REQUEST FOR DECISION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 26, 2026

SUBJECT: Brickyard Stage 7 - Land Use Bylaw Amendment

EXECUTIVE SUMMARY

An amendment to the Land Use Bylaw is being proposed to facilitate the next development stage of the Brickyard. The proposal amends a portion of Descriptive Plan 262 0588 Block 34 Lot I within the Land Use District Map from R2 – Detached Dwelling Residential District and R4 – Mixed Form Residential District to R5 – Mixed Form Residential District while enabling some zero-lot line development. This proposal aligns with the Municipal Development Plan (MDP) and the intent of the Brickyard at Old Town Area Structure Plan (ASP).

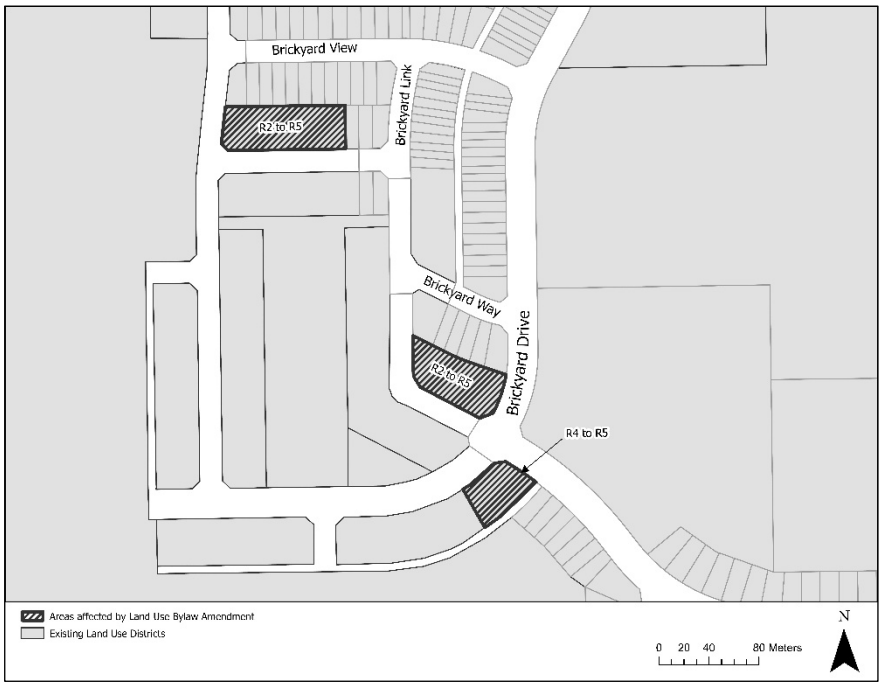
RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2748/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. authorize Administration to schedule a public hearing for Bylaw 2748/LUO/26.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2735LUO/26 for the purpose of facilitating the development of Brickyard Stage 7. The proposed amendment would facilitate the continued development of the Brickyard neighbourhood, providing low and medium-density residential areas within the neighbourhood.



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

- 2.1.d. The Town will explore opportunities for innovative housing types that increase affordability and meet the needs of diverse populations, including prefabricated homes, tiny homes, secondary suites, laneway homes, zero lot line development, cohousing and homes that facilitate multigenerational living.
- 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.b. New areas should be individually planned for development based on local circumstances and requirements to provide neighbourhoods that function appropriately within the urban community.
- 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.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 proposed amendment meets the intent of the Brickyard at Old Town ASP. The redistricting from R4 to R5 will allow for three-to-six-unit Row House Dwellings on compact lots that are served by lanes and allow for a lot width minimum of 4.8 to 6.0 meters for internal and end units, respectively. This amendment would enable two portions of the proposed R5 – Small Lot Mixed-Form Residential District area to be built up as zero lot line development. The amendment area is planned for approximately 27 lots, 19 of which would be for zero lot line detached dwellings with some end of block lots being for standard detached dwellings and 8 being row housing dwelling units.

Relevant Statutes/Master Plans/Documents
*Municipal Government Ac*t Sections 187 to 191, 606, 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
The Brickyard at Old Town Area Structure Plan Bylaw 2696/D&P/24
Land Use Bylaw 2735/LUO/26

