

Agenda



Regular Council Meeting Agenda
Monday, August 24, 2026 at 5:00 p.m.
Town of Stony Plain Council Chambers
4905 – 51 Avenue

1. **Call to Order**
2. **Adoption of Agenda**
3. **Public Input Session**
4. **Presentations and Delegations - NIL**
5. **Statutory Public Hearing**
 - 5.1 Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment
6. **Adoption of Council Minutes**
 - 6.1 Regular Council Meeting – July 13, 2026
7. **Council Board & Committee Minutes**
 - 7.1 Planning Advisory Committee – April 16, 2026
8. **Bylaws**
 - 8.1 Bylaw 2744/LUO/26 – Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment – 2nd and 3rd Reading
 - 8.2 Bylaw 2745/LUO/26 – South Creek Stage 5A & 5B Land Use Bylaw Amendment – 1st Reading
 - 8.3 Bylaw 2746/DEB/26 – High Park Fill Line Front End Debenture Bylaw – 1st Reading
 - 8.4 Bylaw 2743/DEB/26 - Arterial Road Front End Debenture Bylaw – 1st Reading
9. **Business Items**
 - 9.1 Parks and Open Space Master Plan Update
10. **Council Discussion**
11. **Closed Meeting - NIL**
12. **Adjournment**

Public Input Session

PUBLIC INPUT SESSION

The intent of the Public Input Session is to allow the public to address Council on matters of interest that are not already being addressed in the Council meeting or other boards and commissions of which Council is a member.

The Public Input Session will run from 5:00 p.m. to 5:15 p.m., following the adoption of the agenda.

It is strongly recommended that people pre-register for this session.

Procedure for Pre-registration

Members of the public wishing to address Council during the Public Input Session may:

1. register online prior to 12:00 p.m. the day of the Council meeting by filling out the registration form online on the Town of Stony Plain website:
<https://www.stonyplain.com/en/town-hall/address-council.aspx>.



Presentations & Delegations

Statutory Public Hearing

**PUBLIC HEARING
PUBLIC SESSION**

REGULAR COUNCIL MEETING

MEETING DATE: August 24, 2026

SUBJECT: Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

EXECUTIVE SUMMARY

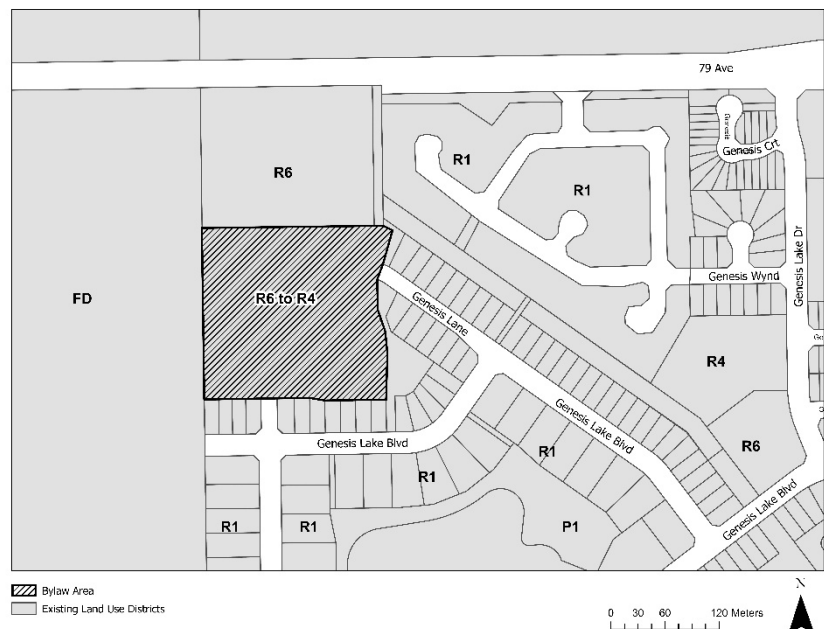
An amendment to the Land Use Bylaw is being proposed to facilitate the development of Genesis on the Lakes Stages 4B and 4C. The proposal redistricts the area of Plan 132 3523 Block B Lot 2 within the Land Use District Map from R6 – Comprehensively Planned Residential District to R4 – Mixed-Form Residential District and changes related text and a related figure. The changes generally aligns with the Municipal Development Plan (MDP) and the intent on the Deerfield Area Structure Plan (ASP).

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2735/LUO/26 for the purpose of amending the Land Use District Map and associated text of Bylaw 2735/LUO/26 to redistrict a portion of Plan 132 3523 Block B Lot 2 from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District. The proposed amendment would change Figure 2.7.4. Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions in the Land Use Bylaw 2735/LUO/26 as well.

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 areas.
- 6.5.f.ii. To create new neighbourhoods that are complete, resilient and are able to adapt to change, new residential developments should encourage the 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 various demographics and income levels.
- 6.5.g.i. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have a sustainable density that makes efficient use of land.



The amendment area was redistricted on September 23, 2019, via Bylaw 2618/LUO/19 from R1 – Large Lot Detached Dwelling Residential District to R6 – Comprehensively Planned Residential District for the purpose of developing a bare land condominium development including detached and semi-detached dwellings.

The proposed amendment meets the general intent of the Deerfield ASP. Redistricting the subject area from R6 to R4 would not substantially alter the overall ASP, its intent or interaction with other elements of the plan or surrounding neighbourhoods; therefore, Administration does not require an amendment to the ASP for this proposal.

The subject area will have access provided off of Genesis Lake Boulevard and Genesis Lane. The existing water, sanitary and stormwater servicing surrounding the bylaw area are sized to accommodate the proposed development. Given that the R4 development generates comparable servicing demands than development in the R6 district, no new off-site infrastructure will be required.

Figure 2.7.4. – Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions and Section 2.7.4.3. apply to the area of this redistricting. They restrict Row House and Multi-unit Dwelling Uses from being developed in the area of the proposal. This amendment removes this figure and text from the R6 District and appropriately revises it and adds it to the R4 District. The revision removes Multi-unit Dwellings Uses as they are not allowed in the R4 District. This ensures the area continues to have the restriction of the original amendment that limits development to detached and semi-detached dwellings.

The R4 – Mixed Form Residential District is intended for blocks of individual lots fronting public roads with a maximum of two units per lot. It allows detached, semi-detached, duplex, row housing and accessory dwellings but requires slightly wider lot widths than the R6 District. In contrast, the R6 – Comprehensively Planned Residential District is primarily designed for comprehensively planned sites (such as bare land condominiums or rental developments) and can be used for blocks of individual lots fronting public roads with a maximum of one unit per lot. As such, the R6 District does not allow duplex and accessory dwelling units but allows multi-unit dwellings, and requires a mix of dwelling types for each block if individual lots are planned. Their overall density levels can be similar if individual lots within a R4 District are planned for accessory dwellings and R6 District sites are planned for the maximum density allowed.

The rationale for this amendment is to allow for a development of individual lots fronting public roads that may include an accessory dwelling unit but do not require a mix of dwelling types for each lot on a block. This change would require individual lots to be larger and removes the potential to have the area developed as a comprehensively planned site.

Relevant Statutes/Master Plans/Documents

Municipal Government Act 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
Deerfield Area Structure Plan Bylaw 2185/D&P/03
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.

STAKEHOLDER AND PUBLIC PARTICIPATION

Administration met with the Planning Advisory Committee (PAC) on August 17, 2026, presented this application and answered questions. The committee reached a consensus in support of the Genesis on the Lakes 4B and 4C Land Use Bylaw Amendment.

COMMUNICATION

Bylaw 2744/LUO/26 was advertised in accordance with the Standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town website, and a notice sign installed on the property in advance of the public hearing. This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Aerial Context Map
2. Genesis on the Lakes Stages 4B and 4C Land Use Bylaw Amendment Bylaw 2744/LUO/26
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Advertisement and any comments received for the Public Hearing for Bylaw 2744/LUO/26
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 2744/LUO/26

 Bylaw 2744/LUO/26 Subject Area

BYLAW 2744/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 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 as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Genesis on the Lakes Stages 4B and 4C 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, as shown in Schedule A:

PLAN 132 3523			
BLOCK B			
LOT 2			
CONTAINING 4.607 HECTARES (11.38 ACRES) MORE OR LESS			
EXCEPTING THEREOUT			
		HECTARES	(ACRES) MORE OR LESS
A) PLAN 152 2794	SUBDIVISION	0.727	1.79
B) PLAN 202 0431	SUBDIVISION	0.038	0.094

EXCEPTING THEREOUT ALL MINES AND MINERALS

FROM: R6 – Comprehensively Planned District
[3.842 ha (9.49 acres) more or less]

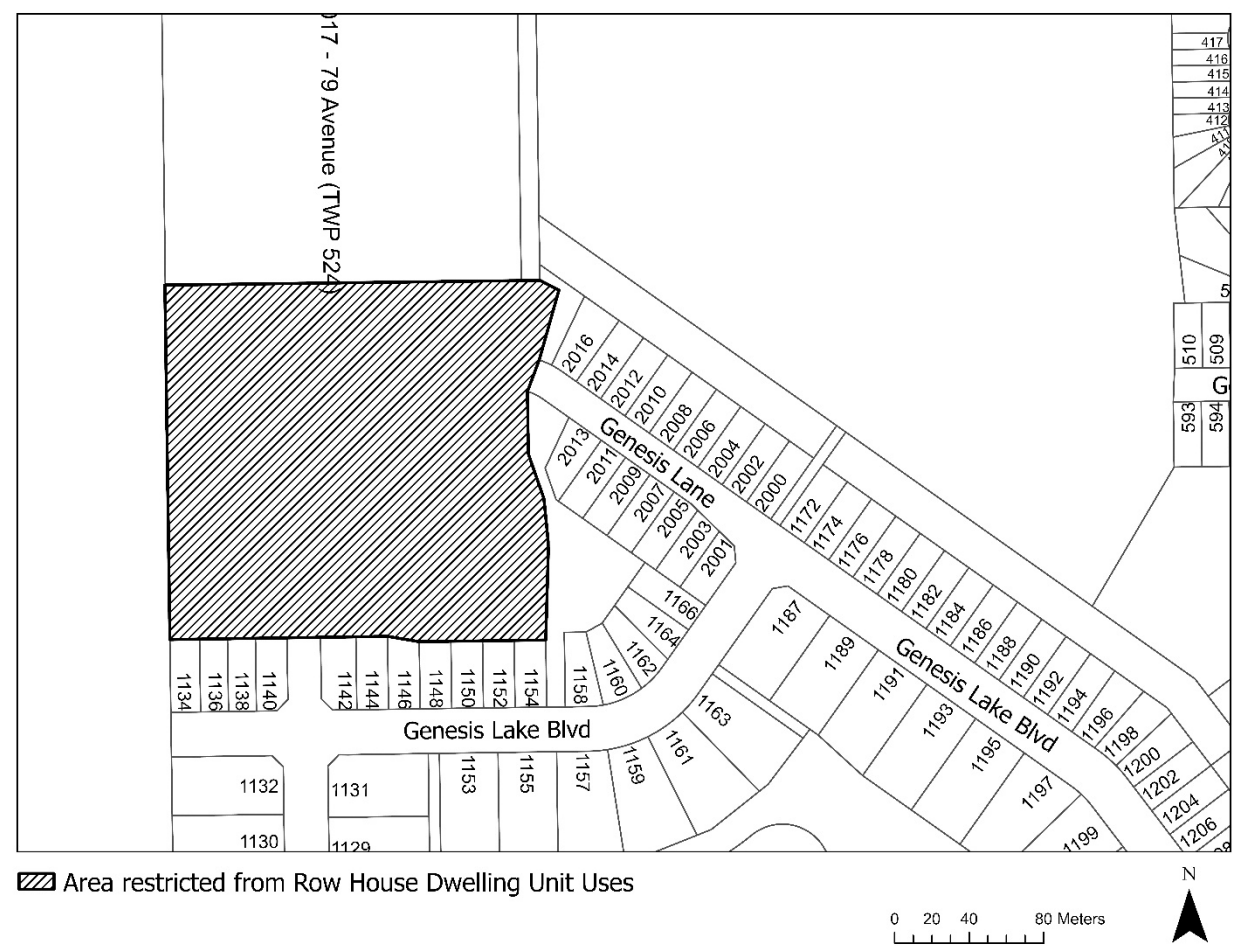
TO: R4 – Mixed-Form Residential District
[3.842 ha (9.49 acres) more or less]

2.3.0 That Subsection 2.7.4.3. and Figure 2.7.4 are removed from Section 2.7.4. General Regulations.

2.4.0 That the following text and figure be added prior to Section 2.5.4. Subdivision Regulations as a new *Section 2.5.4 General Regulations* and the remaining sections of Section 2.4.0. R4 – Mixed-Form Residential District and any related references in the Land Use Bylaw to those sections be re-numbered accordingly:

- “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.

Figure 2.5.4. – Area of Row House Dwelling Use Restriction



”

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.

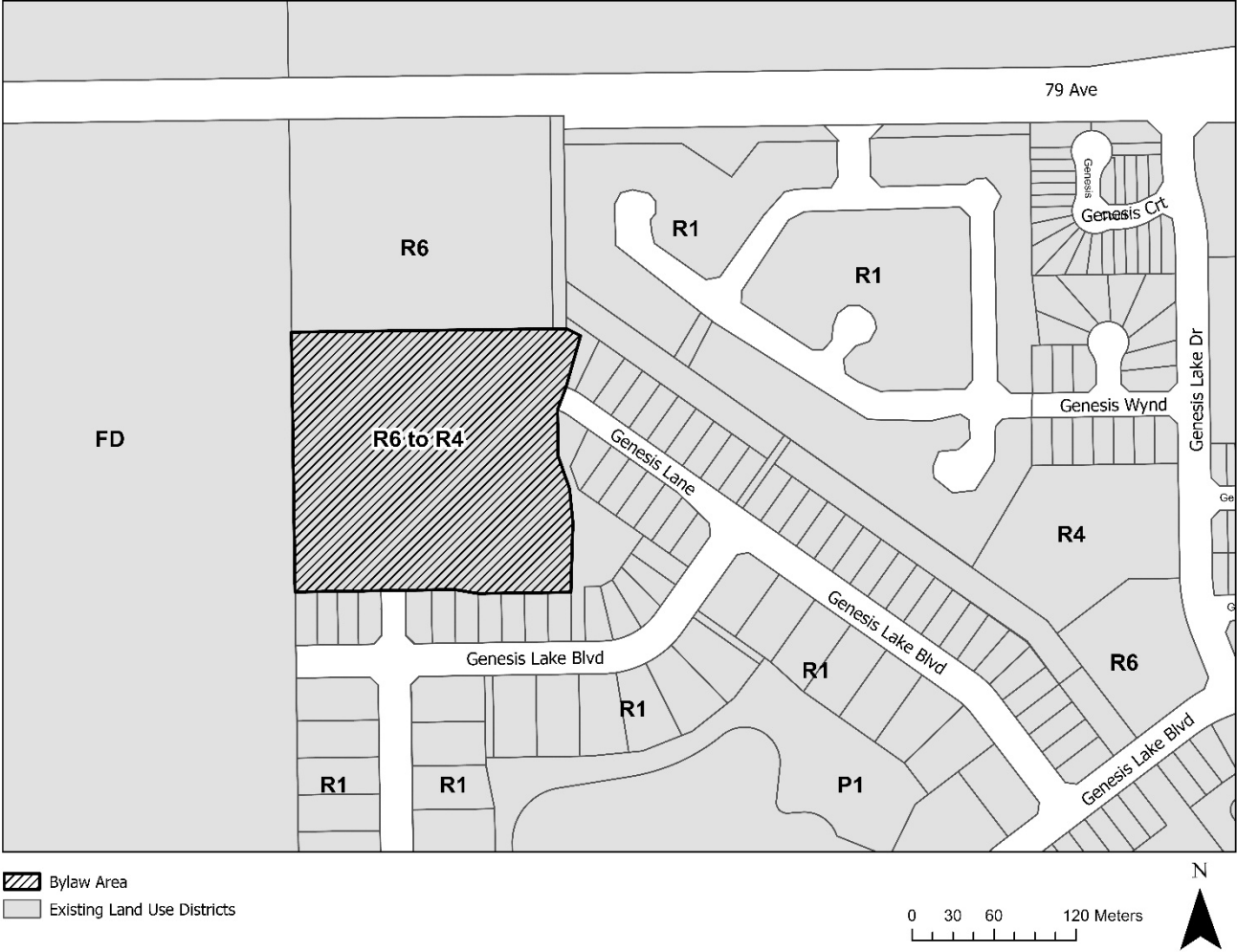
Read a second time this day of , AD 2026.

