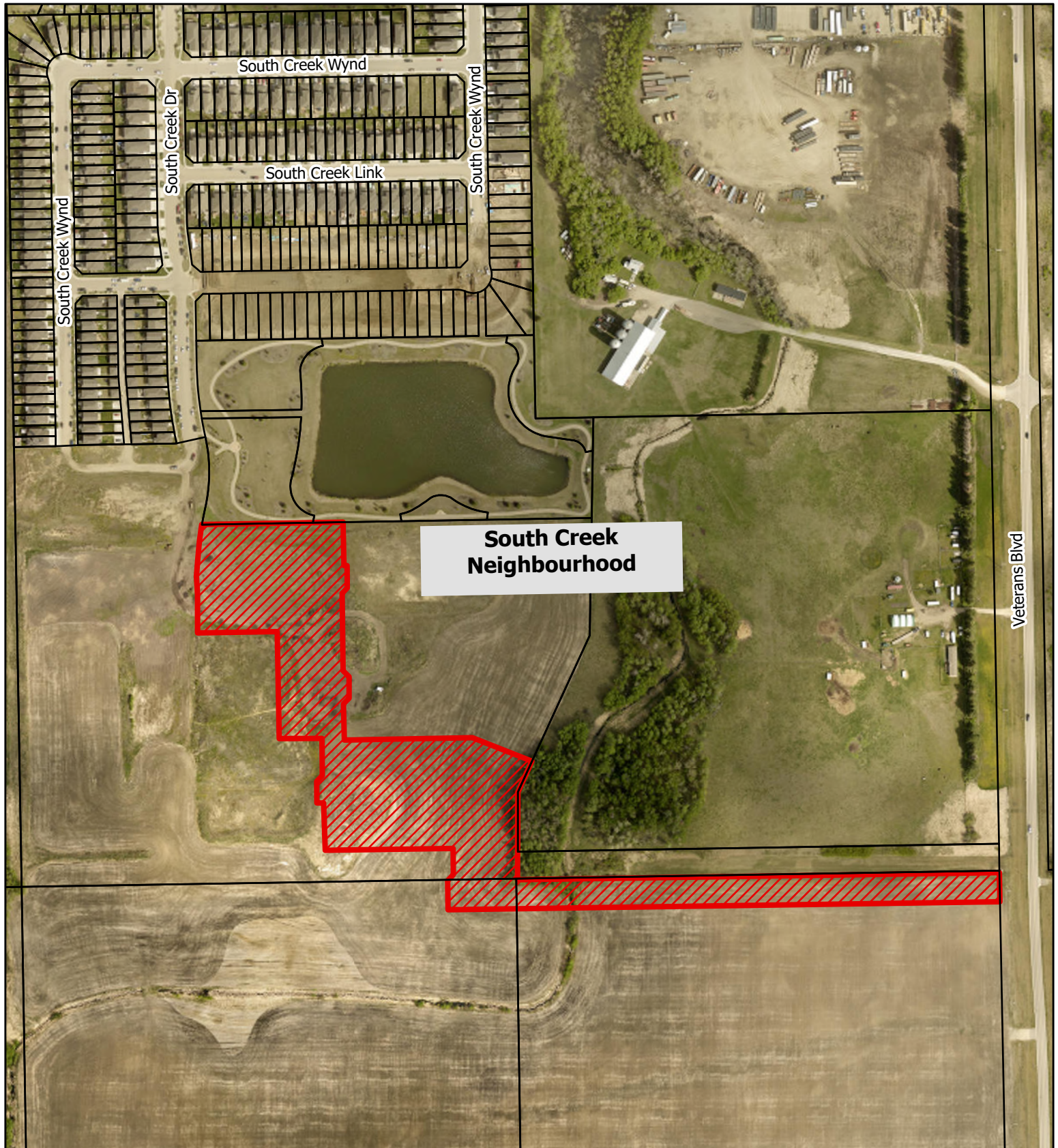
Prepared by: Ellen Amoh, Planner

Reviewed by: Miles Dibble, Manager, Planning and Development

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Brett Newstead, General Manager, Planning & Infrastructure

Approved by: Tom Goulden, Chief Administrative Officer



Aerial Context Map for Bylaw 2745/LUO/26

 Bylaw Area

BYLAW 2745/LUO/26

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2735/LUO/26**

WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, enables a Council to amend or repeal a bylaw;

WHEREAS, the Council of the Town of Stony Plain wishes to amend Land Use Bylaw 2735/LUO/26 for the purpose of redistricting the lands shown in Schedule A attached hereto and revising provisions of the bylaw; and

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts the following:

1.0.0 Title

1.1.0 This bylaw may be cited as "South Creek Stage 5A & 5B Land Use Bylaw Amendment".

2.0.0 General

2.1.0 Bylaw 2735/LUO/26 is hereby amended by this bylaw.

2.1.0 That the Land Use District Map, attached to and forming part of this bylaw be amended to redistrict portions of, as shown in Schedule A:

PLAN 0523763

BLOCK 1

LOT 2

CONTAINING 35.9 HECTARES (88.71 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 0820046	SUBDIVISION	6.71	16.58
B) PLAN 1224736	SUBDIVISION	1.44	3.56
C) PLAN 1324261	SUBDIVISION	1.32	3.26
D) PLAN 1424492	SUBDIVISION	1.80	4.45
E) PLAN 942 3629	SUBDIVISION	2.87	7.09
F) PLAN 2421896	SUBDIVISION	6.97	17.22

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

MERIDIAN 4 RANGE 27 TOWNSHIP 52

SECTION 30

ALL THAT PORTION OF THE SOUTH EAST QUARTER

WHICH LIES NORTH OF ROAD PLAN 8020627 AND EAST OF A LINE DRAWN
THROUGHOUT AND AT RIGHT ANGLES TO THE NORTH LIMIT OF SAID ROAD
PLAN, 402.3 METRES

WESTERLY FROM THE EAST BOUNDARY OF THE SAID QUARTER SECTION

CONTAINING 32.2 HECTARES (79.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

MERIDIAN 4 RANGE 27 TOWNSHIP 52

SECTION 30

ALL THAT PORTION OF THE SOUTH EAST QUARTER

WHICH LIES NORTH OF ROAD PLAN 8020627 AND EAST OF A LINE DRAWN
THROUGHOUT AND AT RIGHT ANGLES TO THE NORTH LIMIT OF SAID ROAD
PLAN, 402.3 METRES

WESTERLY FROM THE EAST BOUNDARY OF THE SAID QUARTER SECTION
CONTAINING 32.2 HECTARES (79.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 0624145	SUBDIVISION	8.09	19.99
B) PLAN 1922877	ROAD	0.169	0.42

FROM: FD – Future Development District
[4.06 ha (10.03 acres) more or less]

TO: R5 – Small Lot Mixed Form Residential District
[2.11 ha (5.21 acres) more or less]

P1 – Parks District
[0.02 ha (0.049 acres) more or less]

P3 – Utility District
[0.02 ha (0.049 acres) more or less]

Proposed Road
[1.91 ha (4.72 acres) more or less]

- 2.2.0 That *Figure 3.25.13 Lots Allowed for Zero Lot Line Development* be revised to include the areas indicated as “Lots Allowed for Zero Lot Line Development” as shown in the figure in Schedule B.

3.0.0 Severability

- 3.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4.0.0 Review

- 4.1.0 This bylaw shall be reviewed within its fifth year, being 2031, or as deemed necessary.

5.0.0 Effective Date

- 5.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this day of , AD 2026.

Public hearing held this day of , AD 2026.

Read a second time this day of , AD 2026.