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

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

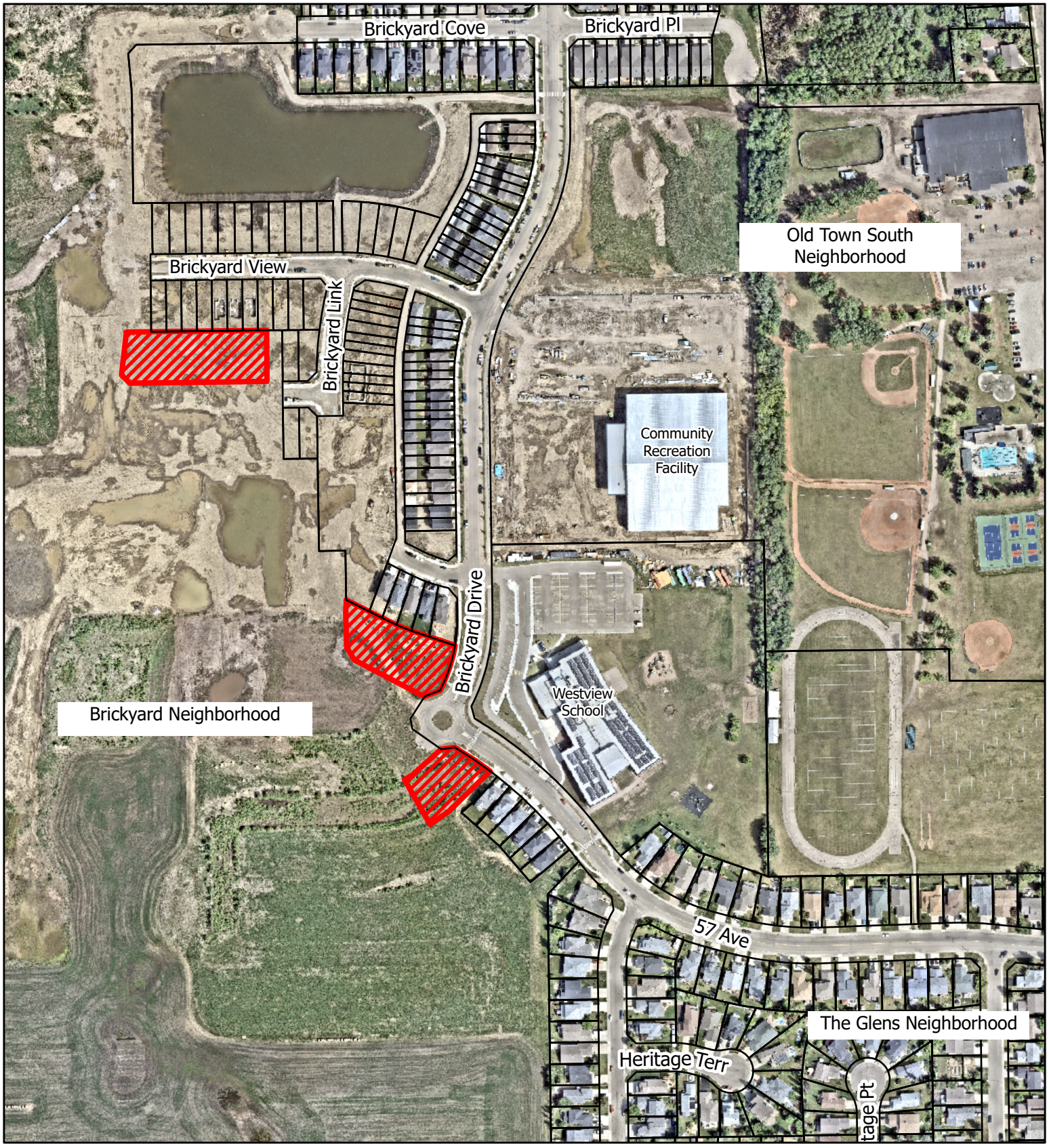
COMMUNICATION

If Council gives first reading to 2748/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. Brickyard Stage 7 Land Use Bylaw Amendment Bylaw 2748/LUO/26
3. Relevant Statutory Plan Information
4. Relevant portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Bylaw 2748/LUO/26 Presentation

Prepared by: Planning and Development
Reviewed by:, Planning & Infrastructure
Approved by:, Chief Administrative Officer



Aerial Context Map for Bylaw 2748/LUO/26

Bylaw Area

Date Produced: 2026-10-09
Data Source: AltaLIS

0 50 100 200 Metres

N

BYLAW 2748/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; and

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

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

1.0.0 Title

1.1.0 This bylaw may be cited as the “Brickyard Stage 7 Land Use Bylaw Amendment".

2.0.0 General

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

2.2.0 The Land Use District Map, attached to and forming part of this bylaw is amended to redistrict a portion of, as shown in Schedule A:

DESCRIPTIVE PLAN 2620588
BLOCK 38
LOT 1
CONTAINING 0.83 HECTARES (2.03 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

FROM: R2 – Large Lot Detached Dwelling Residential District
[0.61 ha (1.51 acres) more or less]

R4 – Mixed-Form Residential District
[0.16 ha (0.40 acres) more or less]

TO: R5 – Small Lot Mixed-Form Residential District
[0.77 ha (1.90 acres) more or less]

2.3.0 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 Bylaw 2748/LUO/26



SCHEDULE "B"