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 2744/LUO/26



DEERFIELD

AREA STRUCTURE PLAN



LEGEND

-  COMMERCIAL
-  MOBILE HOME PARK
-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM WATER RETENTION PC
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  MINOR ARTERIAL
-  BUFFER
-  IMPERIAL OIL PIPELINE R/W
-  ABANDONED PIPELINE R/W
-  TOWN OF STONY PLAIN BOUND

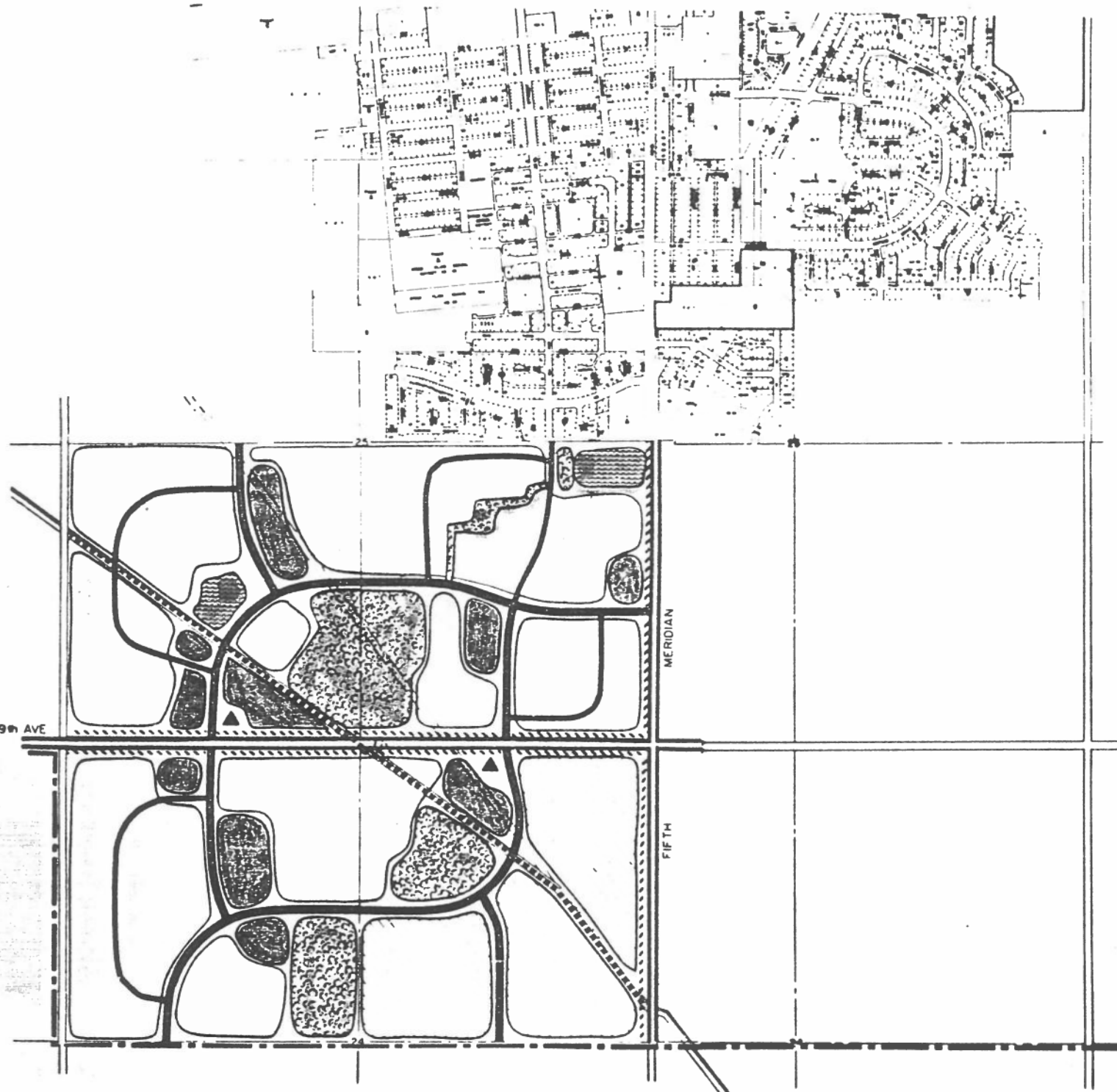
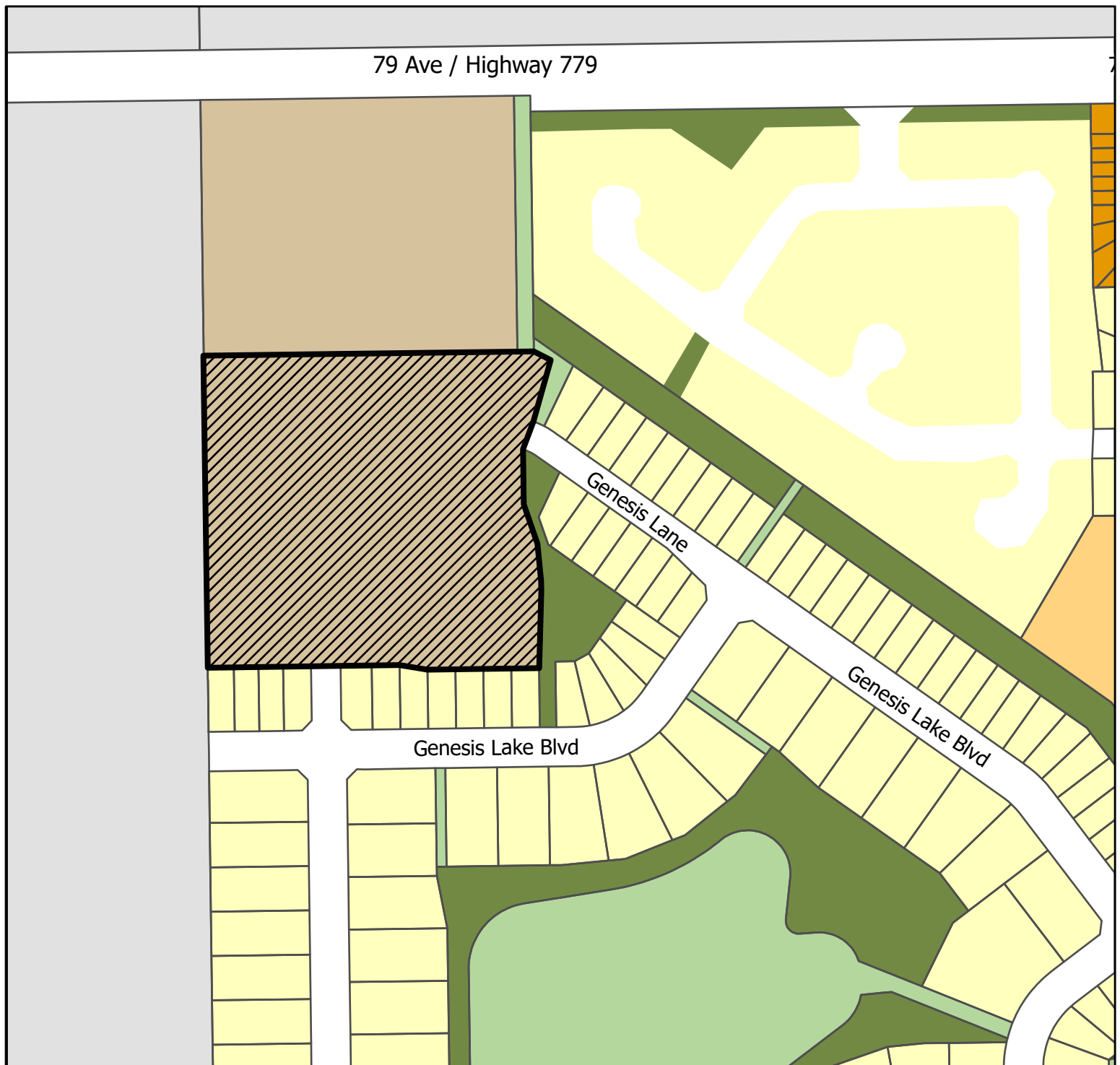


Fig.



Land Use Bylaw Map for Bylaw 2744/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: 2026-07-06
Data Source: AltaLIS

0 15 of 153 50 100
Metres

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. 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 m²
 - b. Duplex Dwelling – 295 m²
 - c. Semi-Detached Dwelling – 255 m²
 - d. Row House Dwelling internal unit – 220 m²
 - e. Row House Dwelling end unit – 255 m²

- f. Corner Lot requires 50.0 m² 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 m²
 - b. Duplex Dwelling – 315 m²
 - c. Semi-Detached Dwelling – 275 m²
 - d. Row House Dwelling internal unit – 235 m²
 - e. Row House Dwelling end unit – 275 m²
 - f. Corner Lot requires 50.0 m² of additional Lot Area

2.5.5. 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

2.7.0. R6 – Comprehensively Planned Residential District

2.7.1. Purpose

This district provides for a comprehensively planned medium density residential Development. Two different sets of regulation options are provided to accommodate different Development scales, one of which requires a finer-scale of subdivision than the other.

2.7.2. Permitted Uses

Detached Dwelling
Duplex Dwelling
Earthworks
General Accessory Development
Multi-Unit Dwelling
Park
Residential Sale Centre
Row House Dwelling
Semi-Detached Dwelling
Supportive Living Facility

2.7.3. Discretionary Uses

Long Term Care Facility
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.7.4. General Regulations

1. Duplex and Multi-unit Dwelling Uses

- a. A Duplex or Multi-Unit Dwelling use is only allowed on Sites that follow the requirements of Option A: Comprehensive Planned Site

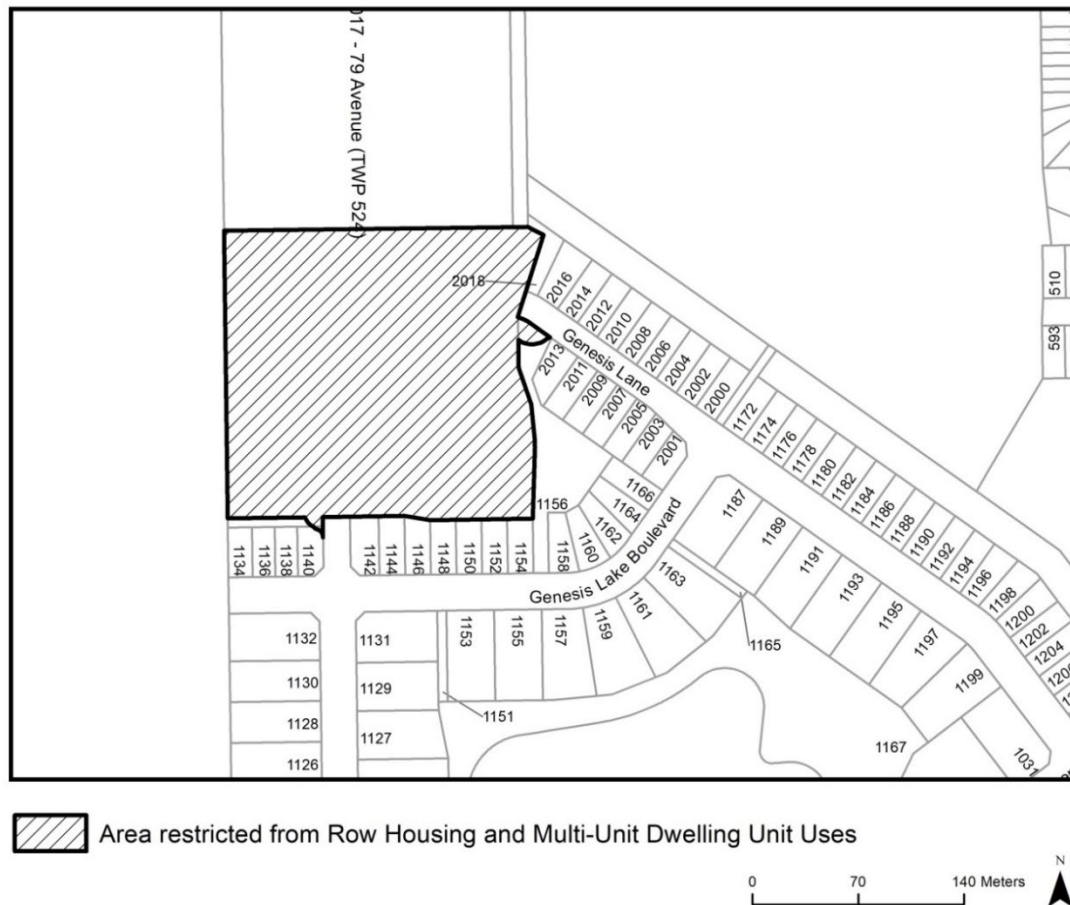
2. Lot Access for Internal Row House Dwelling Units

- 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

3. Row House and Multi-unit Dwelling Uses

- a. A Row House Dwelling or Multi-Unit Dwelling use is restricted from portions of Plan 132 3523 Block B Lot 2, Plan 152 2794 Block 4 Lot 105 and Plan 132 3523 Block 7 Lot 41MR as shown in Figure 2.7.4.

Figure 2.7.4. – Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions



Option A: Comprehensive Planned Site

This Option provides regulations for site Developments that are contained within one or more large Lots owned by one entity, commonly a condominium association or rental company. These Developments usually contain on-site parking facilities and private roads, which means that dwellings may not front directly onto a public road.

2.7.5. Subdivision Regulations for a Comprehensive Planned Site

1. **Density (maximum):**
 - a. 60 Dwelling Units per ha
2. **Density (minimum):**
 - a. 20 Dwelling Units per ha
3. **Lot Size (minimum):**
 - a. 0.40 ha

2.7.6. Development Regulations for a Comprehensive Planned Site

1. **Comprehensive Site Development and Servicing Plan**
 - a. A comprehensive site development and servicing plan must be accepted and approved by the Development Authority prior to the issuance of any development permit

2. **Density (maximum):**
 - a. 60 Dwelling Units per ha
3. **Density (minimum):**
 - b. 20 Dwelling Units per ha
4. **Lot Coverage (maximum):**
 - a. 50%
5. **Separation between Buildings within a Development (minimum):**
 - a. 6.0 m between the front or rear face of a building and any other face of another building
 - b. 3.0 m between the side face of a building and any other side face of another building
6. **Setbacks from a Public Road Right of Way (minimum):**
 - a. 4.0 m for buildings that are 10.0 m or less in height
 - b. 6.0 m for buildings that are more than 10.0 m in height
7. **Setback from a Private Road (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a parking stall is located between the private road and the building
8. **Setbacks from a Lot Line (minimum):**
 - a. 4.0 m for buildings that are 10.0 m or less in height
 - b. 6.0 m for buildings that are more than 10.0 m in height
9. **Building Height (maximum):**
 - a. 12.0 m
10. **Bare Land Condominium Comprehensively Planned Sites**
 - a. Where a comprehensively planned site is developed as a bare land condominium with each condominium unit containing a single dwelling, regulations in Sections 2.7.6.12-2.7.6.13. must be met
 - b. Where a conflict exists between regulations in Sections 2.7.6.5.-2.7.6.9. and regulations in Sections 2.7.6.12.-2.7.6.13, regulations in Sections 2.7.6.12.-2.7.6.13. prevail
11. **Front and Flankage Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 4.0 m to the principal building from a Front Yard condominium unit boundary
 - b. 3.0 m to the principal building from a Flankage Yard condominium unit boundary
 - c. 6.0 m to an attached garage from a Front Yard condominium unit boundary
12. **Rear Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 7.5 m to the principal building
 - b. 6.0 m to an attached garage
13. **Side Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 1.2 m

Option B: Mixed Form Subdivision with Individual Lots

This Option allows for individually owned Lots that front onto a public road. It creates typical subdivisions that contain a diversity of dwelling forms on each block and require more careful planning at the subdivision level than similar subdivisions.