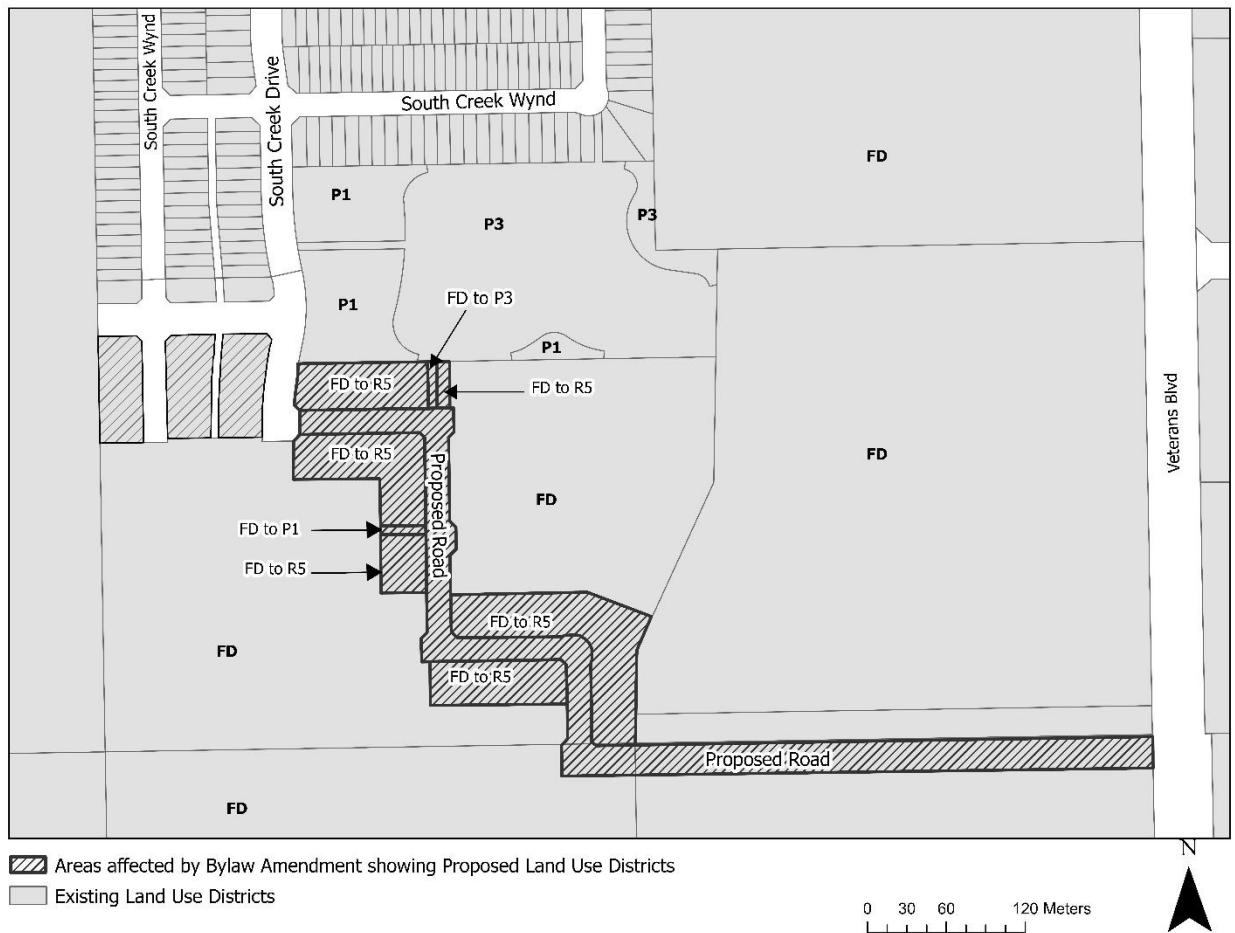
Read a third time this day of , AD 2026.

Mayor William Choy

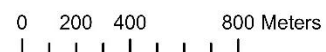
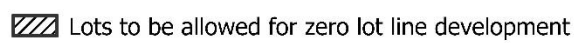
Ann Laing
General Manager, Corporate Services

SCHEDULE “A”

**Area of Land Use
Bylaw Amendment 2745/LUO/26**



Area to be added to *Figure 3.25.13 Lots Allowed for Zero Lot Line Development*



Legend

-  Town Boundary
-  Area of New Residential Development
-  Area of Employment Land
-  Area of Transition
-  Area of Stability
-  Area of Future Urban Development
-  Park
-  Tree Canopy
-  Railway
-  Major Road