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



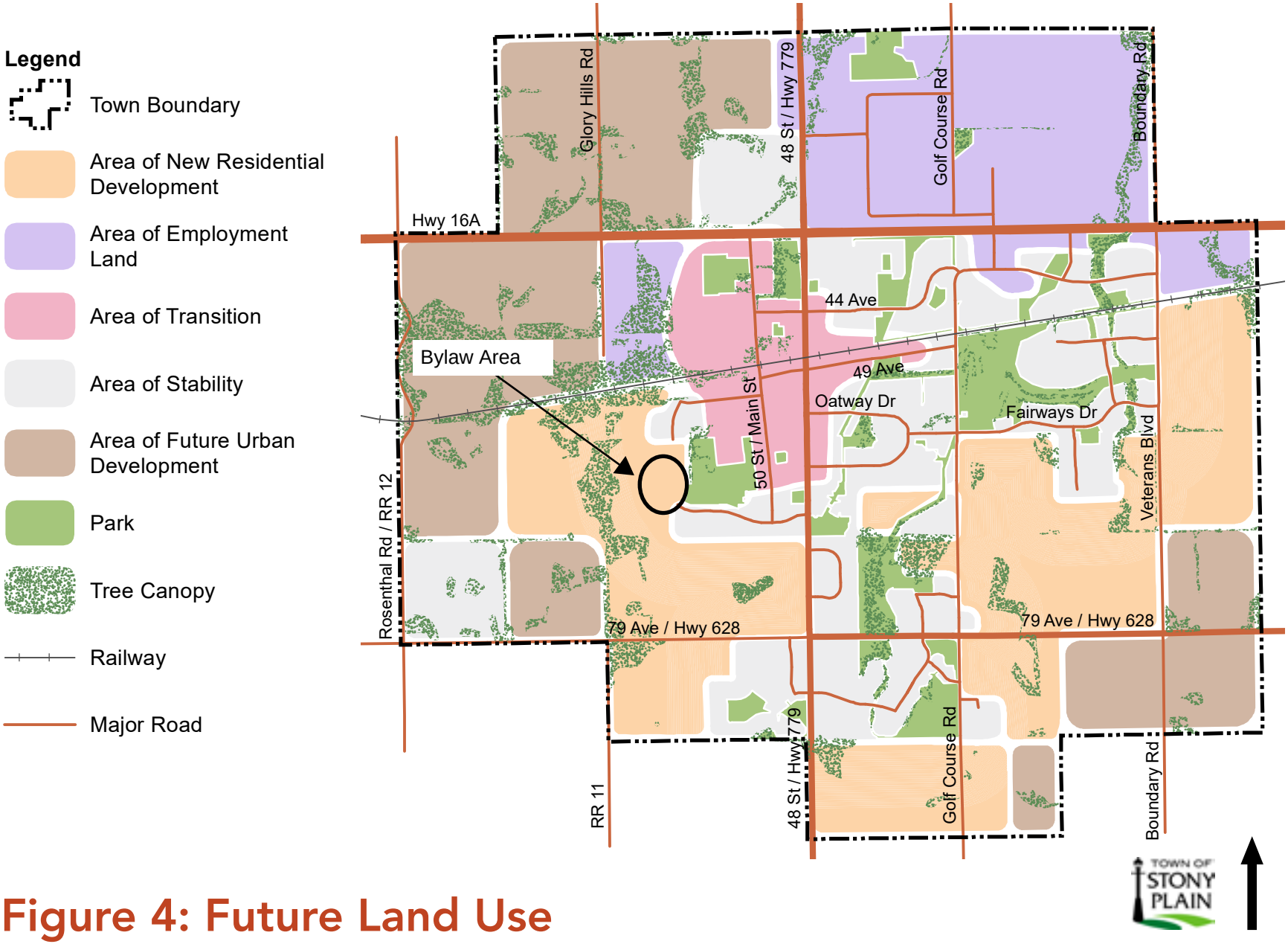


Figure 4: Future Land Use



LEGEND

- Low Density Residential
- Medium Density Residential
- Utility Areas
- SWMF
- Park/Open Space
- Proposed Collector
- Proposed Minor Collector
- ASP Boundary
- Non-Participating Land Owner

DEVELOPMENT CONCEPT

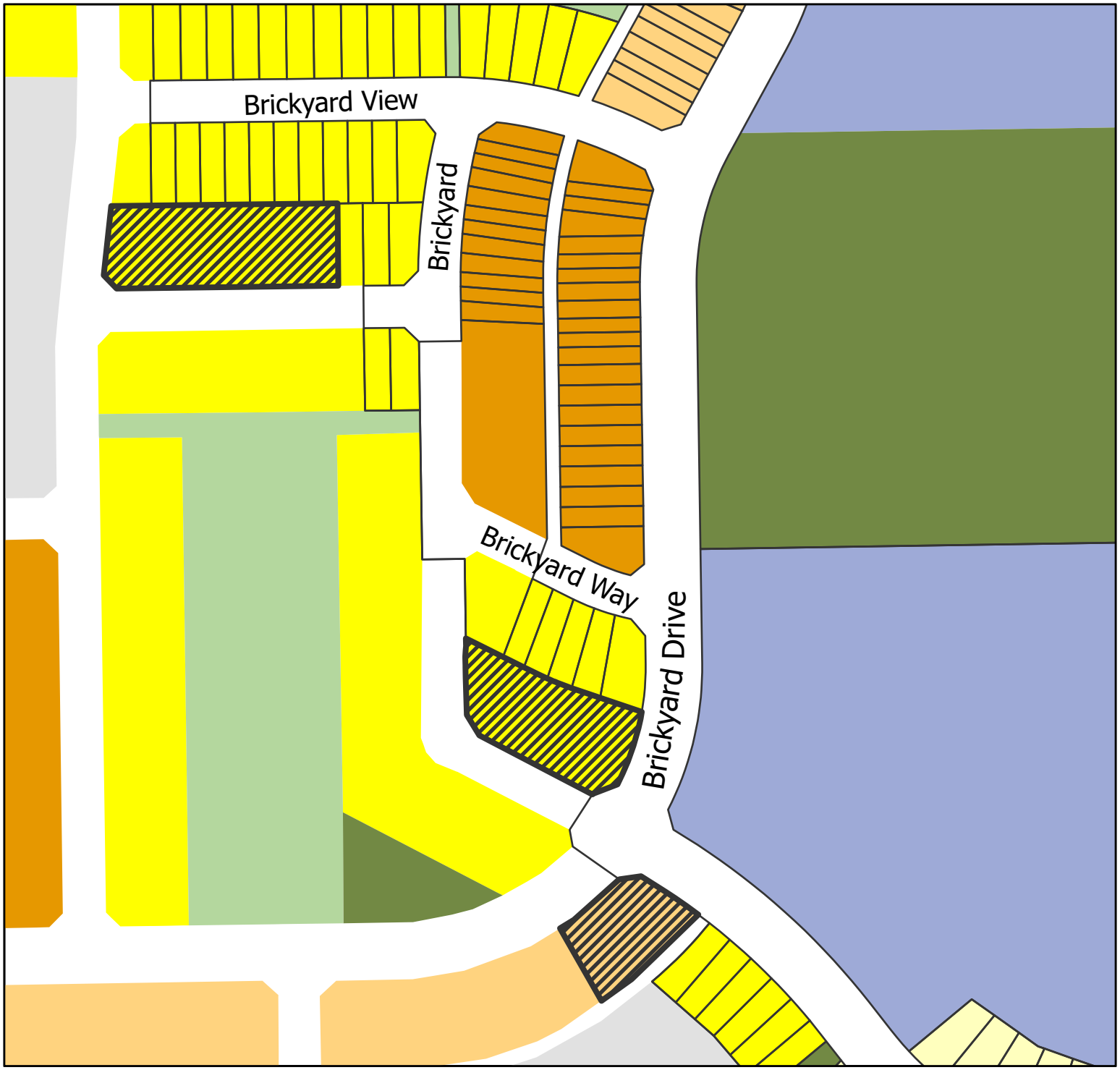
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SCALE 1:6000