2.7.7. Pre-Development Requirements for a Mixed Form Subdivision with Individual Lots

1. Block Plan

- a. No Development will be allowed in this district unless a block plan is approved by the Development Authority
- b. A block plan must:
 - i. be applied to a contiguous area of at least 0.40 ha
 - ii. assign each proposed residential Lot a dwelling type of either Detached Dwelling, Semi-Detached Dwelling or Row House Dwelling
 - iii. include Lots for Detached Dwelling, Semi-Detached Dwelling or Row House Dwellings
 - iv. indicate the total number of proposed residential Lots and the percentage of each dwelling type
- c. The dwelling type assigned to each proposed residential Lot may be revised if such a change allows the plan to continue to meet all of the regulations required within this section and a revised plan is approved by the Development Authority

2. Diversity of Dwelling Types:

- a. No dwelling type may be less than 10% of the total residential Lots in a plan
- b. No dwelling type may be more than 60% of the total residential Lots in a plan
- c. No more than 6 Lots may be assigned consecutively with the same dwelling type on the same side of the road

2.7.8. Subdivision Regulations for a Mixed Form Subdivision with Individual Lots

1. Block Plan

- a. Must conform to an approved block plan

2. Site Density

- a. The net residential density must be between 25 to 60 Lots per ha

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 Density (maximum):

- a. 1 Dwelling Unit per Lot

5. 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

6. Lot Area (minimum):

- a. Detached Dwelling – 180 m²
- b. Semi-Detached Dwelling – 150 m²
- c. Row House Dwelling internal unit – 110 m²
- d. Row House Dwelling end unit – 140 m²
- e. Corner Lot requires 35 m² of additional Lot Area

2.7.9. Development Regulations for a Mixed Form Subdivision with Individual Lots

- 1. Block Plan**
 - a. Must conform to an approved block plan
- 2. Lot Coverage (maximum):**
 - a. 60% for an internal unit Row House Dwelling
 - b. 50% for any other dwelling
- 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

Public Hearing for Bylaw 2744/LUO/26

– Aug 04, 2026

Public Hearings

NOTICE OF PUBLIC HEARING FOR – BYLAW 2744/LUO/26

Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

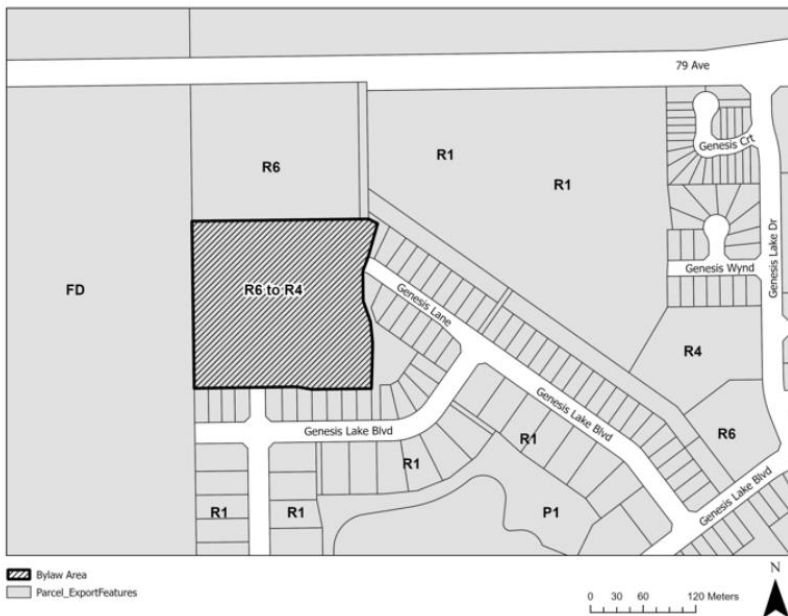
MONDAY, August 24, 2026, at 5:00 p.m.

At the Town of Stony Plain Council Chambers – 4905-51 Avenue

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2744/LUO/26.

Purpose of Bylaw 2744/LUO/26 Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

To redistrict the subject property from R6– Comprehensively Planned Residential District to R4–Mixed Form Residential District to align with the Deerfield Area Structure Plan and permit development of the undeveloped parcel.



Council Meeting Access

Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here: www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2744/LUO/26 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, August 17, 2026, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, August 21, 2026. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click [here](#) to inspect and read the full text of Bylaw 2744/LUO/26.

PROPOSED LAND USE BYLAW AMENDMENT

Redistricting from R6—Comprehensively Planned Residential District to R4—Mixed Form Residential District

PURPOSE OF BYLAW 2744/LUO/26 Plan 1323523 Block B Lot 2

To amend Land Use Bylaw 2735/ LUO/26 to facilitate the development of Genesis Stages 4B & C by redistricting the subject site from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District and changing related text and a figure

PUBLIC HEARING

5PM, August 24, 2026
Council Chambers
Stony Plain Town Office
4905 – 51 AVE

FOR MORE INFORMATION:

Bylaw Inquiries
info@thethompsonsteam.ca or
planning@stonyplain.com
Public Hearing Inquiries
legislative@stonyplain.com

The bylaw and related background material can be accessed at Stony Plain Town Office, 4905 – 51 Avenue, 2nd floor, Planning and Development, or by contacting planning@stonyplain.com / 780-963-6598. Members of the public wishing to address Council with comments on this bylaw may provide a written submission or make a verbal presentation during the public hearing. Please contact us at legislative@stonyplain.com for submission details and important dates.



Unitech
Construction
Services Ltd



stonyplain.com/publichearings

Glenn Sutherland

Stony Plain, Alberta

August 5, 2026

Mayor and Council
Town of Stony Plain
4905-51 Avenue
Stony Plain, Alberta
Sent via email to Legislative@stonyplain.com

RE: Objection to Proposed Land Use Bylaw Amendment – Redistricting from R6 (Comprehensively Planned Residential District) to R4 (Mixed Form Residential District) – Deerfield Area Structure Plan Lands, Genesis on the Lakes

Bylaw No.: 2744/LUO/26
Public Hearing Date: Monday, August 24, 2026, at 5:00 p.m.

Dear Mayor and Members of Council,

I am writing as a resident and property owner at [REDACTED], directly adjacent to the undeveloped parcel that is the subject of the above-noted redistricting application, to formally register my objection to the proposed change from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District.

Genesis on the Lakes was established and has developed as a large-lot, architecturally controlled community of high-end single-family homes. Residents purchased in this neighbourhood, and have made significant personal investments in their properties, on the basis of that character and density. I ask Council to consider the following concerns before granting approval:

1. Incompatible Density and Neighbourhood Character

R4 zoning permits a mixed-form, higher-density housing pattern (including duplex, semi-detached, and townhouse-style units) that is fundamentally inconsistent with the large-lot, single-family character of the surrounding Genesis on the Lakes community. Introducing this density immediately adjacent to established large-lot homes creates an abrupt and incompatible transition in built form, privacy, and streetscape.

2. Impact on Property Values

Higher-density development directly behind large, high-value homes has a well-documented potential to negatively affect adjacent property values, given the change in privacy, sightlines, and neighbourhood character that buyers in this segment specifically seek out. This is a material financial concern for every household bordering this parcel.

3. Strain on Infrastructure, Services, and Municipal Taxes

A significant increase in dwelling units and population density on this parcel will increase demand on local roads, parking, utilities, schools, and emergency services in this area. I am concerned that the infrastructure in Genesis on the Lakes was designed and sized around the lower-density R6 pattern originally planned, and that the resulting upgrade costs will ultimately be borne by existing area ratepayers through increased municipal taxes and levies.

4. Traffic and Parking

The increased number of units under R4 zoning will materially increase vehicle traffic and parking demand on local streets that were designed for the lower-density traffic patterns of the surrounding single-family area.

Requested Action

I respectfully request that Council decline this application as presented, or, at minimum, direct that any future development of this parcel remain consistent with the R6 designation and the low-density, large-lot character of the surrounding Genesis on the Lakes community. I would welcome the opportunity to discuss these concerns further and intend to attend and speak at the public hearing on this matter.

Thank you for your consideration.

Sincerely,

Glenn Sutherland

██████████, Stony Plain, Alberta

August 7, 2026

Mayor and Council
Town of Stony Plain
4905 – 51 Avenue
Stony Plain, Alberta T7Z 1Y1

Sent via email to Legislative@stonyplain.com

RE: Objection to Proposed Land Use Bylaw Amendment – Redistricting from R6 (Comprehensively Planned Residential District) to R4 (Mixed Form Residential District) – Genesis on the Lakes Stages 4B and 4C

Bylaw No.: 2744/LUO/26

Public Hearing Date: Monday, August 24, 2026, at 5:00 p.m.

Dear Mayor and Members of Council:

I am writing as a resident and property owner at [REDACTED], directly adjacent to the undeveloped parcel that is the subject of this application, to formally object to the proposed redistricting from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District.

1. Council Should Not Approve the Redistricting Without a Detailed Development Concept

We understand that this parcel has always been intended for eventual residential development. Our objection is not to the fact that homes will ultimately be built on the land. Our primary concern is the proposed change in the type and form of development permitted without residents or Council being provided with sufficient information about what is actually intended for the parcel.

The Town's own report states that this land was previously designated R1 – Large Lot Detached Dwelling Residential District. In 2019, it was changed to the current R6 – Comprehensively Planned Residential District for the stated purpose of developing a bare-land condominium containing detached and semi-detached dwellings. Council is now being asked to change the designation again, this time to R4 – Mixed Form Residential District.

The proposed R4 designation would permit detached, semi-detached and duplex dwellings, as well as the possibility of accessory dwellings, on considerably smaller individual lots than those that characterize the established Genesis on the Lakes community. However, residents have not been provided with a detailed concept showing the anticipated number and mix of dwellings, proposed lot sizes, building heights, property orientation, setbacks, landscaping, fencing or screening.

That distinction is central to our objection. We accepted that the land would eventually be developed. What we did not anticipate was that Council would be asked to approve another change in land use, potentially allowing a more compact and materially different development

pattern directly behind our homes, without first showing residents what the resulting development is likely to look like.

These details are essential because the parcel directly borders an established row of large-lot homes. Once the land is redistricted, residents may have substantially less ability to influence the form of development ultimately placed behind their properties.

Council should not approve this redistricting without first understanding its probable physical outcome and ensuring that the interests of directly affected residents are protected. At a minimum, a detailed concept and transition plan should be provided for public review before Council makes its decision.

2. Direct and Significant Privacy Impacts

This is not a distant or theoretical concern for our household. The subject parcel shares a direct boundary with our backyard and with the backyards of several other established homes along Genesis Lake Boulevard.

Depending on the final lot configuration and building orientation, smaller residential lots could result in multiple backyards, two-storey homes, upper-level windows, decks and outdoor living areas facing directly toward the existing homes. Without an appropriate transition, this could create significant overlooking and loss of privacy for the residents along the shared boundary.

Without knowing the orientation, height and placement of the proposed buildings, Council cannot properly assess these privacy impacts or determine whether the proposed development would create an appropriate transition from the existing large-lot properties.

Before considering approval, Council should require clear information showing:

- The location and orientation of homes bordering existing properties;
- The distance between proposed buildings and existing homes;
- Proposed building heights;
- The placement of upper-storey windows, decks and outdoor living areas;
- Rear-yard setbacks;
- Landscaping and screening measures; and
- How overlooking and loss of privacy will be prevented.

3. Incompatibility With the Established Character of Genesis on the Lakes

My husband and I deliberately chose to purchase our home in Genesis on the Lakes because of the character of this community. It is a quiet and beautiful neighbourhood distinguished by spacious properties, substantial single-family homes, natural surroundings and a sense of openness that is increasingly difficult to find.

Any new development bordering the existing community should respect its established scale and character. At a minimum, the portion of the parcel directly adjacent to existing homes should

contain larger lots, enhanced setbacks, substantial landscaping and building forms compatible with the properties they border.

Allowing a more compact development pattern directly behind these homes without an appropriate physical transition would fundamentally change the privacy, openness and established character residents reasonably relied upon when choosing to purchase and invest in this community.

4. Natural Features, Green Space and Wildlife

The open land, vegetation and surrounding green spaces contribute to the character of Genesis on the Lakes and provide habitat and movement space for wildlife.

Residents have not been given clear information about what natural features would be retained, what vegetation would be removed or how meaningful green space would be incorporated into the development. These matters should be evaluated before the land is redistricted, rather than after Council has already approved the change.

5. Broader Neighbourhood Concern

I have spoken with several neighbours about this application, and every neighbour I have personally spoken with has expressed serious concern.

This indicates that the objection is not limited to one household. Residents who purchased and invested in this community deserve meaningful consultation and clear information about what is proposed immediately adjacent to their homes.

6. Requested Action

I respectfully request that Council decline Bylaw 2744/LUO/26 as presented.

Alternatively, I request that Council defer its decision until residents and Council are provided with a detailed development concept showing:

- The anticipated number and type of dwellings;
- Proposed lot sizes and building heights;
- The orientation of homes and yards bordering existing properties;
- Setbacks and separation from existing homes;
- Landscaping, fencing and screening measures;
- Measures to prevent overlooking and protect privacy;
- The preservation of natural features and meaningful green space; and
- Anticipated traffic and parking impacts.

If Council is considering approval, I further request that enforceable, site-specific development requirements be incorporated to protect the established homes along the shared boundary. These should include larger lots and detached homes along the boundary, enhanced rear-yard setbacks,

substantial landscaping and screening, appropriate building-height restrictions and careful placement of buildings, windows and decks to protect neighbouring privacy.

Please confirm that this written submission has been received and will be included in the public hearing agenda for Monday, August 24, 2026.

I also wish to register my intention to attend and speak at the public hearing. Please confirm my registration and provide any instructions required for my participation.

Thank you for considering my objection and the concerns of the residents who will be directly affected by this decision.