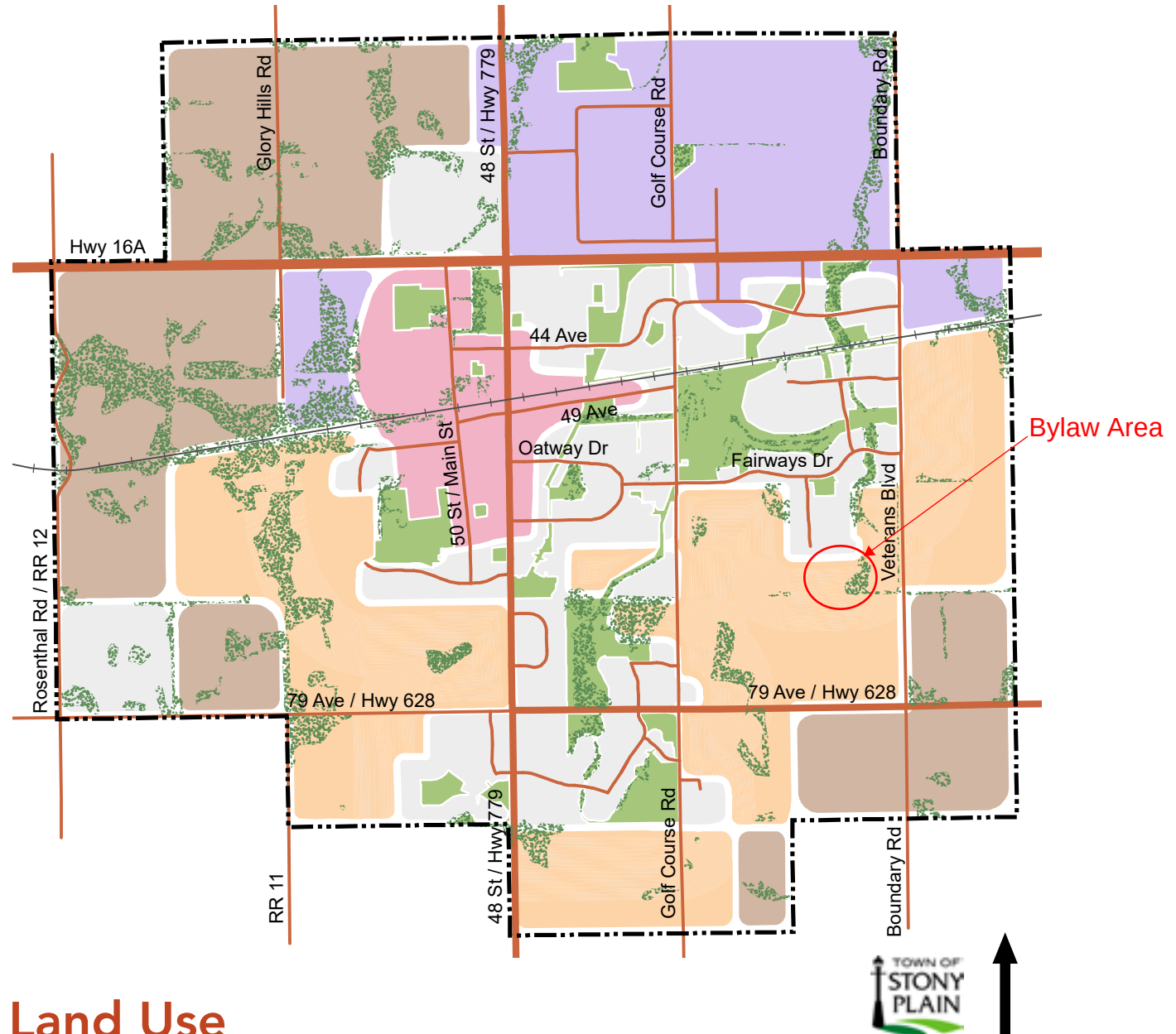
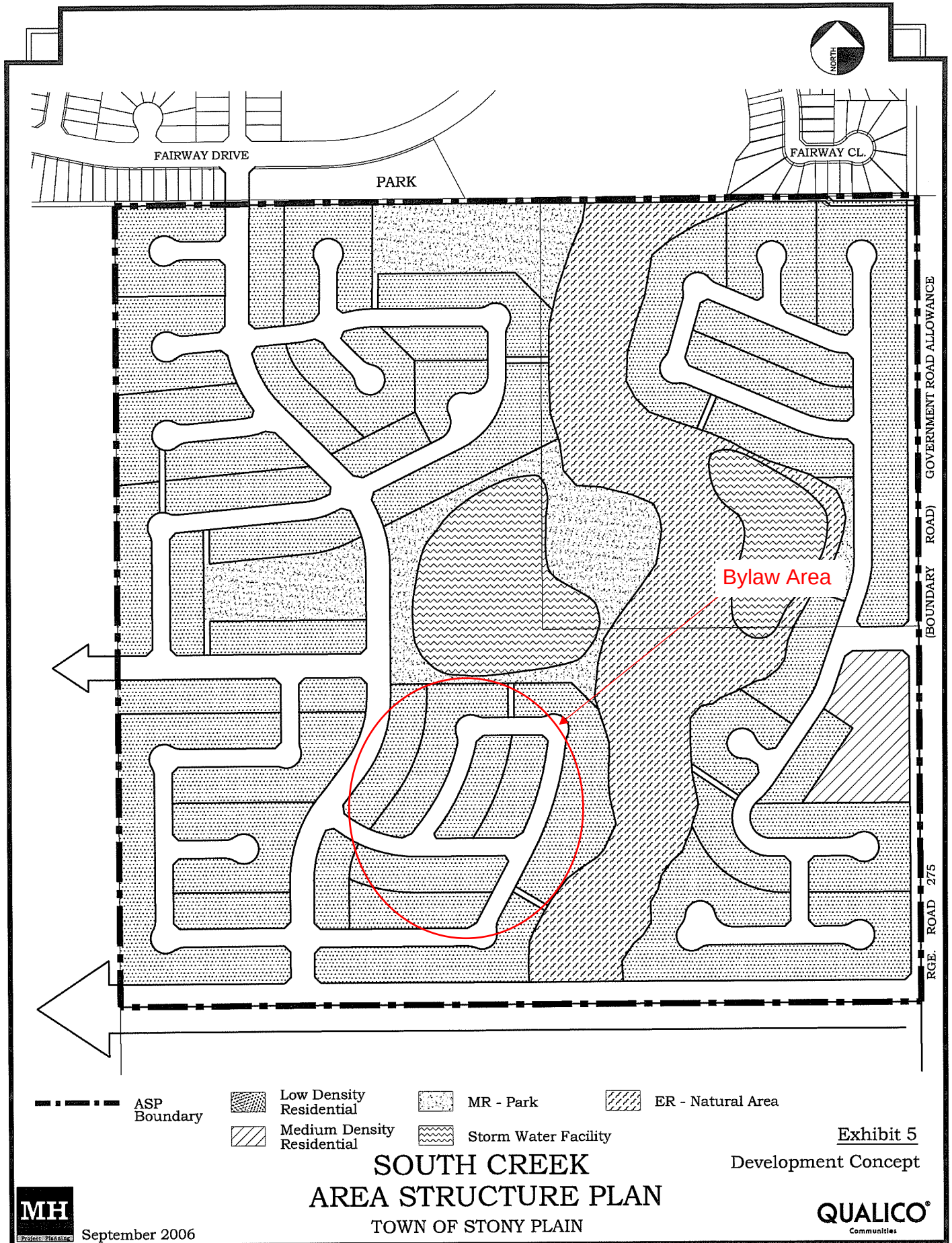
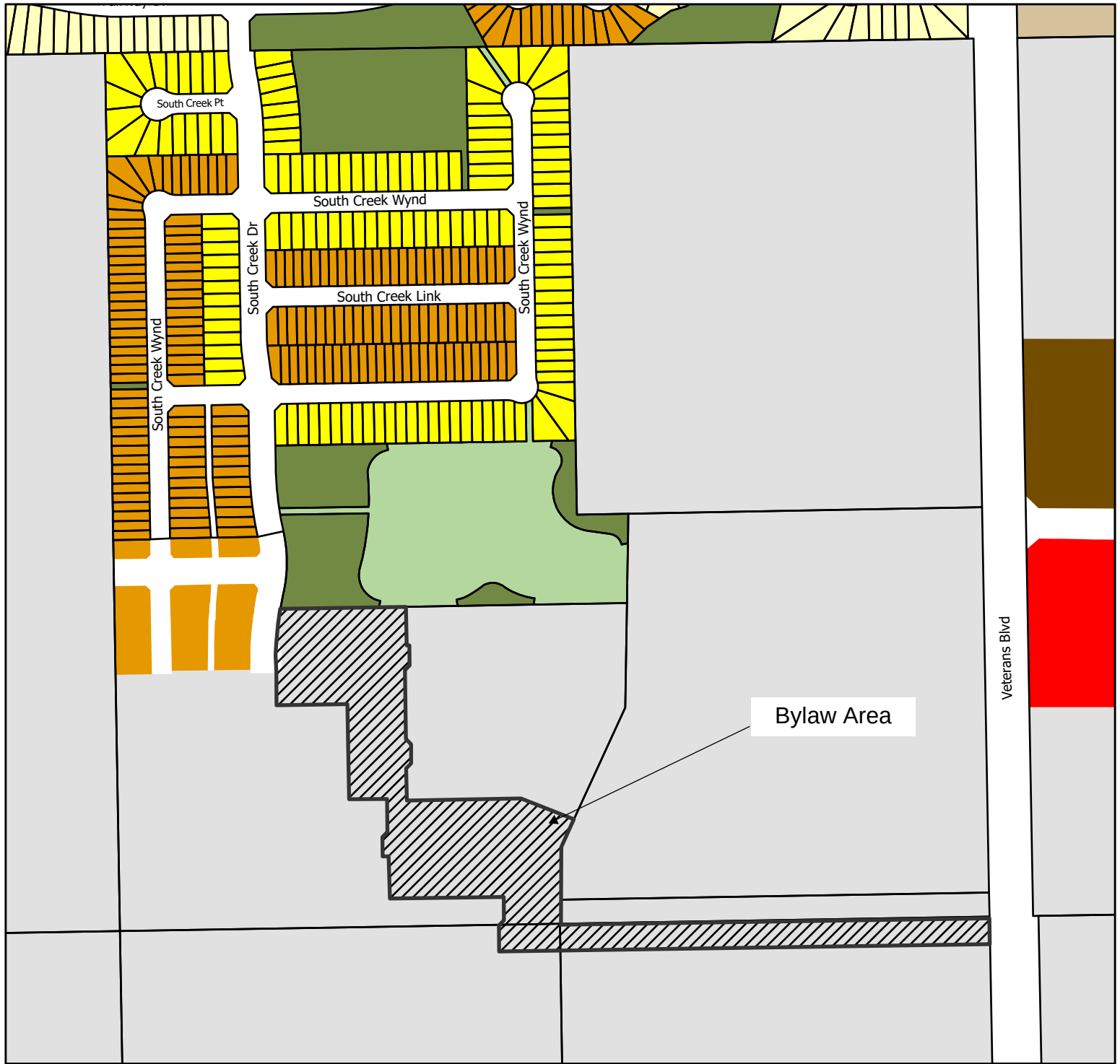