THE BRICKYARD AT OLD TOWN ASP
TOWN OF STONY PLAIN

349-24007-01-PRF004-DEVCON.DWG
Jjurincic September 16, 2024

FIGURE 4



Land Use Bylaw Map for Bylaw 2748/LUO/26

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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: 2026-09-23
Data Source: AltaLIS

0 50 100
Metres

2.3.0. R2 – Detached Dwelling Residential District

2.3.1. Purpose

This district provides for Detached Dwellings with a variety of Lot shape options, such as shallow-wide Lots, and the possibility of an Accessory Dwelling.

2.3.2. Permitted Uses

Accessory Dwelling
Detached Dwelling
Earthworks
General Accessory Development
Park
Residential Sale Centre

2.3.3. Discretionary Uses

Bed and Breakfast
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.3.4. Subdivision Regulations

1. **Density (maximum):**
   a. 2 Dwelling Units per Lot, inclusive of an Accessory Dwelling
2. **Lot Width (minimum):**
   a. 9.7 m for an internal Lot
   a. 11.2 m for a Corner Lot
3. **Lot Area (minimum):**
   a. 315 m^2 for an internal Lot
   b. 365 m^2 for a Corner Lot

2.3.5. Development Regulations

1. **Lot Coverage (maximum):**
   a. 50%
2. **Front and Flankage Yard Setbacks (minimum):**
   a. 4.0 m to the principal building from the Front Lot Line
   b. 2.4 m to the principal building from a Flankage Lot Line
   c. 6.0 m to an attached garage from the Front Lot Line or Flankage Lot Line
3. **Rear Yard Setbacks (minimum):**
   a. 7.5 m to the principal building
   b. 6.0 m to an attached garage
4. **Side Yard Setbacks (minimum):**
   a. 1.2 m to the principal building
5. **Building Height (maximum):**
   a. 12.0 m

2.5.0. R4 – Mixed Form Residential District

2.5.1. Purpose

This district provides for Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and three to four unit Row House Dwellings with a variety of Lot shape options, such as shallow-wide Lots, and the possibility of an Accessory Dwelling.

2.5.2. Permitted Uses

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

2.5.3. Discretionary Uses

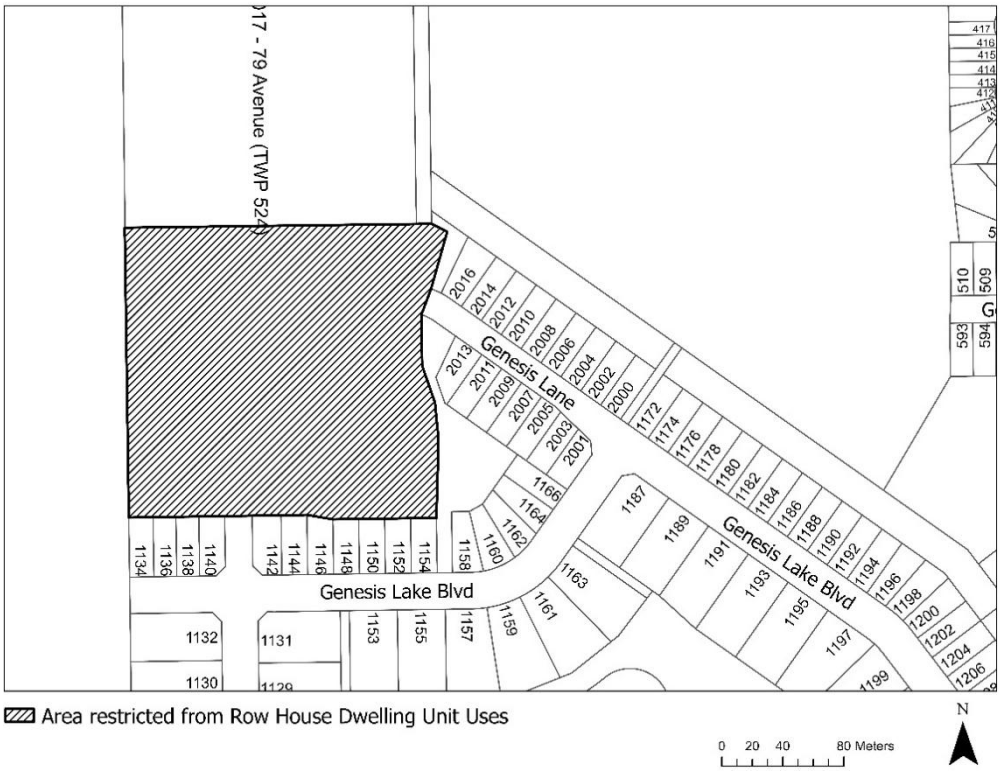
Bed and Breakfast
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.5.4. General Regulations