Sincerely,

Kerry Koble

[REDACTED]

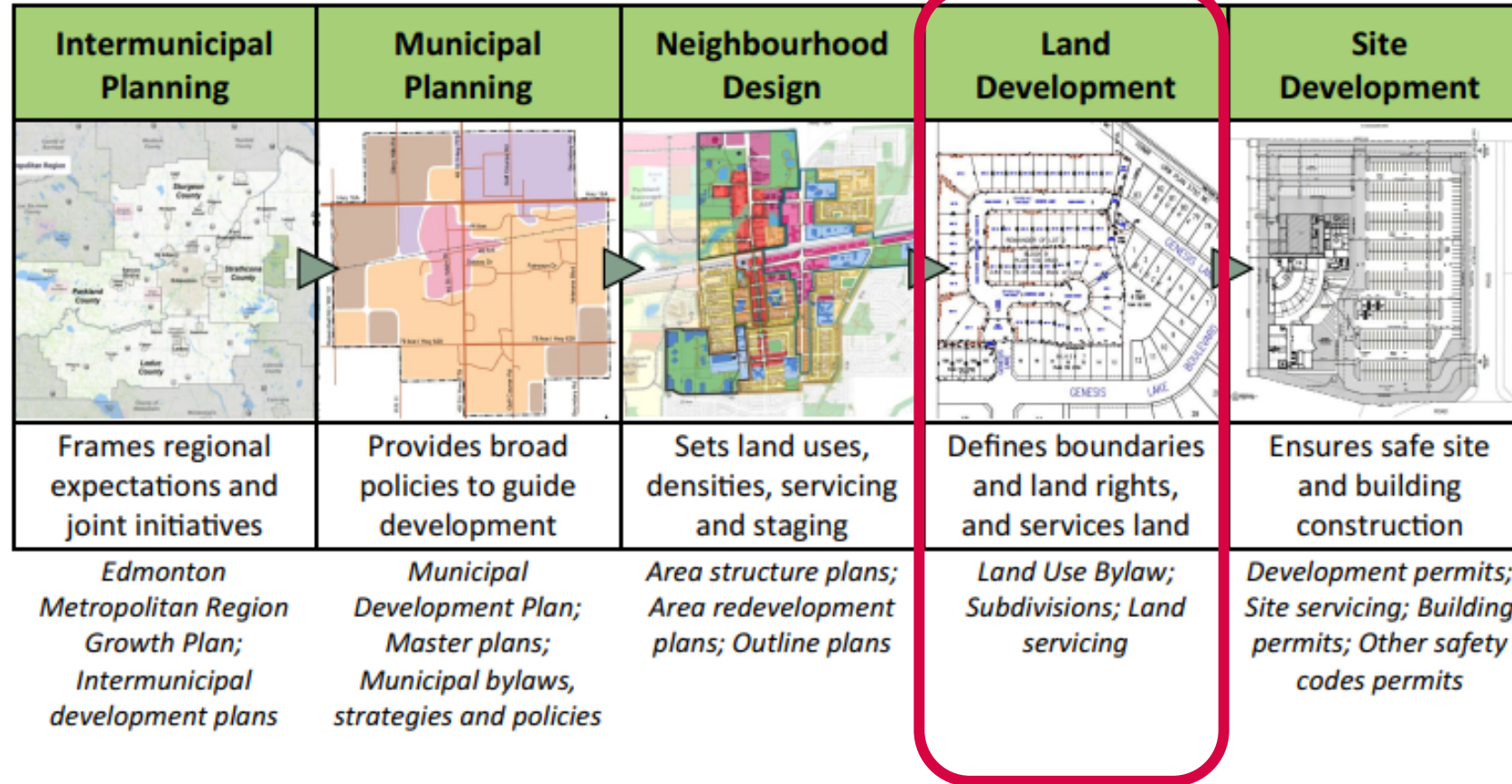
Stony Plain, Alberta

Public Hearing - Bylaw 2744/LUO/26

Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

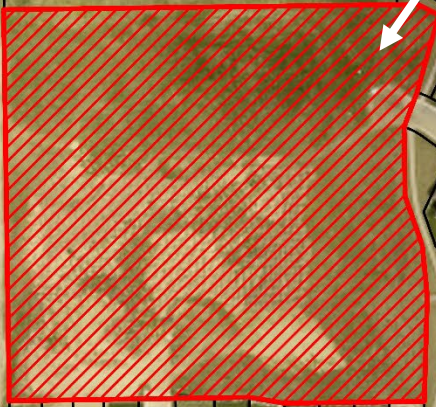


THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



Aerial Context

Bylaw Area



Genesis on the Lakes
Neighbourhood

Westerra
Neighbourhood

 Bylaw Area

79 Ave

Genesis Crt

Genesis Wynd

Genesis Lake Dr

Genesis Villas

48 St

Westerra Loop

Westerra Lane

Westerra Loop

Westerra Dr

Westerra Wynd

Genesis Lake Blvd

Genesis Lake Blvd

Genesis Lake Blvd

DEERFIELD

AREA STRUCTURE PLAN



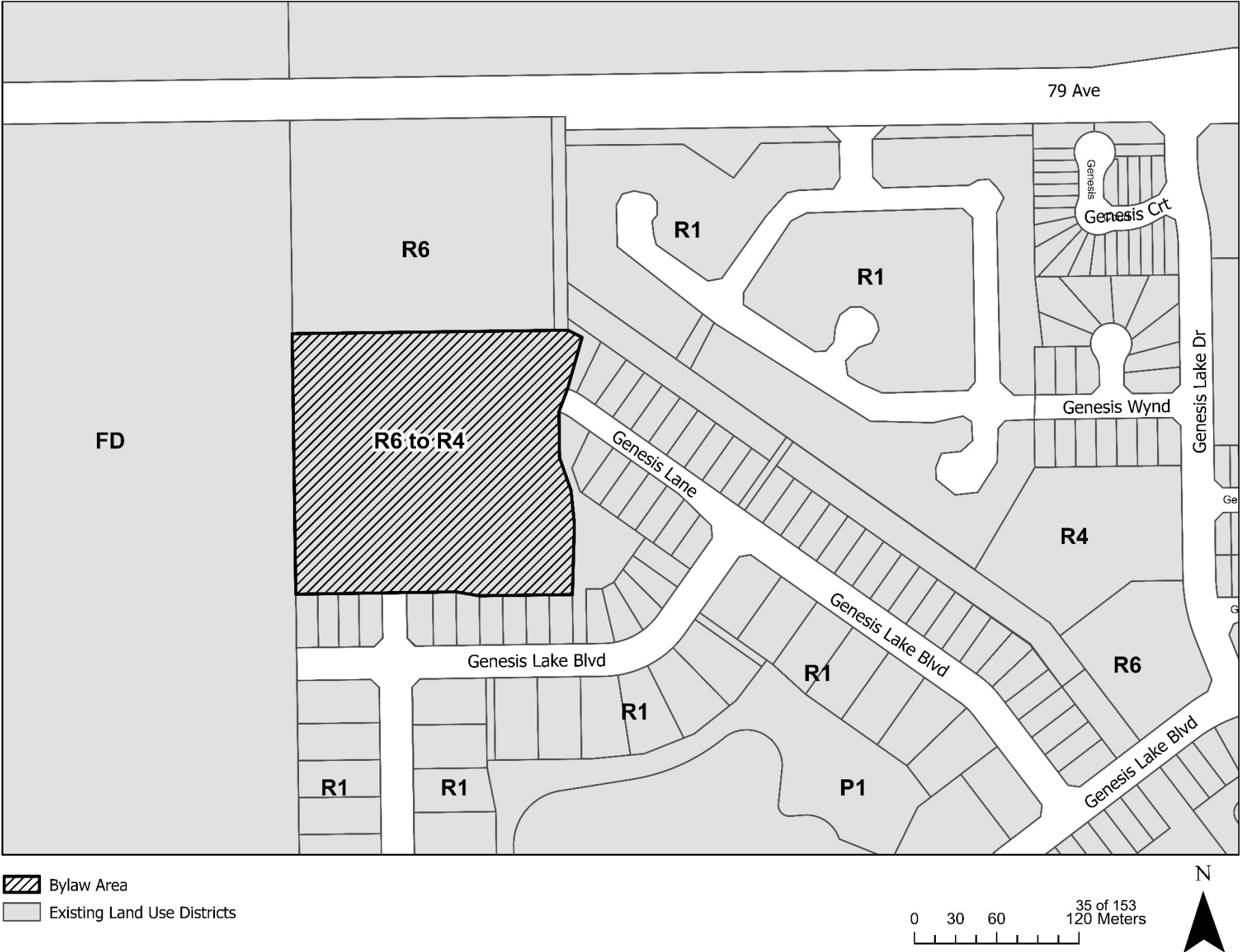
LEGEND

-  COMMERCIAL
-  MOBILE HOME PARK
-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM WATER RETENTION PC
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  MINOR ARTERIAL
-  BUFFER
-  IMPERIAL OIL PIPELINE R/W
-  ABANDONED PIPELINE R/W
-  TOWN OF STONY PLAIN BOUND

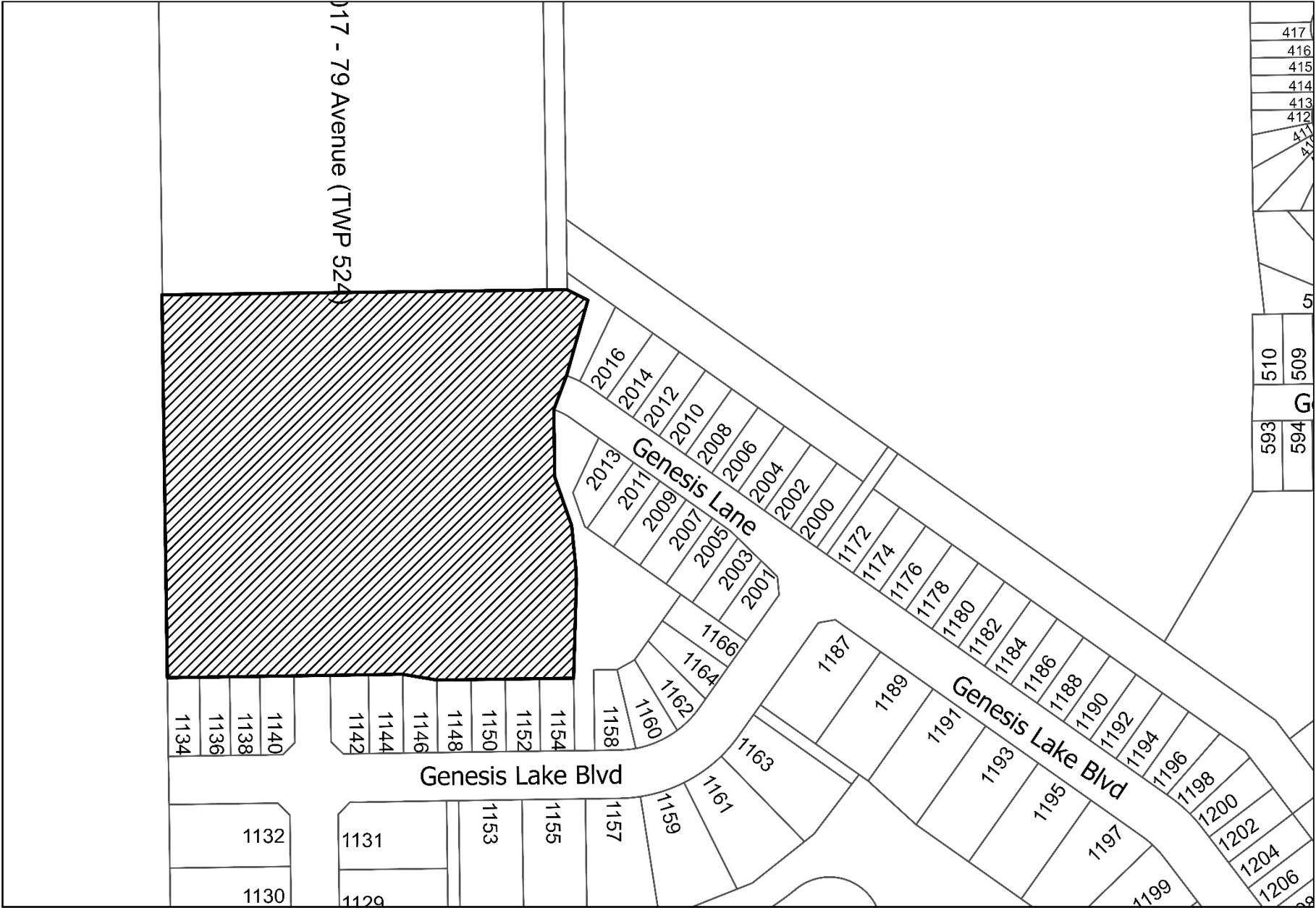
Bylaw Area

Fig.

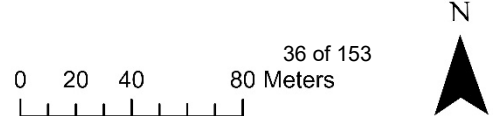
Proposed LUB Districting



Proposed LUB Districting

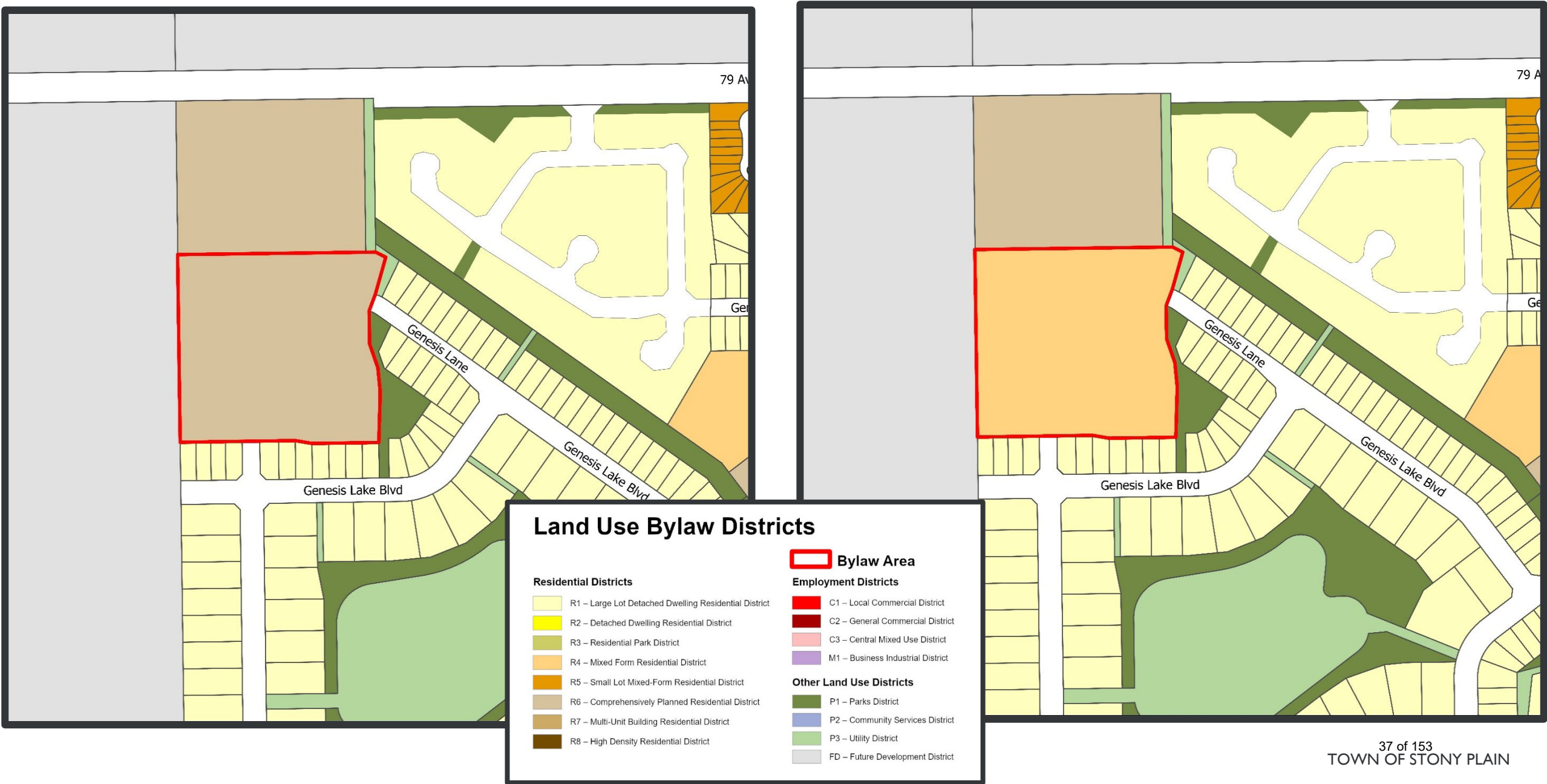


Area restricted from Row House Dwelling Unit Uses



Current

Proposed



Advertisement

Posted on Town Website

Notification Sign

Planning Advisory Committee

NOTICE OF PUBLIC HEARING FOR – BYLAW 2744/LUO/26

Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

MONDAY, August 24, 2026, at 5:00 p.m.