Figure 4: Future Land Use





Land Use Bylaw Map for Bylaw 2745/LUO/26

Land Use Bylaw Districts

Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Manufactured Home Residential District
- R4 – Mixed Form Residential District
- R5 – Small Lot Mixed-Form Residential District
- R6 – Comprehensively Planned Residential District
- R7 – Multi-Unit Building Residential District
- R8 – High Density Residential District

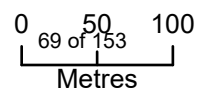
Employment Districts

- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

Other Land Use Districts

- P1 – Parks District
- P2 – Community Services District
- P3 – Utility District
- FD – Future Development District

Date Produced: 2026-08-14
Data Source: AltaLIS



2.6.0. R5 – Small Lot Mixed-Form Residential District

2.6.1. Purpose

This district provides for Detached Dwellings, Semi-Detached Dwellings and three- to six-unit Row House Dwellings on compact Lots generally served by lanes that allow for a variety of Lot shape options, such as shallow-wide Lots.

2.6.2. Permitted Uses

Detached Dwelling
Earthworks
General Accessory Development
Park
Residential Sale Centre
Row House Dwelling
Semi-Detached Dwelling

2.6.3. Discretionary Uses

Bed and Breakfast
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.6.4. Subdivision Regulations

1. **Density (maximum):**
 - a. 1 Detached Dwelling per Lot
2. **Dwellings in a Row House (maximum):**
 - a. 6
3. **Lot Access for Internal Row House Dwelling Units**
 - a. Internal Row House Dwelling units must have direct access available to their Rear Yards from public land such as a municipal reserve, environmental reserve, public utility lot, lane or other road right of way, or indirectly via an access easement or other mechanism that will ensure perpetual access is available to their Rear Yards from public land
4. **Lot Width (minimum):**
 - a. Detached Dwelling – 7.2 m
 - b. Semi-Detached Dwelling – 6.0 m
 - c. Row House Dwelling internal unit – 4.3 m
 - d. Row House Dwelling end unit – 5.5 m
 - e. Corner Lot requires 1.5 m of additional Lot Width
5. **Lot Area (minimum):**
 - a. Detached Dwelling – 235 m²
 - b. Semi-Detached Dwelling – 195 m²
 - c. Row House Dwelling internal unit – 140 m²
 - d. Row House Dwelling end unit – 180 m²
 - e. Corner Lot requires 50.0 m² of additional Lot Area

2.6.5. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 65% for an internal Row House Dwelling unit
 - b. 50% for any other dwelling
2. **Dwellings in a Row House (maximum):**
 - a. 6
3. **Front and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m to the principal building from the Front Lot Line if the Lot does not have lane access
 - b. 3.0 m to the principal building from the Front Lot Line if the Lot has lane access
 - c. 2.4 m to the principal building from a Flankage Lot Line
 - d. 6.0 m to an attached garage from a Front Lot Line or Flankage Lot Line
4. **Rear Yard Setbacks (minimum):**
 - a. 7.5 m to the principal building
 - b. 6.0 m to an attached garage
5. **Side Yard Setbacks (minimum):**
 - a. 1.2 m
6. **Building Height (maximum):**
 - a. 12.0 m

2.14.0. P1 – Parks District

2.14.1. Purpose

This district provides land for the Development of parks to meet the active and passive recreational pursuits of the public.

2.14.2. Permitted Uses

Campground
Cemetery
Community Garden
Earthworks
General Accessory Development
Park
Recreation Facility

2.14.3. Discretionary Uses

Bar
Community Facility
Education Service
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Service
Outdoor Entertainment Establishment
Parking Facility
Prefabricated Structure Accessory Development
Religious Assembly
Shipping Container Accessory Development
Tourist Information Centre

2.14.4. Development Regulations

1. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a Yard Abuts a residential district
2. **Building Height (maximum):**
 - a. 20.0 m
3. **Landscaping:**
 - a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards
4. **Discretionary Commercial Uses:**
 - a. Bar, Food and Drink Service, Indoor Entertainment Establishment and Indoor Sales and Service will only be allowed in association with a Permitted Use

2.16.0. P3 – Utility District

2.16.1. Purpose

This district provides land for major utilities.

2.16.2. Permitted Uses

Earthworks
General Accessory Development
Government Service
Park

2.16.3. Discretionary Uses

Energy Generating Facility
Outdoor Storage Accessory Development
Parking Facility
Prefabricated Structure Accessory Development
Recreation Facility
Recycling Depot
Shipping Container Accessory Development
Snow Dump Site
Transfer Station

2.16.4. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 70%
2. **Landscaping**
 - a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards
3. **Building Height (maximum):**
 - a. 20.0 m
4. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 6.0 m

2.17.0. FD – Future Development District

2.17.1. Purpose

This district reserves those areas within the municipality which are rural in character until such time that the land is required for urban purposes. Development must be consistent with the future development concepts within the Municipal Development Plan. The redistricting of land to other land use districts will normally occur subsequent to the approval of an area structure plan and prior to the endorsement of a proposed subdivision.

2.17.2. Permitted Uses

Accessory Dwelling
Community Garden
Earthworks
General Accessory Development
Indoor Farm
Park
Rural Farm

2.17.3. Discretionary Uses

Auctioneering
Bed and Breakfast
Campground
Cannabis Production and Distribution Facility
Cemetery
Contractor Service
Detached Dwelling
Kennel
Major Home Occupation
Medium Industrial
Outdoor Display Area Accessory Development
Outdoor Sales and Service
Outdoor Storage Accessory Development
Prefabricated Structure Accessory Development
Recreational Vehicle Storage Facility
Religious Assembly
Shipping Container Accessory Development
Veterinary Hospital

2.17.4. Subdivision Regulations

- 1. Density (maximum):**
 - a. 1 Dwelling Unit per Lot
 - b. 1 Accessory Dwelling per Lot may be allowed where the Accessory Dwelling will not prejudice the possibility of future Development of the area
- 2. Site Area (minimum):**
 - a. 8.0 ha
- 3. Area Structure Plan Requirement**
 - a. Preparation and adoption of an area structure plan will be required by the Subdivision Authority prior to consideration of an application for redistricting or subdivision

- b. Adoption of an area structure plan is not required when the first, and a single lot, is being subdivided out of a quarter section.