1. **Row House Dwelling Uses**
   a. A Row House Dwelling use is restricted from Plan 132 3523 Block B Lot 2, as shown in Figure 2.5.4.

(Bylaw 2744/LUO/26, August 24, 2026)

Figure 2.5.4. – Area of Row House Dwelling Use Restriction



(Bylaw 2744/LUO/26, August 24, 2026)

2.5.5. Subdivision Regulations

1. **Density (maximum):**
   a. 2 Dwelling Units per Lot, inclusive of an Accessory Dwelling
2. **Dwellings in a Row House (maximum):**
   a. 4
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 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 for Rear Lane Access (minimum):**
   a. Detached Dwelling – 9.1 m
   b. Duplex Dwelling – 9.1 m
   c. Semi-Detached Dwelling – 7.9 m
   d. Row House Dwelling internal unit – 6.7 m
   e. Row House Dwelling end unit – 7.9 m
   f. Corner Lot requires 1.5 m of additional Lot Width
5. **Lot Area for Rear Lane Access (minimum):**
   a. Detached Dwelling – 295 m^2
   b. Duplex Dwelling – 295 m^2

c. Semi-Detached Dwelling – 255 m^2
d. Row House Dwelling internal unit – 220 m^2
e. Row House Dwelling end unit – 255 m^2
f. Corner Lot requires 50.0 m^2 of additional Lot Area

6. **Lot Width for Non-Rear Lane Access (minimum):**
   a. Detached Dwelling – 9.7 m
   b. Duplex Dwelling – 9.7 m
   c. Semi-Detached Dwelling – 8.5 m
   d. Row House Dwelling internal unit – 7.3 m
   e. Row House Dwelling end unit – 8.5 m
   f. Corner Lot requires 1.5 m of additional Lot Width

7. **Lot Area for Non-Rear Lane Access (minimum):**
   a. Detached Dwelling – 315 m^2
   b. Duplex Dwelling – 315 m^2
   c. Semi-Detached Dwelling – 275 m^2
   d. Row House Dwelling internal unit – 235 m^2
   e. Row House Dwelling end unit – 275 m^2
   f. Corner Lot requires 50.0 m^2 of additional Lot Area

2.5.6. Development Regulations

1. **Lot Coverage (maximum):**
   a. 60% for an internal unit Row House Dwelling
   b. 50% for any other dwelling

2. **Dwellings in a Row House (maximum):**
   a. 4

3. **Front and Flankage Yard Setbacks (minimum):**
   a. 4.0 m to the principal building from the Front Lot Line
   b. 2.4 m to the principal building from a Flankage Lot Line
   c. 6.0 m to an attached garage from the 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 to the principal building

6. **Building Height (maximum):**
   a. 12.0 m

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 m^2
   b. Semi-Detached Dwelling – 195 m^2
   c. Row House Dwelling internal unit – 140 m^2
   d. Row House Dwelling end unit – 180 m^2
   e. Corner Lot requires 50.0 m^2 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