At the Town of Stony Plain Council Chambers – 4905-51 Avenue

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2744/LUO/26.

Purpose of Bylaw 2744/LUO/26 Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

To redistrict the subject property from R6– Comprehensively Planned Residential District to R4–Mixed Form Residential District to align with the Deerfield Area Structure Plan and permit development of the undeveloped parcel.



Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here: www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2744/LUO/26 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, August 17, 2026, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, August 21, 2026. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click [here](#) to inspect and read the full text of Bylaw 2744/LUO/26.

PROPOSED LAND USE BYLAW AMENDMENT

Redistricting from R6—Comprehensively Planned Residential District to R4—Mixed Form Residential District

PURPOSE OF BYLAW 2744/LUO/26 To amend Land Use Bylaw 2735/
LUO/26 to facilitate the

To amend Land Use Bylaw 2735/ LUO/26 to facilitate the development of Genesis Stages 4B & C by redistricting the subject site from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District and changing related text and a figure

PUBLIC HEARING

5PM, August 24, 2026
Council Chambers
Stony Plain Town Office
4905 – 51 AVE

FOR MORE INFORMATION:

Bylaw Inquiries
info@thethompsonsteam.ca or
planning@stonyplain.com
Public Hearing Inquiries
legislative@stonyplain.com



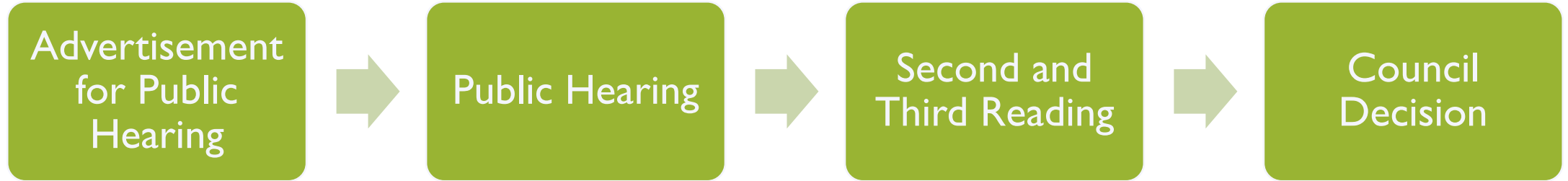
The bylaw and related background material can be accessed at Stony Plain Town Office, 4905 – 51 Avenue, 2nd floor, Planning and Development, or by contacting planning@stonyplain.com / 780-963-8998. Members of the public wishing to address Council with comments on this bylaw may provide a written submission or make a verbal presentation during the public hearing. Please contact us at legislative@stonyplain.com for submission details and report dates.

Unitech
Construction
Services Ltd

■ stonyplain.com/publichearings

Next Steps

August 24, 2026





Thank you!

Questions or comments?



END OF ITEM



Adoption of Council Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
JULY 13, 2026 MINUTES OF THE
REGULAR COUNCIL MEETING
HELD IN THE TOWN OF STONY PLAIN
COUNCIL CHAMBERS AT 5:00 PM**

PRESENT:

Mayor:	William Choy
Deputy Mayor:	Harold Pawlechko
Councillors:	Justin Laurie
	Melanie Loyns
	Eric Meyer

Chief Administrative Officer:	Tom Goulden
General Manager, Community & Protective Services:	Karl Hill
General Manager, Community & Social Development:	Lisa Gilchrist
General Manager, Corporate Services:	Ann Laing
General Manager, Planning & Infrastructure:	Brett Newstead
General Manager, Strategic Services:	Brenda Otto
Manager, Legislative Services:	Teresa Olsen
Acting Manager, Financial Services:	Riley Clark
Acting Manager, Planning & Development:	Karen Majeau
Legislative Clerk:	Jessica Marsden

EXCUSED ABSENCE:

Councillor:	Justin Anderson
Councillor:	Miranda Niebergall

OTHERS PRESENT:

Members of the Public

1. CALL TO ORDER

Mayor William Choy called the July 13, 2026 Regular Council Meeting to order at 5:00 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
106/07/26/SP

Moved that Town Council adopt the July 13, 2026 Regular Council Meeting agenda as presented.

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

4. PRESENTATIONS & DELEGATIONS – NIL

5. STATUTORY PUBLIC HEARING – NIL

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting Minutes – June 22, 2026

RCM Minutes
107/07/26/SP

Moved that Town Council approve the June 22, 2026 Regular Council Meeting minutes as amended.

To add:

- 9.3 2. Repeal Signing Authority of Municipal Documents C-LS-049.

CARRIED UNANIMOUSLY

7. COUNCIL BOARD & COMMITTEE MINUTES

7.1 Growth and Commerce Committee – April 15, 2026

7.2 Meridian Housing Foundation – April 30, 2026

7.3 Culture and Tourism Roundtable – May 13, 2026

7.4 Stony Plain Library Board – May 20, 2026

7.5 Tri Municipal Leisure Facility Corporation Board – May 21, 2026

GCC, MHF, CTR,
SPLB, and TLC
108/07/26/SP

Moved that Town Council receive the Council Board and Committee minutes for information.

CARRIED UNANIMOUSLY

8. BYLAWS

8.1 Genesis on the Lakes Stages 4B and 4C Land Use Bylaw Amendment

The Acting Manager of Planning & Development gave an overview of the bylaw.

Genesis on the
Lakes Stages 4B &
4C LUB
Amendment
1st Reading
109/07/26/SP

Moved that Town Council:

1. give first reading to Bylaw 2744/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. authorize Administration to schedule a public hearing on August 24, 2026.

CARRIED UNANIMOUSLY

8.2 Recreation Facility Front End Debenture Bylaw

The Acting Manager of Financial Services gave an overview of the bylaw.

Rec Facility Front
End Debenture
Bylaw
2nd Reading
110/07/26/SP

Moved that Town Council give second reading to Bylaw 2742/DEB/26, a bylaw to authorize debenture borrowing in the amount of \$3,800,00 for the construction of the Recreation Facility.

CARRIED UNANIMOUSLY

Rec Facility Front
End Debenture
Bylaw 3rd Reading
111/07/26/SP

Moved that Town Council give third reading to Bylaw 2742/DEB/26.

CARRIED UNANIMOUSLY

8.3 Public Works Facility – Phase 2 Debenture Bylaw

The Acting Manager of Financial Services gave an overview of the bylaw.

PW Facility –
Phase 2
Debenture Bylaw
2nd Reading
112/07/26/SP

Moved that Town Council give second reading to Bylaw 2740/DEB/26, a bylaw to authorize debenture borrowing in the amount of \$2,045,000 for the upgrade of the Public Works Administrative Building – Phase 2.

CARRIED UNANIMOUSLY

PW Facility –
Phase 2
Debenture Bylaw
3rd Reading
113/07/26/SP

Moved that Town Council give third reading to Bylaw 2740/DEB/26.

CARRIED UNANIMOUSLY

9. **BUSINESS ITEMS**

9.1 Strategic & Corporate Plan Q2 2026 Report

The General Manager of Strategic Services gave an overview of the report.

Strat & Corp Plan
Q2 2026 Report
114/07/26/SP

Moved that Town Council accept the Strategic & Corporate Plan Q2 2026 Report for information.

CARRIED UNANIMOUSLY

9.2 2025 Annual Report

The General Manager of Corporate Services gave an overview of the report.

2026 Annual
Report
115/07/26/SP

Moved that Town Council accept the 2025 Annual Report for information.

CARRIED UNANIMOUSLY

10. COUNCIL DISCUSSION

11. CLOSED SESSION – NIL

12. ADJOURNMENT

Mayor William Choy declared the July 13, 2026 Regular Council Meeting adjourned at 6:05 p.m.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

END OF ITEM



Council Board & Committee Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
APRIL 16, 2026 MINUTES OF THE
PLANNING ADVISORY COMMITTEE
SHIKAOI ROOM
AT 4:30 P.M.**

MEMBERS PRESENT:

Chair:	Hugh Ritchie
Vice-Chair:	Jenilee Caterina
	Chaymie Hintz
	Joe Baker

EXCUSED ABSENCE:

Manoj Ravichandraraj

OTHERS PRESENT:

Manager, Planning & Development:	Miles Dibble
Project Planner, Staff Liaison:	Caityln McDonald
Planner:	Ellen Okyerebea Amoh
Legislative Officer:	Christina Michaud
Legislative Clerk:	Jessica Marsden

1. CALL TO ORDER

The Chair called the April 16, 2026 Planning Advisory Committee meeting to order at 4:31 p.m.

2. WELCOME

3. ADOPTION OF AGENDA

Agenda Adoption 06/04/26/PAC	Moved that the April 16, 2026 Planning Advisory Committee agenda be accepted as presented.
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CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES – January 15, 2026

PAC Minutes 07/04/26/PAC	Moved that the January 15, 2026 Planning Advisory Committee minutes be accepted as presented.
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CARRIED UNANIMOUSLY

5. NEW BUSINESS

5.1 2026-2029 Strategic Plan Update

The Manager of Planning & Development provided an update on the 2026-2029 Strategic Plan.

2026-2029 Strat Plan Update 08/04/26/PAC	Moved that the 2026-2029 Strategic Plan be accepted for information.
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CARRIED UNANIMOUSLY

5.2 Atim Creek Area Structure Plan

The Planner of Planning and Development provided an update on the Atim Creek Area Structure Plan.

Atim Creek ASP 09/04/26/PAC	Moved that the Atim Creek Area Structure Plan be accepted for information.
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CARRIED UNANIMOUSLY

5.3 Land Use Bylaw Administrative Update

The Manager of Planning and Development gave an update on the Land Use Bylaw Administrative Update.

LUB Admin
Update
10/04/26/PAC

Moved that the Land Use Bylaw Administrative Update be accepted for information.

CARRIED UNANIMOUSLY

6. DISCUSSION AND QUESTIONS

7. ADJOURNMENT

The Chair declared the April 16, 2026 Planning Advisory Committee meeting adjourned at 6:17 p.m.

Next Meeting:

July 9, 2026

4:30 p.m.

Shikaoi Room



Hugh Ritchie, Chair



Jessica Marsden, Legislative Clerk

END OF ITEM



Bylaws

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 24, 2026**SUBJECT:** Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to facilitate the development of Genesis on the Lakes Stages 4B and 4C. The proposal redistricts the area of Plan 132 3523 Block B Lot 2 within the Land Use District Map from R6 – Comprehensively Planned Residential District to R4 – Mixed-Form Residential District and changes related text and a related figure. The changes generally aligns with the Municipal Development Plan (MDP) and the intent on the Deerfield Area Structure Plan (ASP).

RECOMMENDATION

That Town Council:

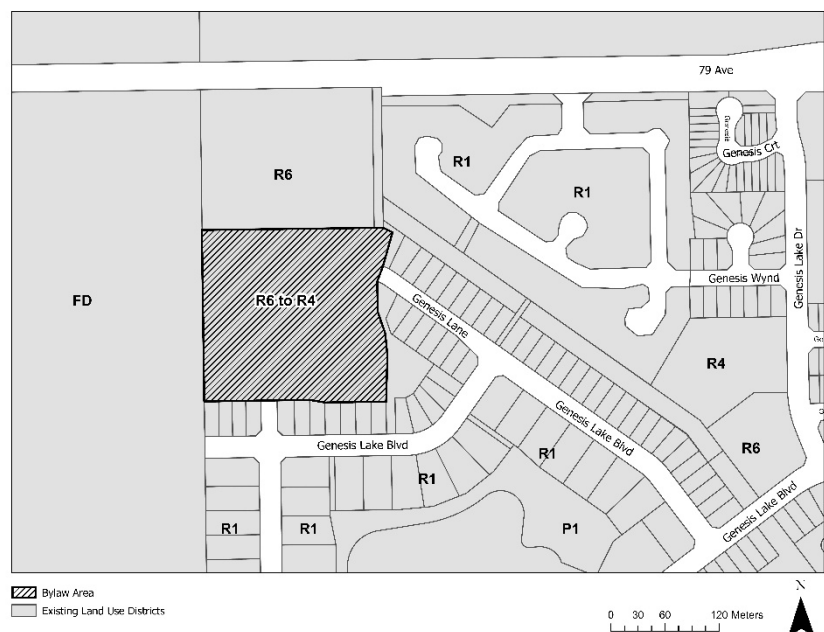
1. give second reading to Bylaw 2744/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. give third reading to Bylaw 2744/LUO/26.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2735/LUO/26 for the purpose of amending the Land Use District Map and associated text of Bylaw 2735/LUO/26 to redistrict a portion of Plan 132 3523 Block B Lot 2 from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District. The proposed amendment would change Figure 2.7.4. Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions in the Land Use Bylaw 2735/LUO/26 as well.

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 areas.
- 6.5.f.ii. To create new neighbourhoods that are complete, resilient and are able to adapt to change, new residential developments should encourage the 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 various demographics and income levels.



- 6.5.g.i. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have a sustainable density that makes efficient use of land.

The amendment area was redistricted on September 23, 2019, via Bylaw 2618/LUO/19 from R1 – Large Lot Detached Dwelling Residential District to R6 – Comprehensively Planned Residential District for the purpose of developing a bare land condominium development including detached and semi-detached dwellings.

The proposed amendment meets the general intent of the Deerfield ASP. Redistricting the subject area from R6 to R4 would not substantially alter the overall ASP, its intent or interaction with other elements of the plan or surrounding neighbourhoods; therefore, Administration does not require an amendment to the ASP for this proposal.

The subject area will have access provided off of Genesis Lake Boulevard and Genesis Lane. The existing water, sanitary and stormwater servicing surrounding the bylaw area are sized to accommodate the proposed development. Given that the R4 development generates comparable servicing demands than development in the R6 district, no new off-site infrastructure will be required.

Figure 2.7.4. – Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions and Section 2.7.4.3. apply to the area of this redistricting. They restrict Row House and Multi-unit Dwelling Uses from being developed in the area of the proposal. This amendment removes this figure and text from the R6 District and appropriately revises it and adds it to the R4 District. The revision removes Multi-unit Dwellings Uses as they are not allowed in the R4 District. This ensures the area continues to have the restriction of the original amendment that limits development to detached and semi-detached dwellings.

The R4 – Mixed Form Residential District is intended for blocks of individual lots fronting public roads with a maximum of two units per lot. It allows detached, semi-detached, duplex, row housing and accessory dwellings but requires slightly wider lot widths than the R6 District. In contrast, the R6 – Comprehensively Planned Residential District is primarily designed for comprehensively planned sites (such as bare land condominiums or rental developments) and can be used for blocks of individual lots fronting public roads with a maximum of one unit per lot. As such, the R6 District does not allow duplex and accessory dwelling units but allows multi-unit dwellings, and requires a mix of dwelling types for each block if individual lots are planned. Their overall density levels can be similar if individual lots within a R4 District are planned for accessory dwellings and R6 District sites are planned for the maximum density allowed.

The rationale for this amendment is to allow for a development of individual lots fronting public roads that may include an accessory dwelling unit but do not require a mix of dwelling types for each lot on a block. This change would require individual lots to be larger and removes the potential to have the area developed as a comprehensively planned site.

Relevant Statutes/Master Plans/Documents

Municipal Government Act 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

Deerfield Area Structure Plan Bylaw 2185/D&P/03

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

Bylaw 2744/LUO/26 was advertised in accordance with the Standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town website, and a notice sign installed on the property in advance of the public hearing. This item will be included in the Council Highlights new release.