2.17.5. Development Regulations

1. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 6.0 m
2. **Building Height (maximum):**
 - a. 12.0 m, except in the case of buildings or structures accessory to a farm operation
3. **Rural Farm Uses**
 - a. Rural Farm uses must not include any intensive agricultural Developments, such as the breeding and raising of fur bearing animals, poultry, hogs or feedlot operations
 - b. Structures related to Rural Farm uses involving livestock will not be allowed within 100 m of a residential or commercial district
4. **Future Development Considerations**
 - a. The Development Authority may specify the length of time a use is allowed in this district having regard for the servicing and future urban development of the subject land
5. **Limited Future Development Uses**
 - a. Development permits for Auctioneering, Campground, Cannabis Production and Distribution Facility, Cemetery, Contractor Service, Kennel, Outdoor Sales and Service, Outdoor Storage Accessory Development, Prefabricated Structure Accessory Development, Recreational Vehicle Storage Facility, Shipping Container Accessory Development and Veterinary Hospital uses in the FD – Future Development district will only be approved where these uses are not within a residential subdivision or on a Lot where a residential use is the Principal Use
6. **Limited and Temporary Medium Industrial Uses**
 - a. A development permit may only be issued for Medium Industrial uses within NW ¼ Section 6-53-27-W4, as shown in Figure 2.17.5.
 - b. A development permit under Section 2.17.5.6.a. may only be issued and valid:
 - i. until December 31, 2026, unless an area structure plan is approved for the subject area that supports a Medium Industrial use; and
 - ii. when the use does not require servicing.

Zero Lot Line

3.25.0. Zero Lot Line Development

3.25.1. Zero Lot Line Development Regulations

1. Zero lot line development is permitted solely within the R2 – Detached Dwelling Residential District, R4 – Mixed Form Residential District, R5 – Small Lot Mixed-Form Residential District, R6 – Comprehensively Planned Residential District (Option B).
2. A block plan must be approved by the Development Authority prior to a related application being deemed as complete where the block plan must provide:
 - a. a contiguous area along a road right of way showing all lots on either side of the road right of way;
 - b. the location of all maintenance easements required, as per Section 3.25.1.7.; and
 - c. each proposed residential Lot and indicate the dwelling type as either Detached Dwelling, Semi-Detached Dwelling or Row House Dwelling for each lot.
3. For a block plan required as per Section 3.25.1.2., the dwelling type assigned to each proposed residential Lot may be revised if such a change allows the plan to continue to meet all the regulations required within this section and a revised plan is approved by the Development Authority
4. Zero lot line development must comply with the regulations of the underlying district, except that:
 - a. the Flankage Yard Setback is 2.4 m to the principal building;
 - b. in the R2 – Detached Dwelling District, if one Side Yard Setback is increased to a minimum of 2.4 m to the principal building, the other Side Yard Setback may be reduced to a minimum of 0 m to the principal building;
 - c. in the R4 – Mixed Form Residential District, R5 – Small Lot Mixed-Form Residential District, and R6 – Comprehensively Planned Residential District (Option B), if one Side Yard Setback is increased to 1.5 m to the principal building, the other Side Yard Setback may be reduced to a minimum of 0 m to the principal building and the Lot Width minimum is reduced by 0.9 m;
 - d. in the R4 – Mixed Form Residential District and R5 – Small Lot Mixed-Form Residential District, the minimum Lot Area is reduced by 30 m²; and
 - e. in the R6 – Comprehensively Planned Residential District (Option B), the minimum Lot Area is reduced by 20 m².
 - f. any General Accessory Development that is a detached garage accessed from a lane, may be constructed on the same 0.0 m Side Yard Setback as the principal building.
5. All roof drainage from the Dwelling, including an attached garage, and General Accessory Development Buildings, will be directed away from buildings and towards a public road, a lane, or a drainage feature, such as a swale.
6. No roof leader discharge will be directed to the maintenance easement.
7. The owner of a Lot within a Development proposed for zero lot line development and the owner of the Abutting Lot must register, on land titles for all Adjacent Lots:
 - a. a 1.5 m private maintenance easement that requires:
 - i. an unobstructed minimum width drainage pathway of 0.3 m to be free and clear of all objects;
 - ii. when the distance between principal buildings is 2.4 m, a 0.6 m eave encroachment easement where the eaves can be no closer than 1.2 m to the eaves on the building of the Adjacent Lot;

- iii. when the distance between principal buildings is 1.5 m, a 0.3 m eave encroachment easement where the eaves can be no closer than 0.9 m to the eaves on the building of the Adjacent Lot;
- iv. a 0.6 m footing encroachment easement;
- v. permission to access the easement area for maintenance purposes; and
- vi. that any General Accessory Development building, including a detached garage, will not encroach on the private maintenance easement, except that the eaves of a detached garage may encroach up to 0.3 m into the private maintenance easement where 3.25.1.4.f. applies; and
- b. a restrictive covenant and easement that:
 - i. requires a drainage swale constructed per Section 3.25.10. of the Land Use Bylaw; and
 - ii. provides for the protection of Site drainage, including the right for water to flow across Lots and the requirement to not inhibit the flow of water across Lots.
- 8. Zero lot line developments with front drive access will not be located:
 - a. directly across a public road, other than a lane, from another zero lot line development with front drive access; or
 - b. on major collector roads.
- 9. Zero lot line development will only be permitted for a Detached Dwelling Use.
- 10. Zero lot line development requires the construction and maintenance of a drainage swale within a 1.5 m private maintenance easement as generally shown in Figure 3.25.1. and where:
 - a. the swale is within the easement;
 - b. the swale is a minimum of 1.5 m;
 - c. the swale is a minimum depth of 0.15 m when the swale is adjacent to a building;
 - d. the swale has a minimum slope of 10%; and
 - e. roof leader discharge is directed away from the maintenance easement.
- 11. Zero lot line development is only allowed where shown in Figure 3.25.13.