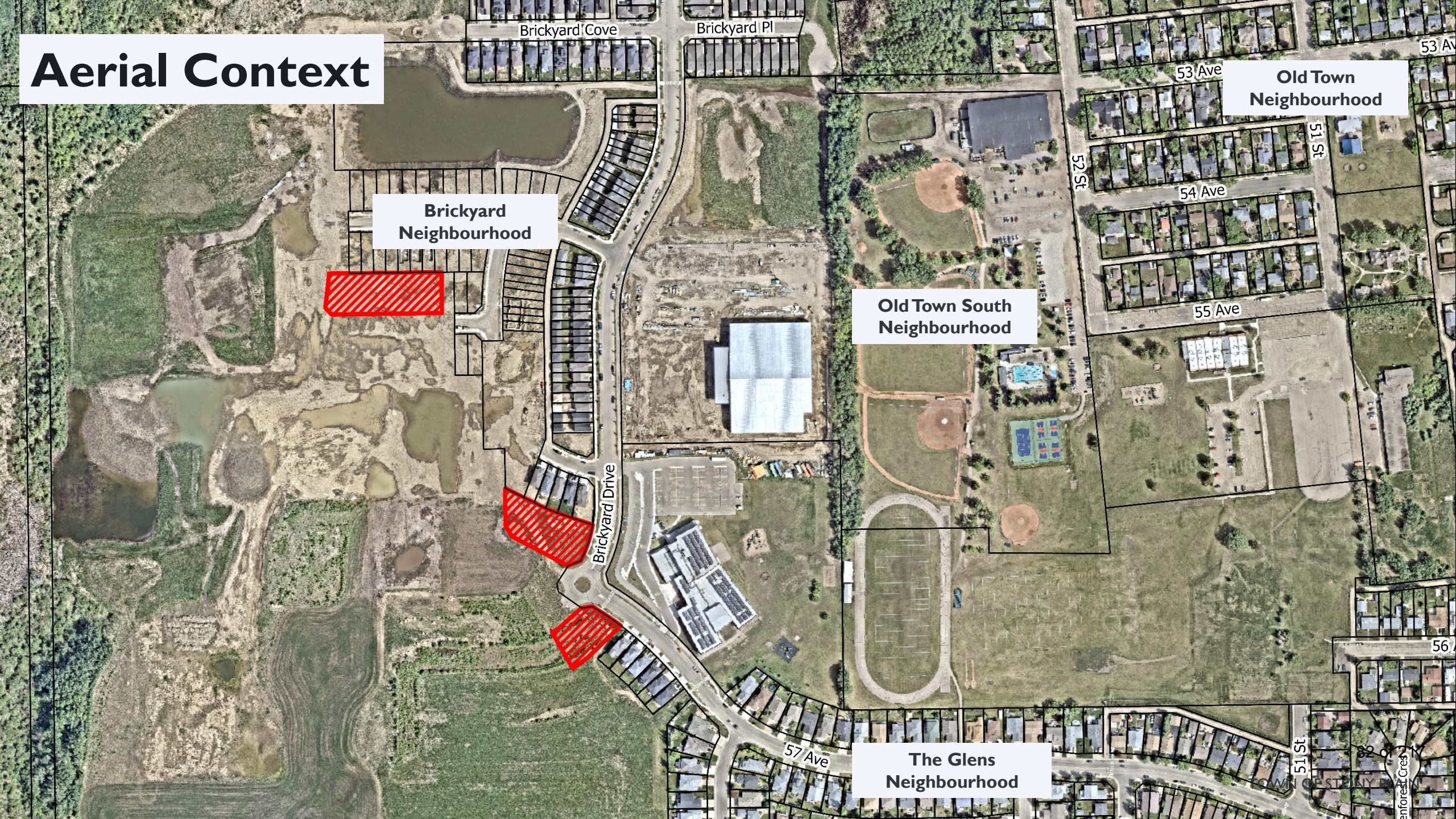
First Reading - Bylaw 2748/LUO/26

Brickyard Stage 7 Land Use Bylaw Amendment

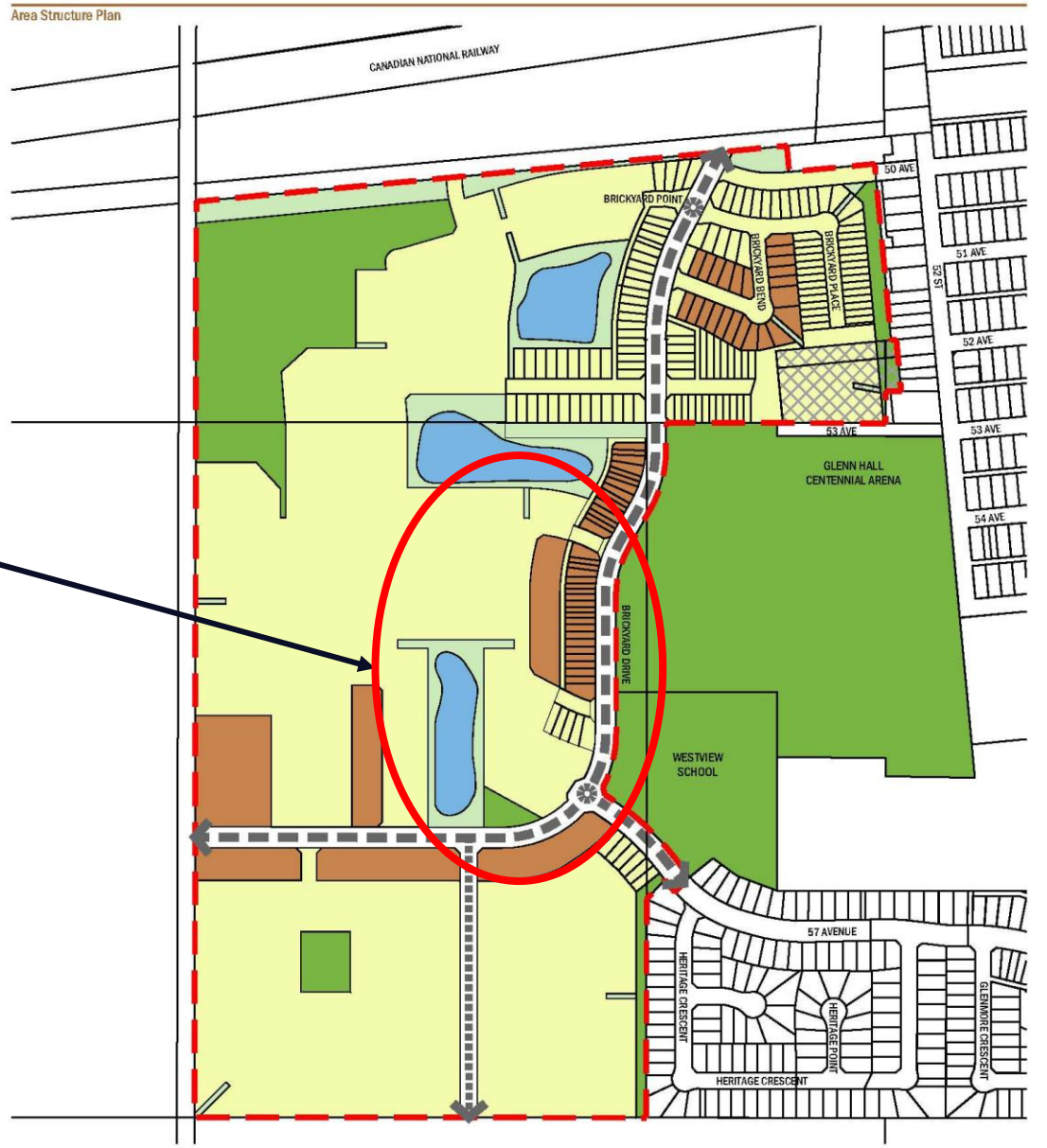
THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN

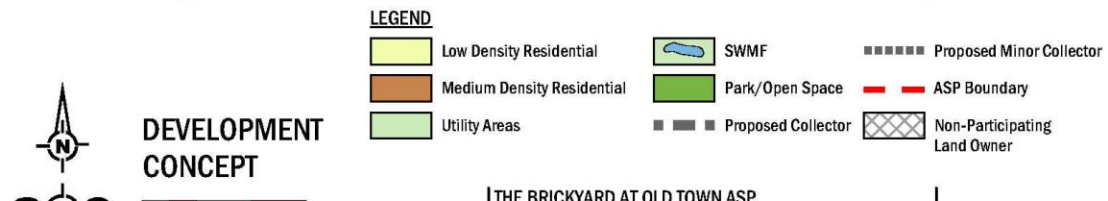
Intermunicipal Planning	Municipal Planning	Neighbourhood Design	Land Development	Site Development
				
Frames regional expectations and joint initiatives	Provides broad policies to guide development	Sets land uses, densities, servicing and staging	Defines boundaries and land rights, and services land	Ensures safe site and building construction
Edmonton Metropolitan Region Growth Plan; Intermunicipal development plans	*Municipal Development Plan; Master plans; Municipal bylaws, strategies and policies*	*Area structure plans; Area redevelopment plans; Outline plans*	*Land Use Bylaw; Subdivisions; Land servicing*	*Development permits; Site servicing; Building permits; Other safety codes permits*