ATTACHMENTS

See associated Public Hearing Lead Sheet for attachments

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 of Planning & Infrastructure

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



**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.

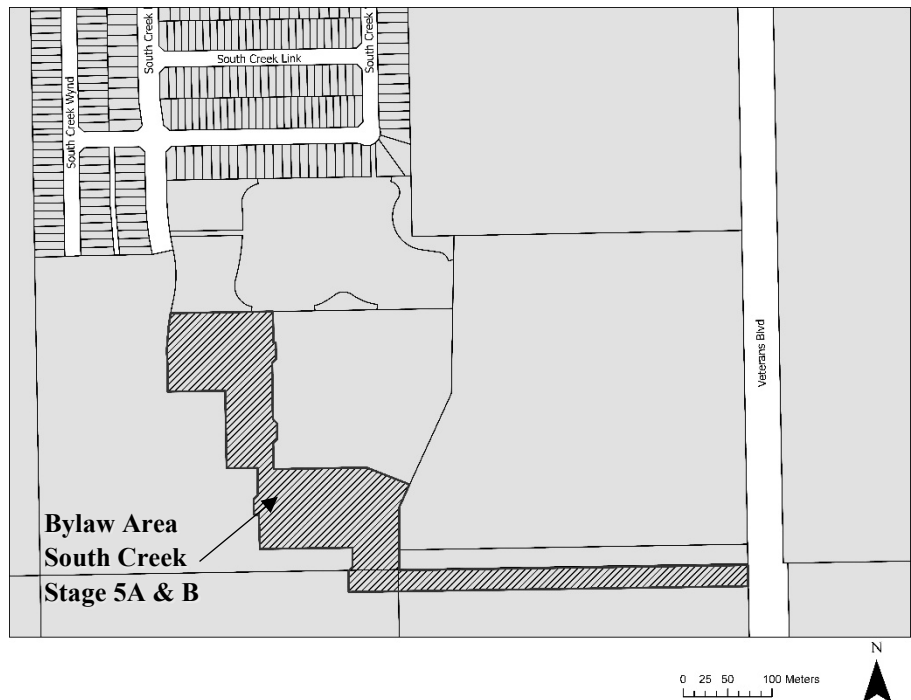
BACKGROUND

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

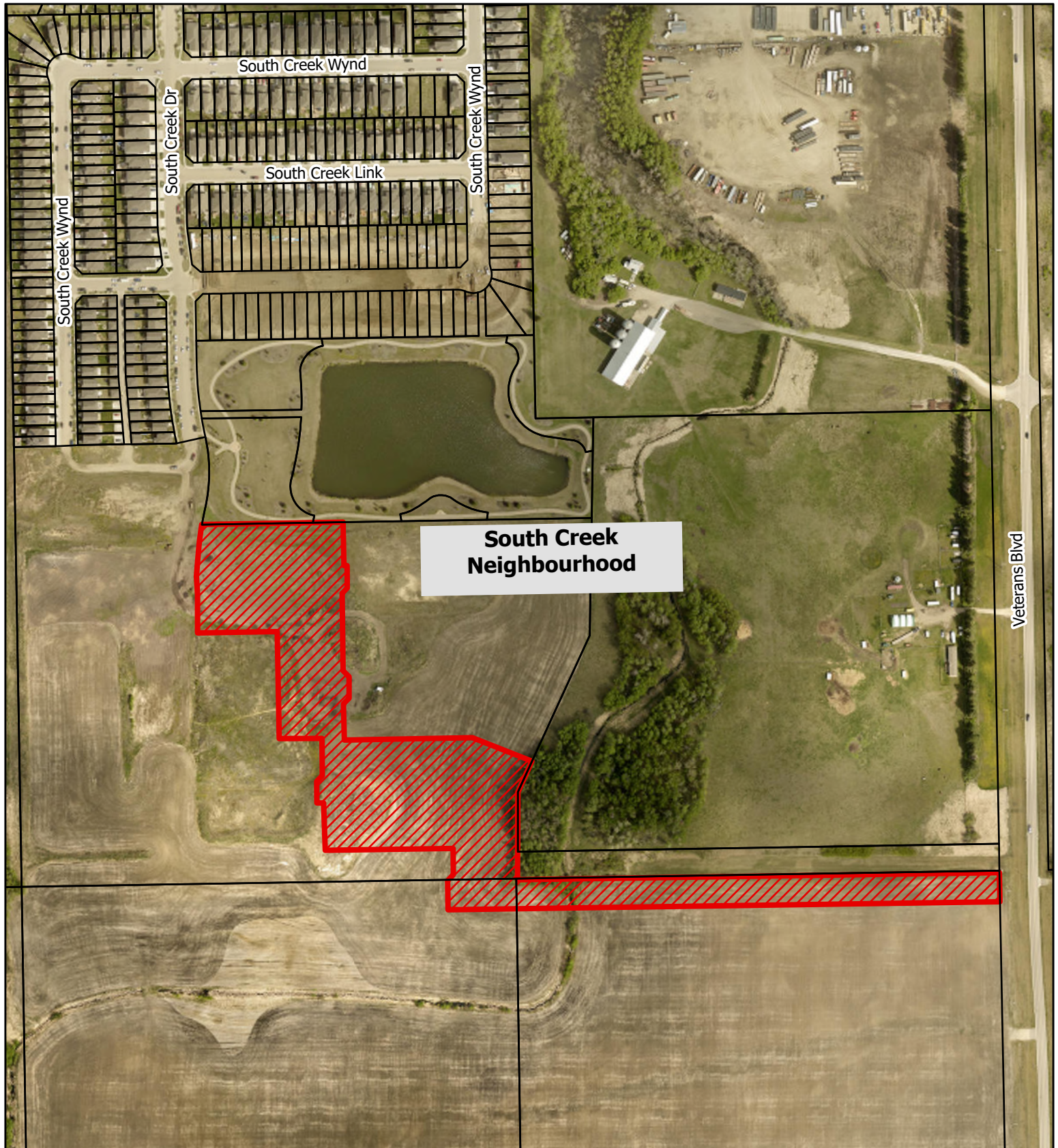
Prepared by: Ellen Amoh, Planner

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.

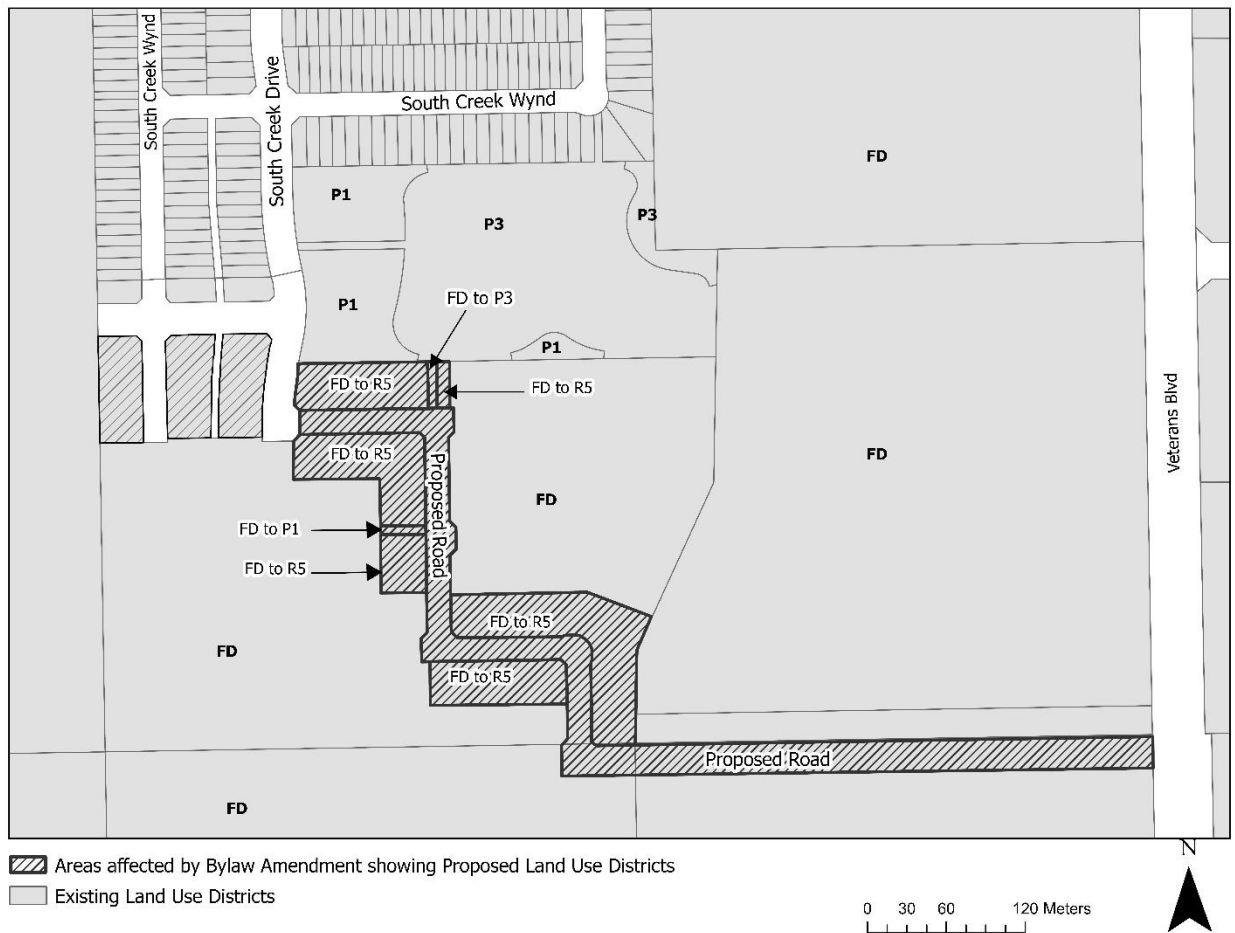
Read a third time this day of , AD 2026.

Mayor William Choy

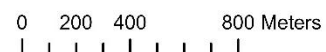
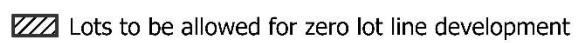
Ann Laing
General Manager, Corporate Services

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

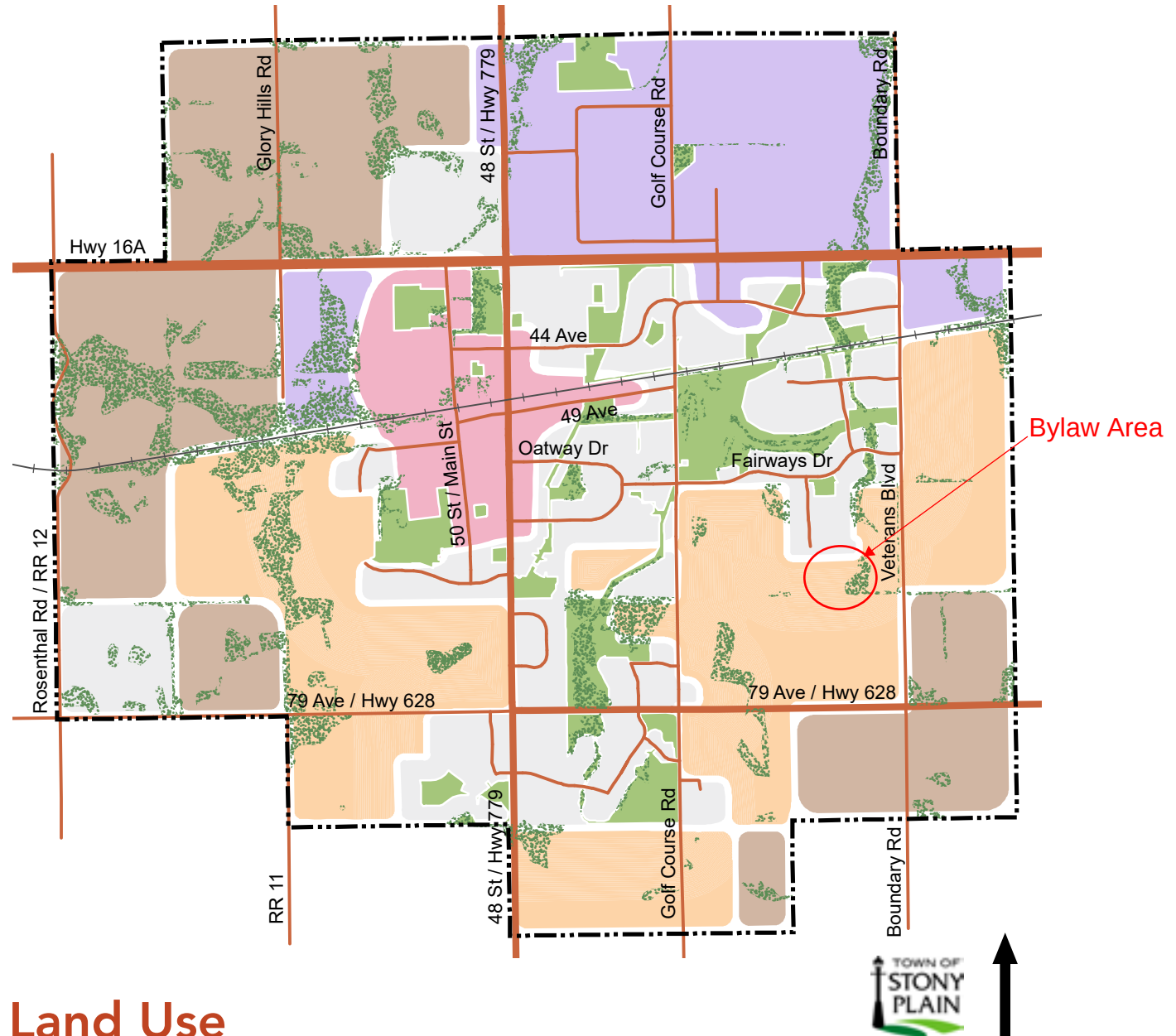
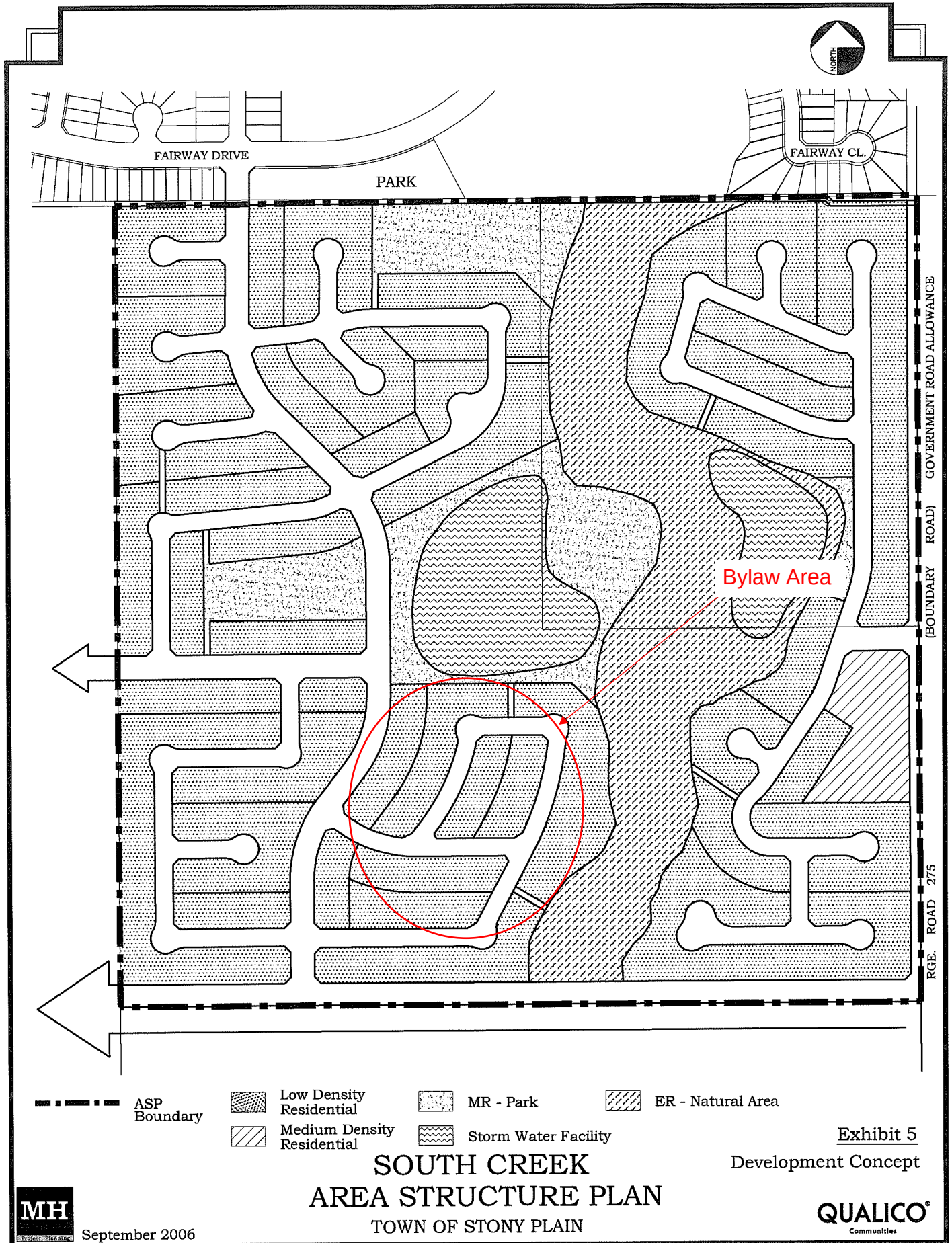
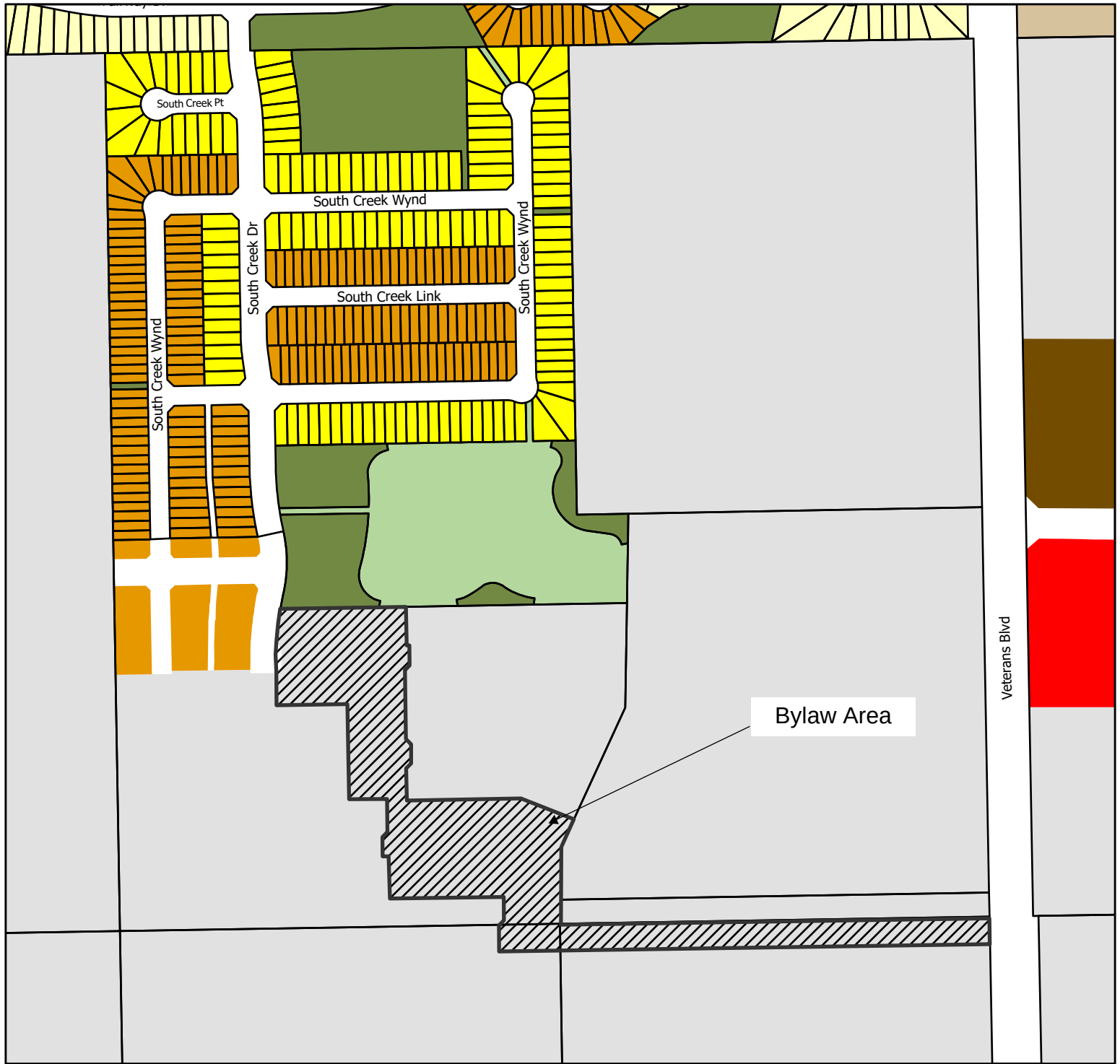