Figure 3.25.1. Swale Cross Section for Zero Lot Line Development

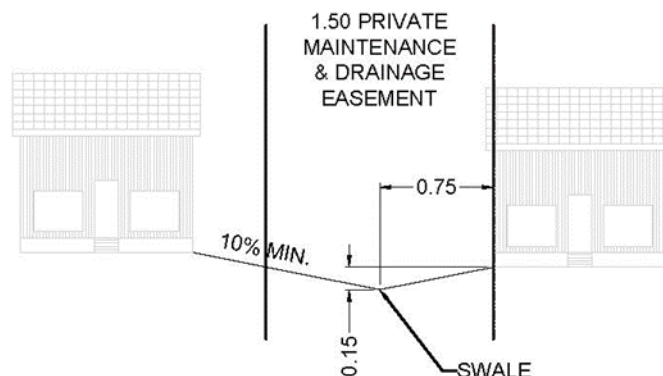
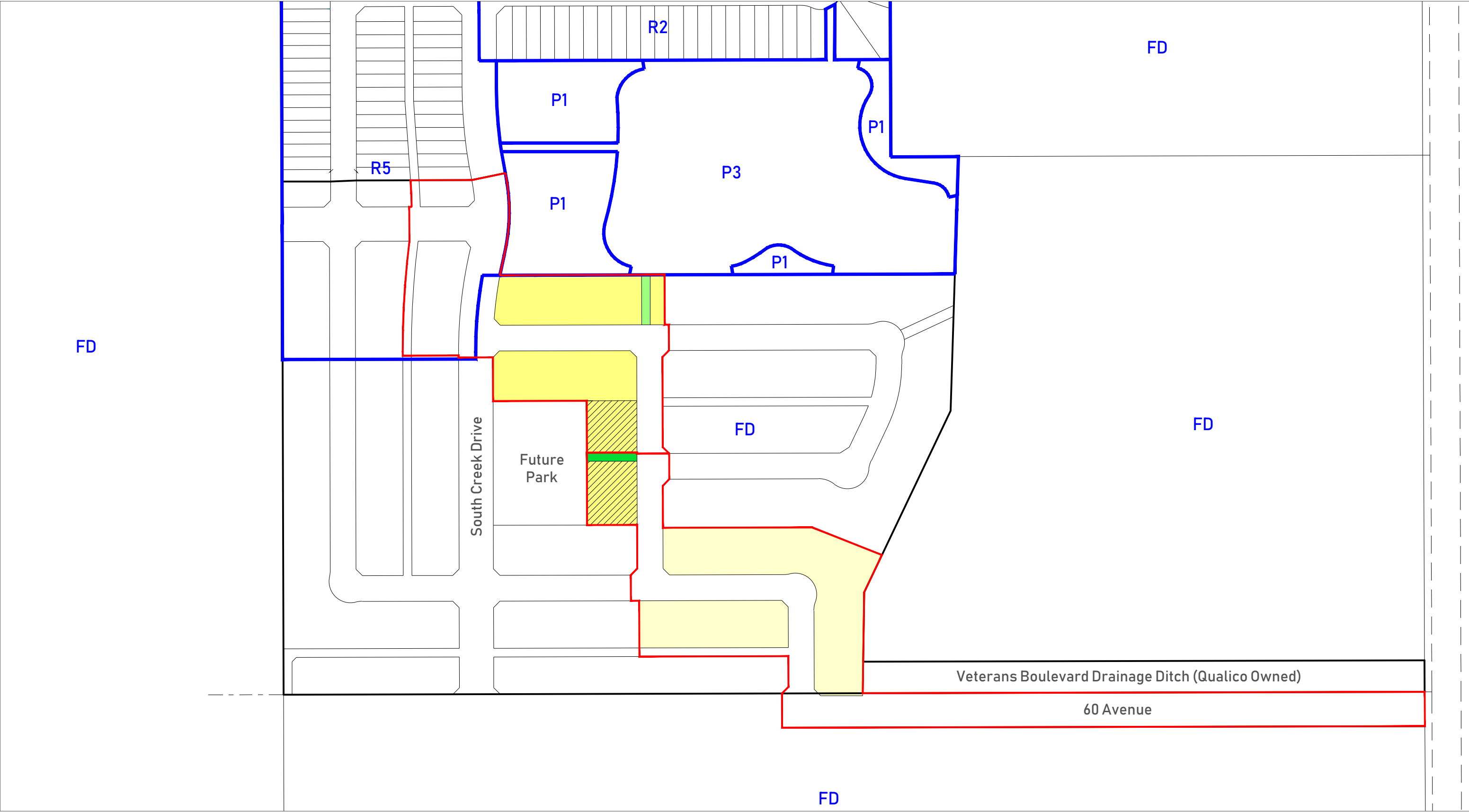


Figure 3.25.13. Lots Allowed for Zero Lot Line Development





FROM FD - Future Development TO:

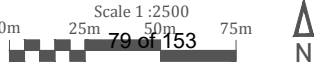
-  R5 Single-Detached
-  R5 Semi-Detached

-  P1 - Parks
-  P3 - Utility

-  Existing Zoning
-  Zero Lot Line

-  Stage 5 Boundary

Rezoning / Shadow Plan
South Creek Stage 5
Lot 2, Block 1, Plan 052 3763
SE-30-52-27-4