Aerial Context

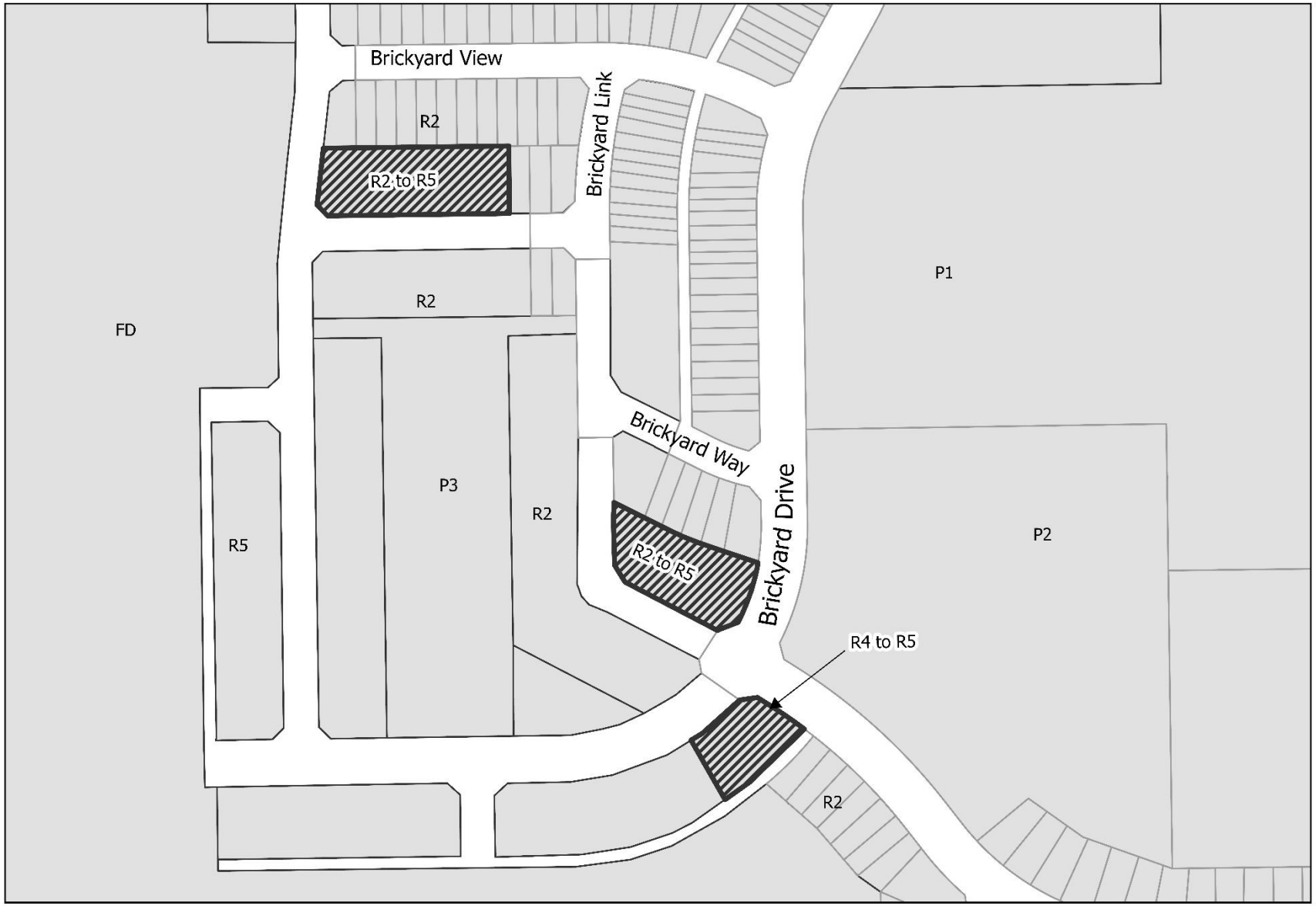


Subject Area
Brickyard Stage 7

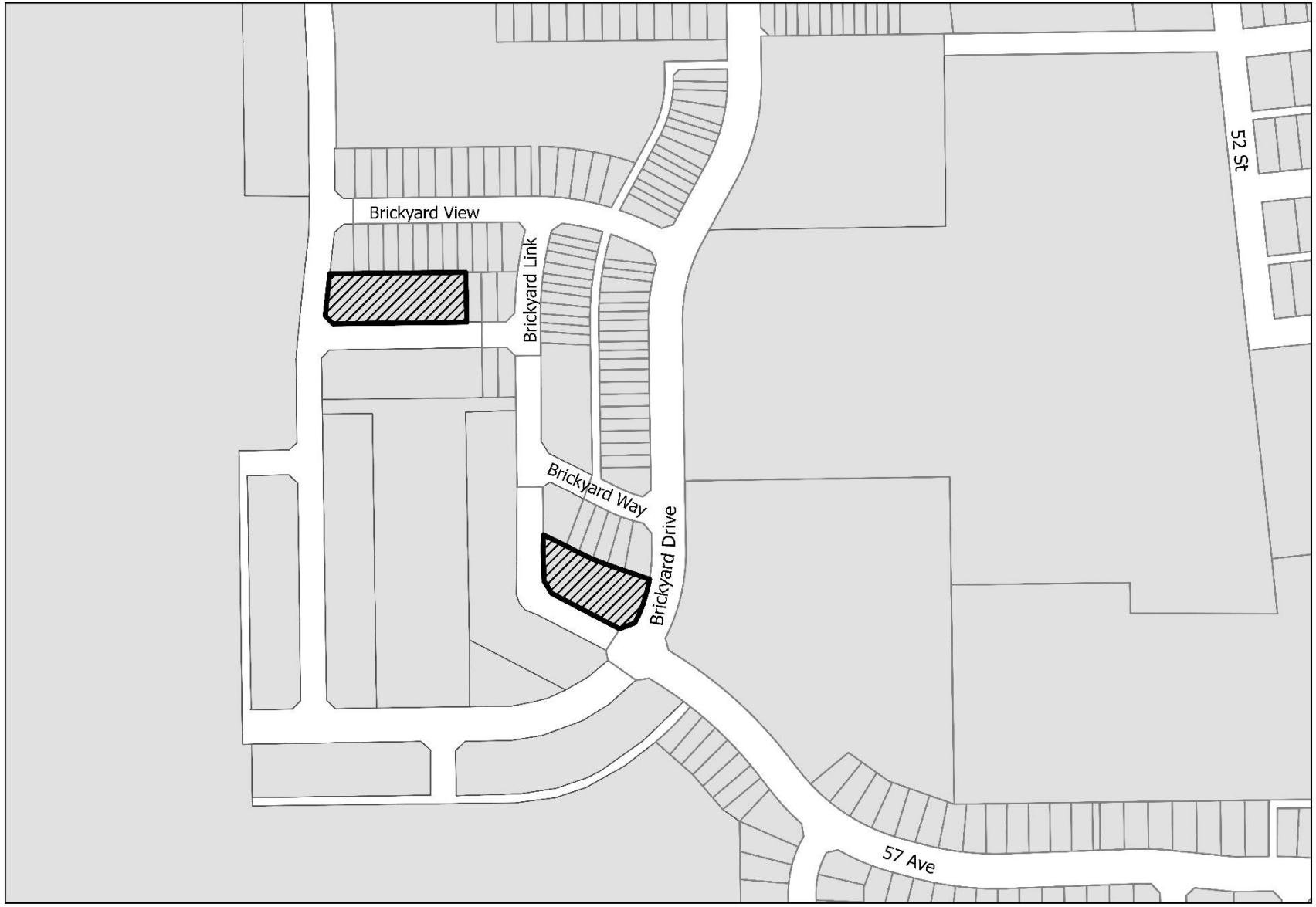




Proposed Land Use Bylaw Districting



Proposed ZLL Amendment



Next Steps

Tentatively
December 14, 2026

Advertisement for Public Hearing → Public Hearing → Second and Third Reading → Council Decision





Thank you!

Questions or comments?