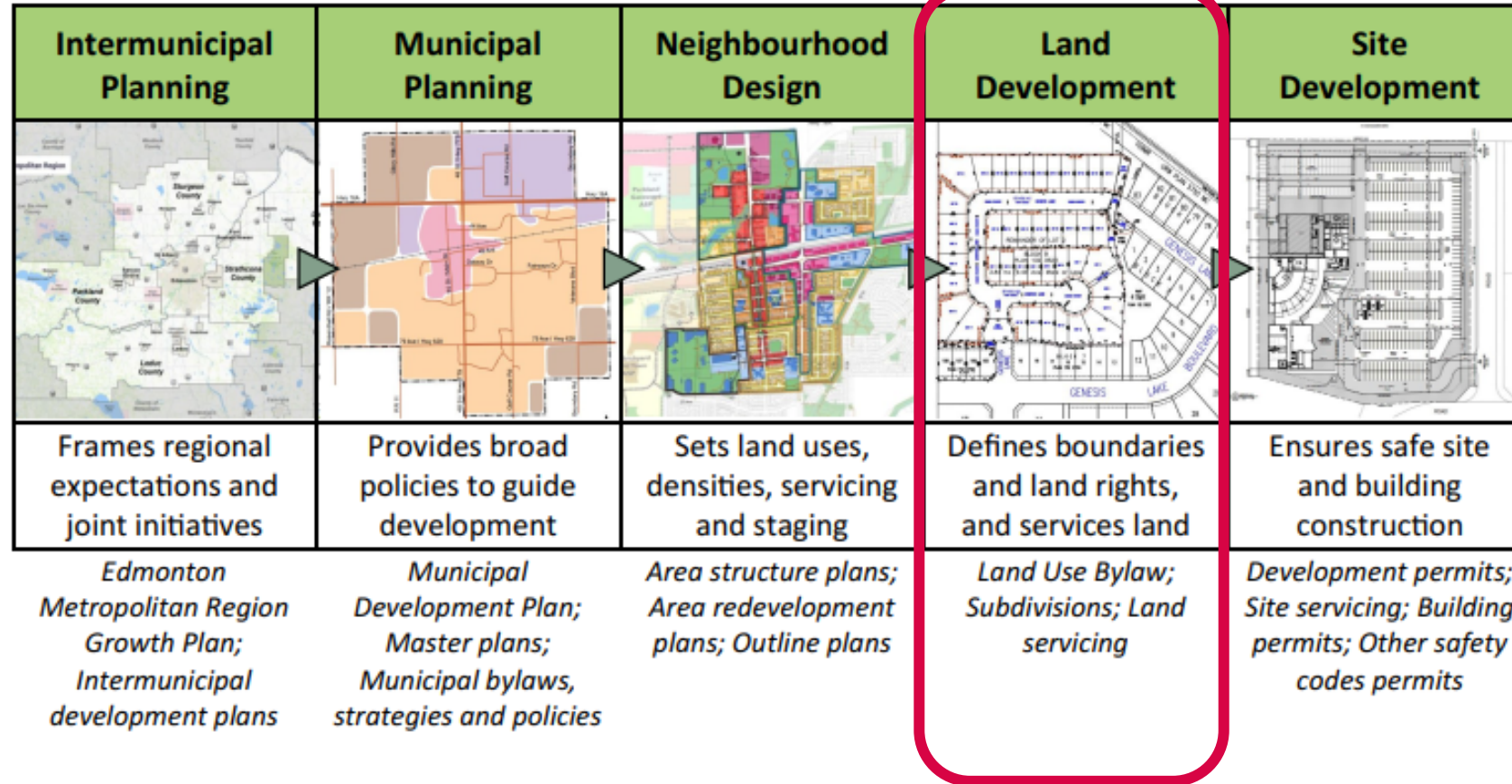
First Reading - Bylaw 2745/LUO/26

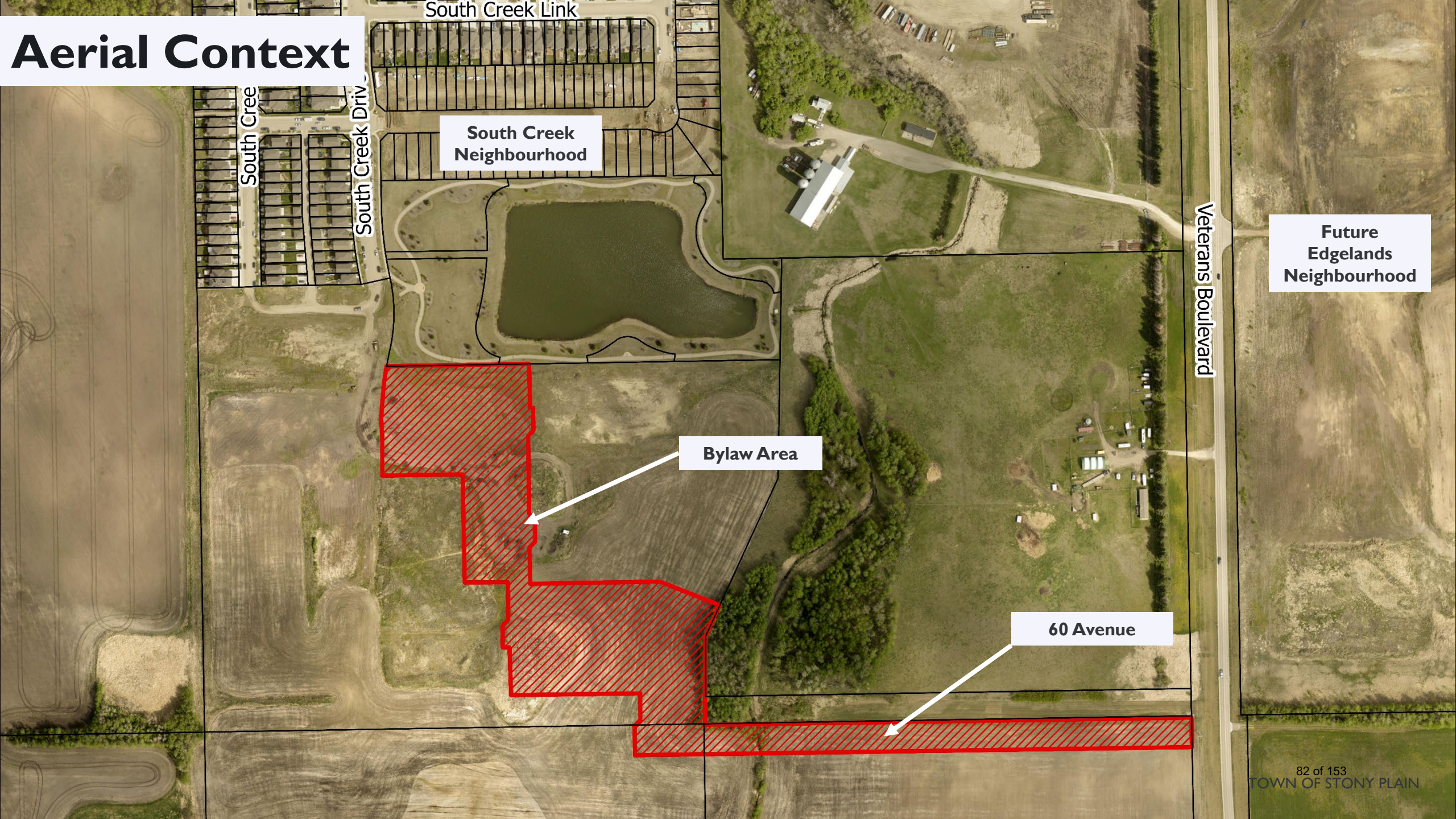
South Creek Stage 5A and 5B

Land Use Bylaw Amendment



THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN





Aerial Context

South Creek Link

South Creek
Neighbourhood

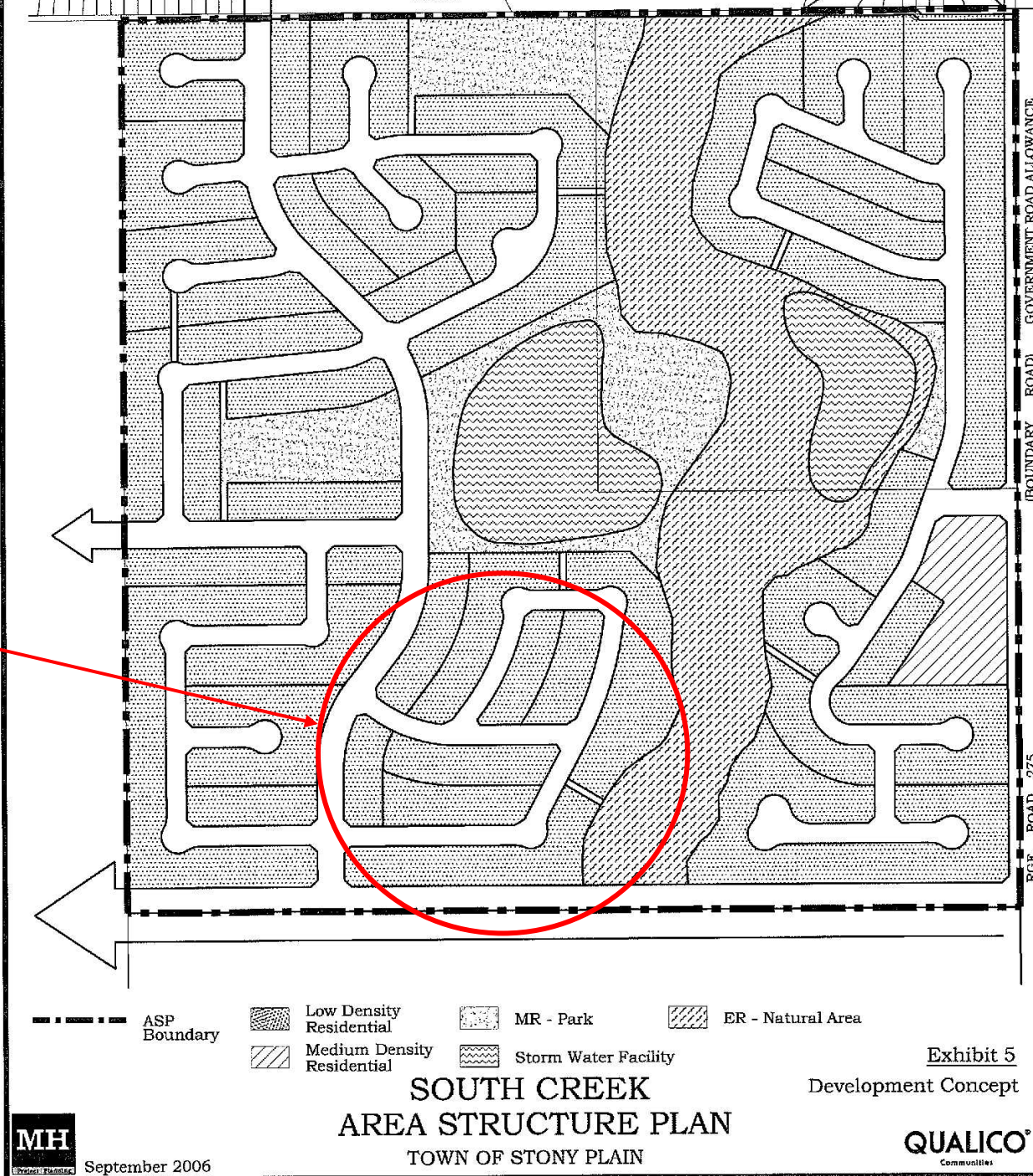
Future
Edgelands
Neighbourhood

Veterans Boulevard

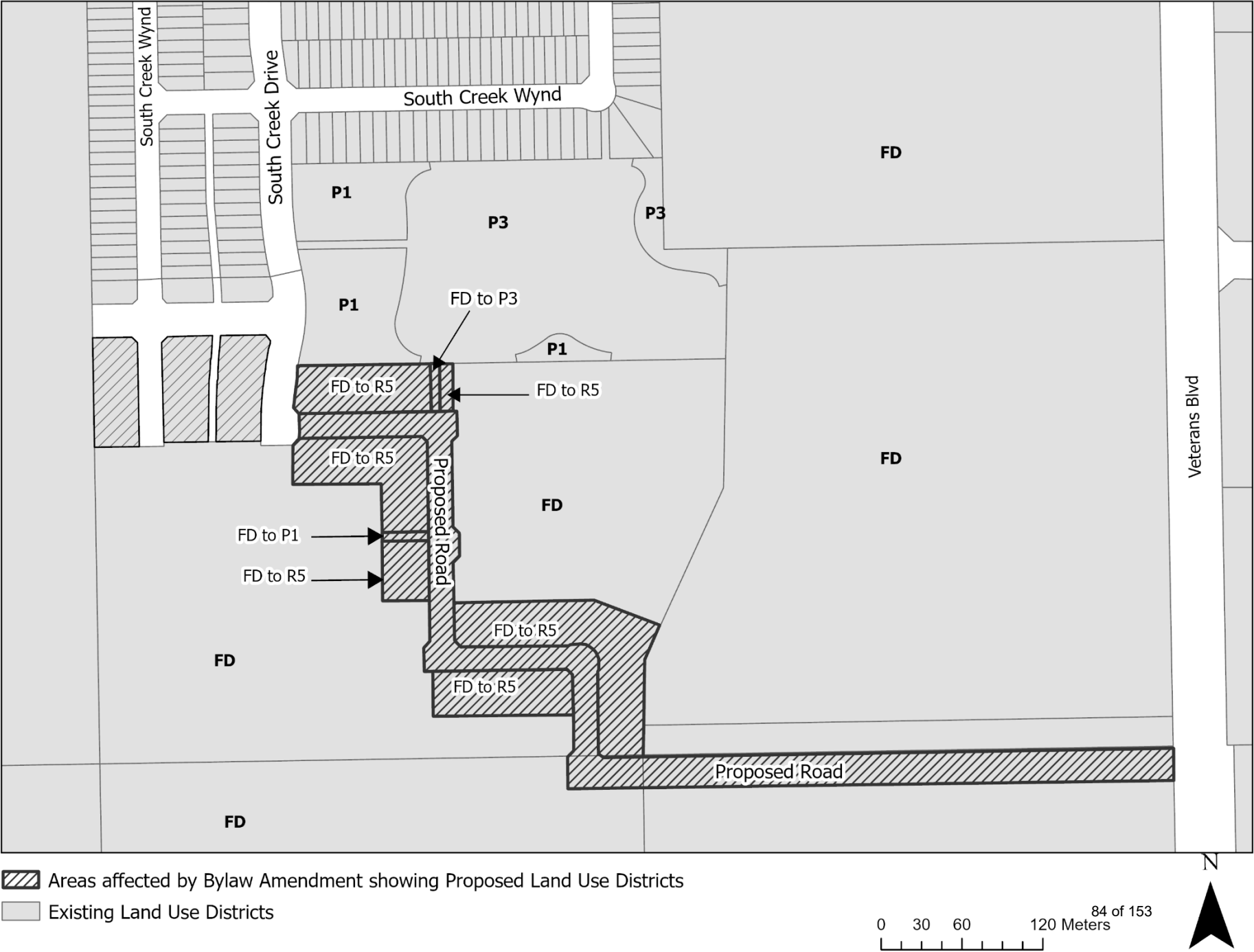
Bylaw Area

60 Avenue

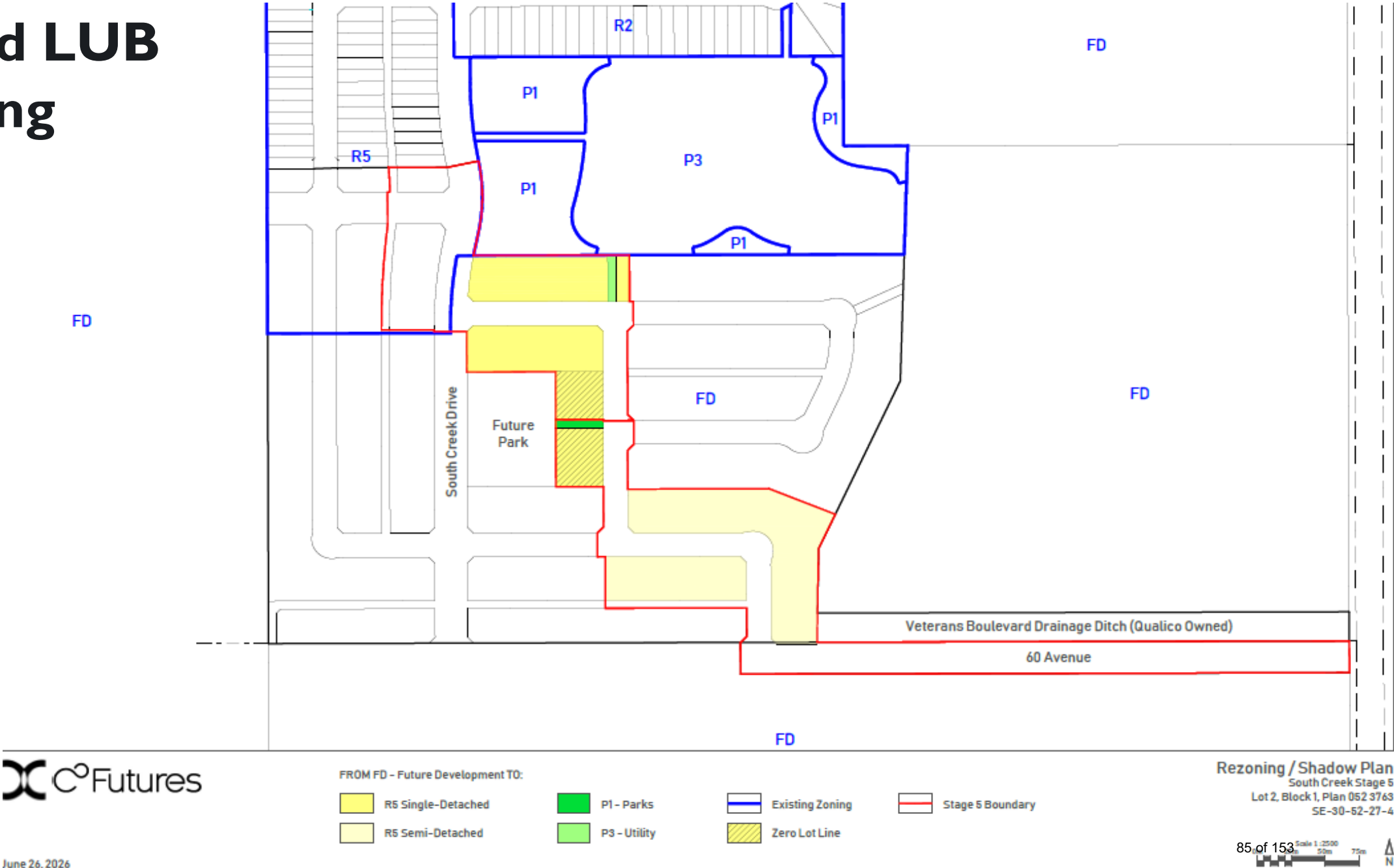
Bylaw Area



Proposed LUB Districting



Proposed LUB Districting



Next Steps





Thank you!

Questions or comments?



END OF ITEM