Figure 4: Future Land Use





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

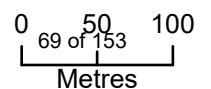
Employment Districts

- 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

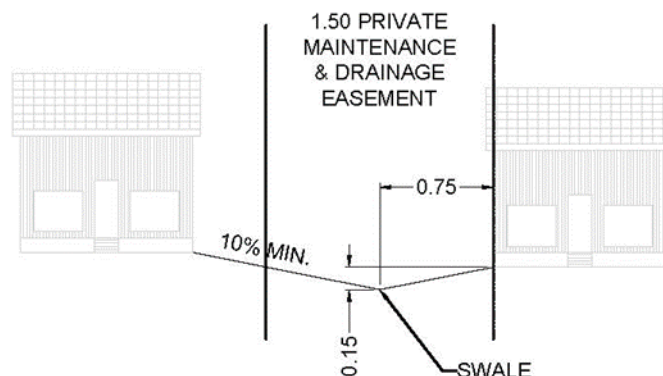
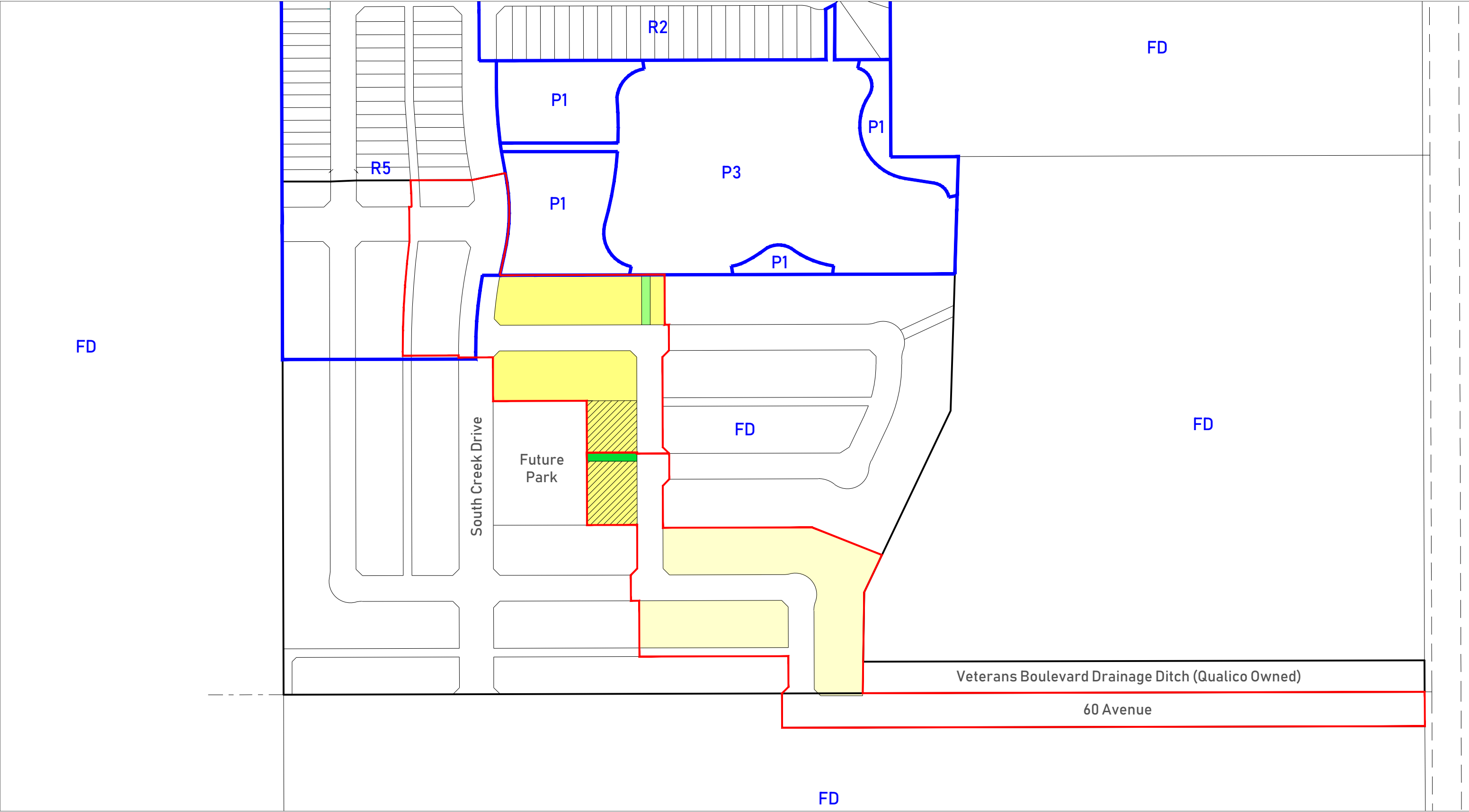


Figure 3.25.13. Lots Allowed for Zero Lot Line Development





FROM FD - Future Development TO:

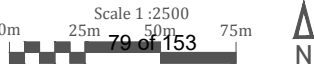
- R5 Single-Detached
- R5 Semi-Detached

- 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



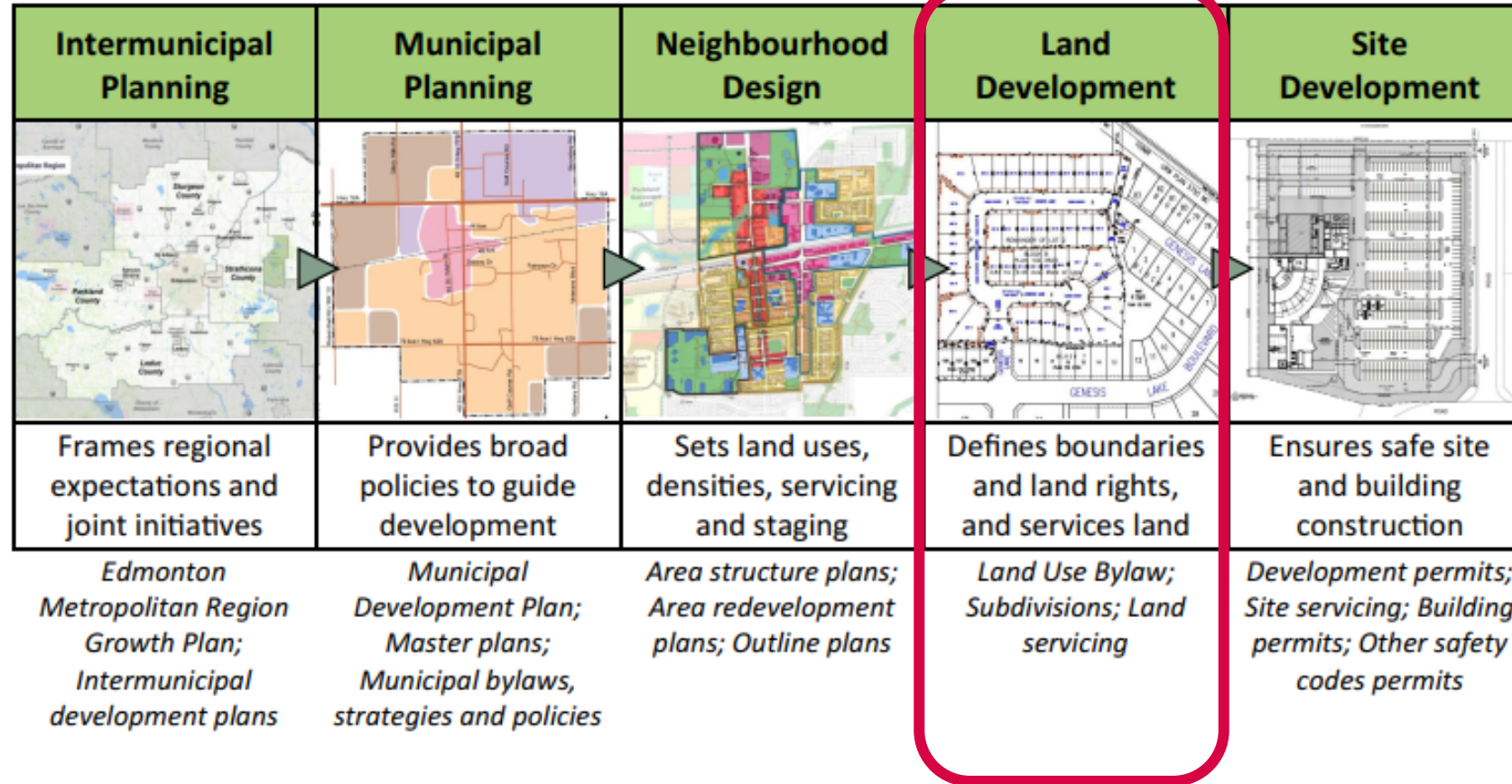
First Reading - Bylaw 2745/LUO/26

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

South Creek Drive

South Creek Neighbourhood

Future Edgelands Neighbourhood

Veterans Boulevard

Bylaw Area

60 Avenue

82 of 153
TOWN OF STONY PLAIN

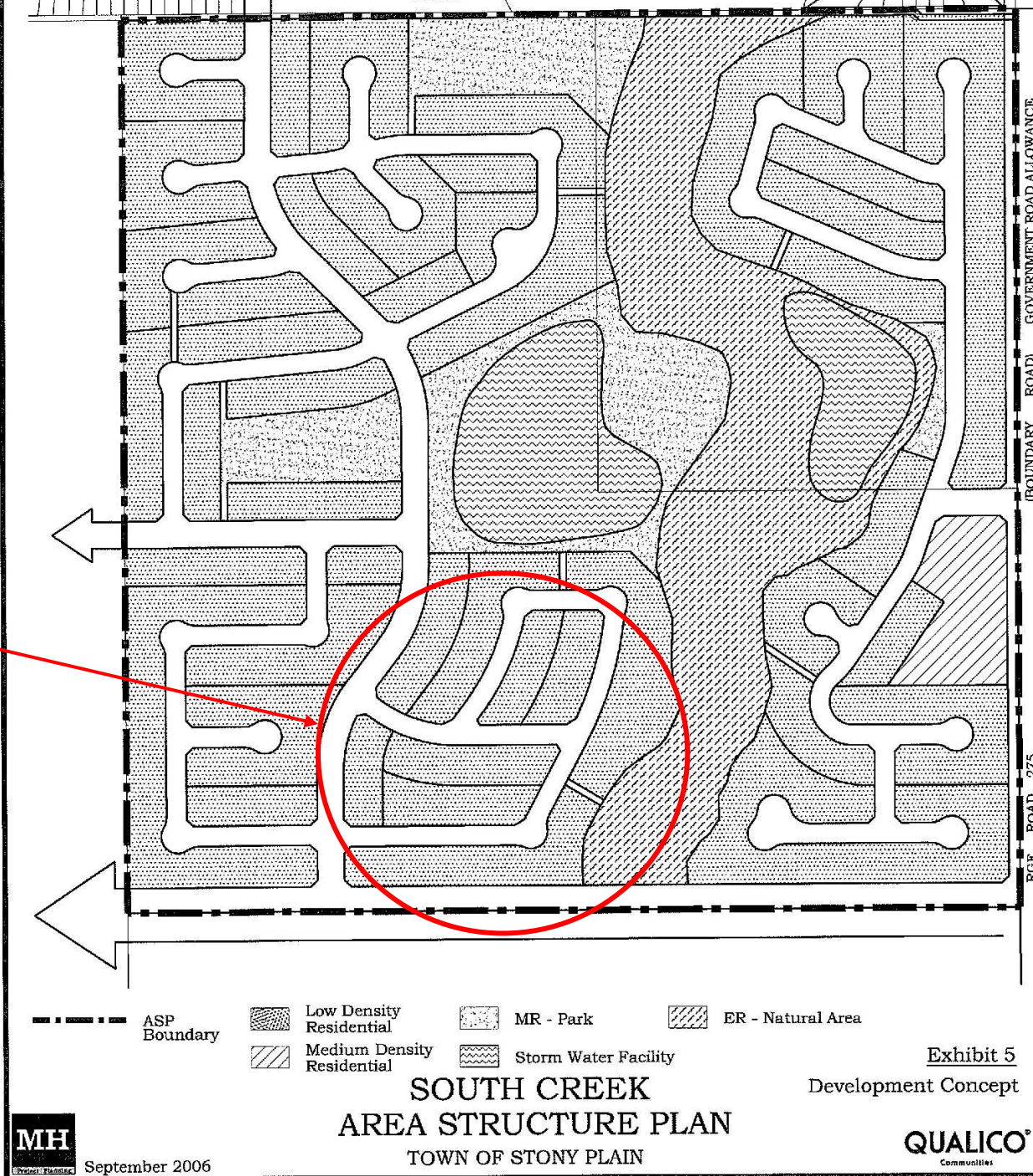
South Creek Drive

South Creek Neighbourhood

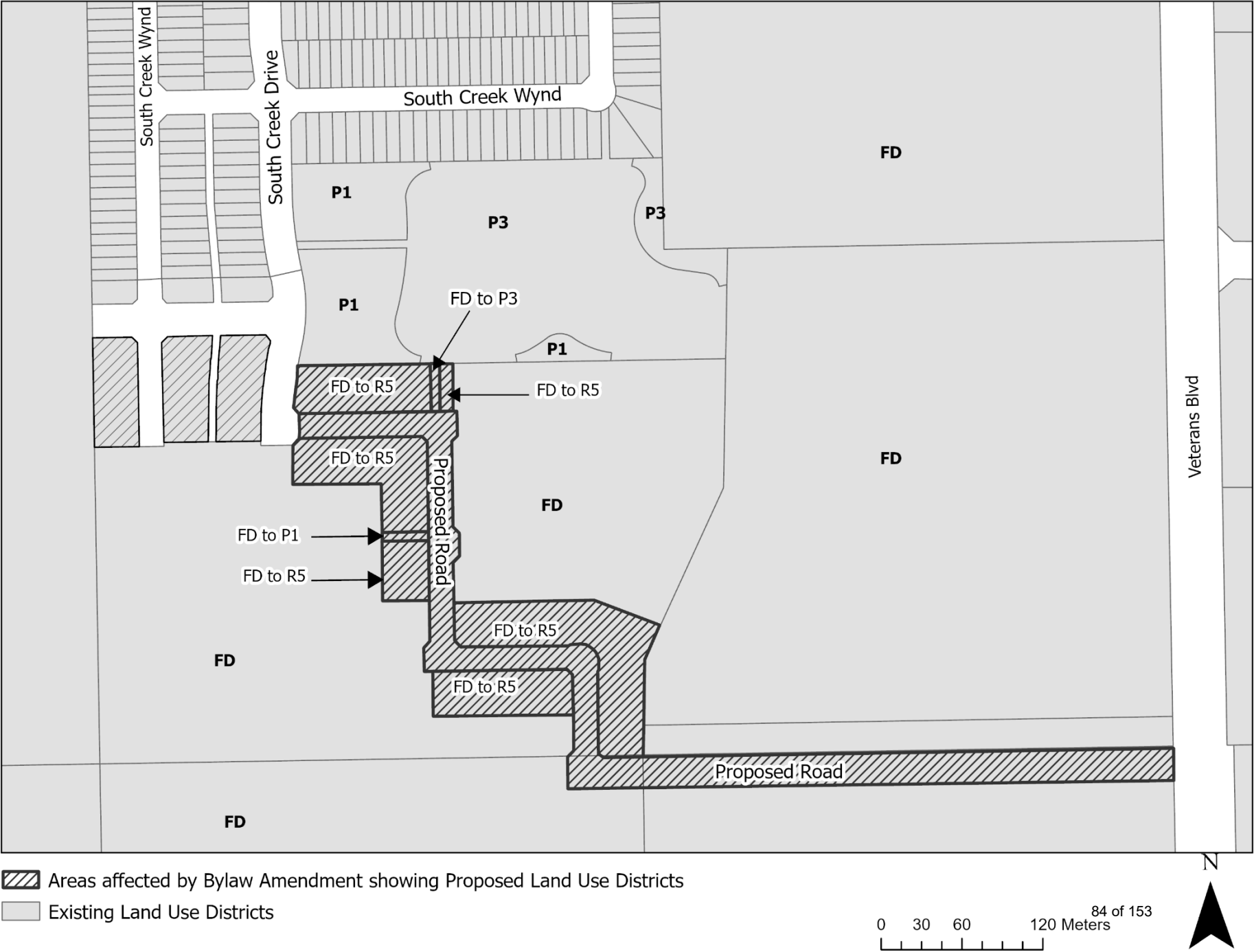
60 Avenue

Future Edgelands Neighbourhood

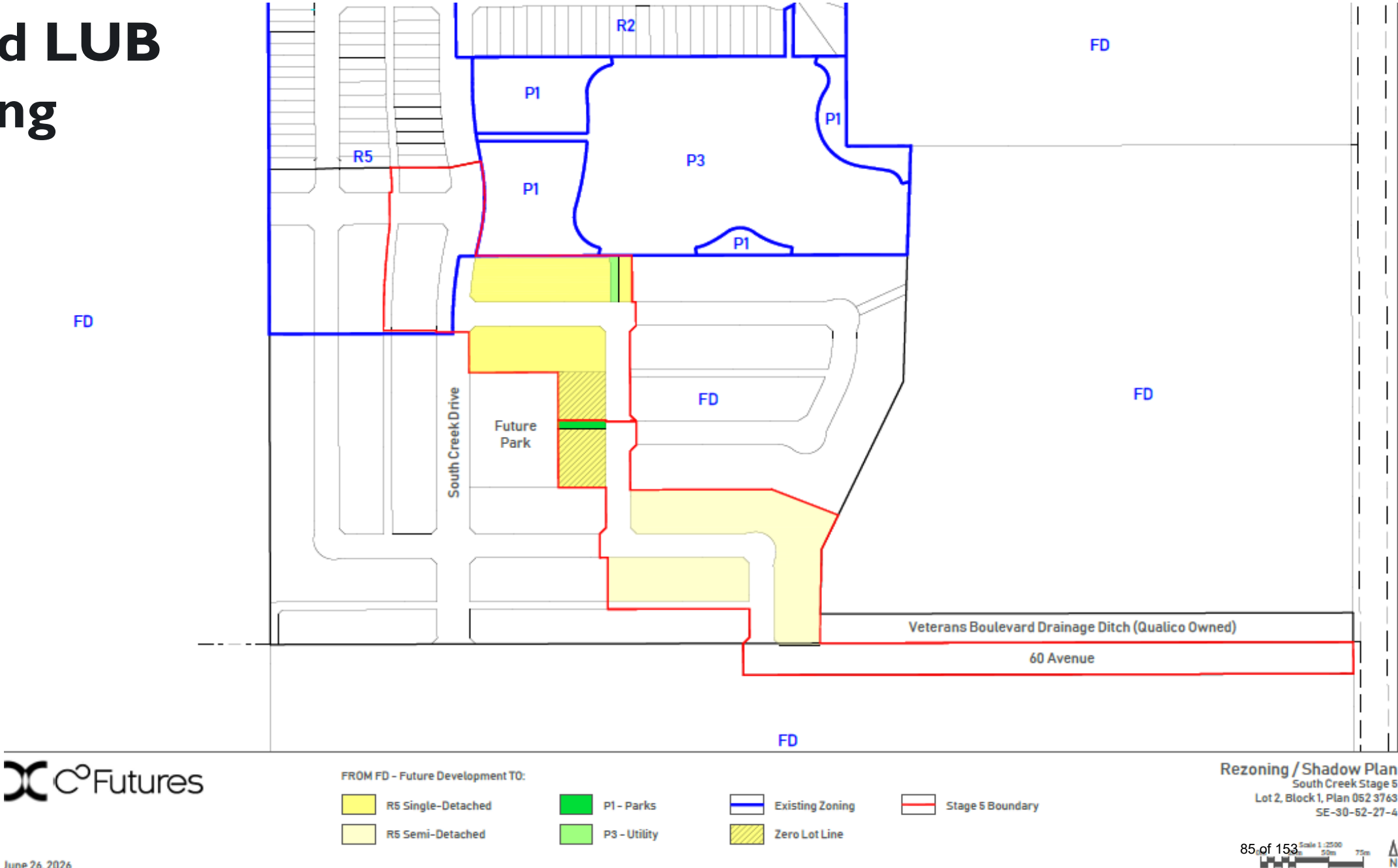
Bylaw Area



Proposed LUB Districting



Proposed LUB Districting



Next Steps





Thank you!

Questions or comments?



END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 24, 2026**SUBJECT:** High Park Fill Line Front End Debenture Bylaw

EXECUTIVE SUMMARY

With the Capital Region Parkland Water Services Commission (CRPWSC) completing a line twinning, the Town engaged with the Commission to have a water line run directly to the High Park reservoir. This work was completed by the CRPWSC, with the Town paying for the cost differential of adding this new connection to the Town's water system to support growth. To complete funding of the project, debenture borrowing is required on behalf of the Developer offsite levy water.

RECOMMENDATION

That Town Council give first reading to Bylaw 2746/DEB/26, a bylaw to authorize debenture borrowing in the amount of \$3,700,000 for the construction of the High Park Fill Line Facility.

BACKGROUND

Council has approved funding of \$3,700,000 from the Developer offsite levy water through the 2025-2027 Corporate Plan under Water Main Network Upgrade (Table 37).

Second and third reading of this bylaw are scheduled to be presented to Council on September 28, 2026.

Relevant Statutes/Master Plans/Documents

Debt Management Policy C-FS-071

Municipal Government Act (MGA) Section 251, 254, 258, and 606

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Invest in municipal infrastructure, amenities, and facilities to ensure effective and quality service delivery.

COMMUNICATION

Subsequent of approval to first reading, the bylaw will be advertised in the local newspaper to allow for public response and to satisfy MGA requirements. This item will be included in the Council highlights news release.

BUDGET/FINANCIAL IMPACT

The debentures presented this evening increase the Town's total outstanding debt to \$76.7 million. No further debenture bylaws are contemplated in 2026. The bylaw presented this evening will leave \$12.4 million of available debt capacity under the MGA and will exceed the internal debt limit by \$5.5 million or 6.12%. It is important to note that \$9.8 million of the debt is debt funded by external organizations (Meridan Housing) or developers (offsite levy). When this is taken into account the debt the Town is servicing is still below the internal debt limit.

Annual principal payments and interest of this debenture will be funded by the collection of Developer offsite levy water. If the collected levies are insufficient the Town will be required to front end the payments. These payments and interest will add to the front ending deficit for the roads levy within the Town's Accumulated surplus.

ATTACHMENTS

1. Bylaw 2746/DEB/26
2. Debenture Bylaws Presentation

Prepared by: Riley Clark, Senior Financial Analyst

Reviewed by: Teri Stewart, Manager, Financial Services

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Ann Laing, General Manager, Corporate Services

Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2746/DEB/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO AUTHORIZE A BORROWING FOR THE PURPOSE OF FINANCING THE HIGH PARK FILL LINE

WHEREAS, the Council of the Town of Stony Plain has decided to issue a bylaw pursuant to Section 258 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, to authorize the financing of its share of the construction of the High Park Fill Line; and

WHEREAS, plans and specifications have been prepared and the total cost of the Project is estimated to be \$3,700,000. The Town of Stony Plain estimates the following will be applied to the Project:

Water Off Site Levy	\$ 3,700,000
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WHEREAS, a portion of the project is to be funded through the collection of offsite levies (the “Developer Portion”)

WHEREAS, in order to complete the Project; it will be necessary for the Town of Stony Plain to borrow up to \$3,700,000 for the Developer Portion to be applied to the project on terms and conditions referred to in this bylaw; and

WHEREAS, the Town of Stony Plain deems it advisable to make a borrowing for a period not exceeding 20 years for the purpose of financing the construction and completion of the Project; and

WHEREAS, the estimated lifetime of the Project financed under this bylaw is equal to, or in excess of 50 years; and

WHEREAS, the principal amount of the outstanding debt of the Town of Stony Plain on December 31, 2025 is \$49,072,868, no part of which is in arrears; and

WHEREAS, all required approvals for the project have been obtained, and the project is in compliance with all Acts and Regulations of the Province of Alberta.

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 “High Park Fill Line Front End Borrowing Bylaw”.

2.0.0 Definitions & Interpretations

2.1.0 “Act” means the *Municipal Government Act*, RSA 2000, c M-26;

2.2.0 “Chief Administrative Officer” means the Chief Administrative Officer of the Town of Stony Plain;

2.3.0 “General Manager, Corporate Services” means the General Manager, Corporate Services of the Town of Stony Plain;

2.4.0 “Project” means the High Park Fill Line;

2.5.0 “Project Loan” means the amount borrowed by the Town of Stony Plain from the Province of Alberta, or another financial institution, for an amount up to but not exceeding \$3,700,000 for the construction and completion of the Project.

3.0.0 General

3.1.0 The Town of Stony Plain may borrow from the Province of Alberta, or another authorized financial institution, a sum up to but not exceeding \$3,700,000 (the "Project Loan").

3.2.0 The funds borrowed under this bylaw shall be borrowed on the general credit and security of the Town of Stony Plain.

3.3.0 The Chief Administrative Officer and General Manager, Corporate Services are authorized to execute on behalf of the Town of Stony Plain promissory notes and other negotiable instruments or other evidence of indebtedness for the Project Loan as the lender may require as evidence of and security for the sum borrowed.

3.4.0 The Project Loan shall bear an annual rate of interest not to exceed 8%.

3.5.0 The sum borrowed under this bylaw, including principal and interest, shall be repaid according to the repayment structure negotiated with the lender, but in any event, over a term not to exceed 20 years.

3.6.0 The Town of Stony Plain shall levy and raise sufficient funds each year through offsite levies to pay the principal and interest falling due on the indebtedness,

- a) In the event of any deficiency, the Town shall raise tax rates sufficient to pay the indebtedness.

4.0.0 Effective Date

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

Read a first time this day of , AD 2026.

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

Debenture Bylaw

August 24, 2026

2746/DEB/26 - High Park Water Fill Line



Partnered with Capital Region Parkland Water Services in twinning line project to have direct water line to High Park Reservoir



Upgrading the line to support growth will benefit the town and is funded by Developer offsite levy water



Approved funding of \$3.7M in 2025-2027 Corporate Plan Water Main Network Upgrade (Table 37)

2743/DEB/26 - Arterial Road Network



Construction of a new intersection at 28th street and Highway 16A to support growth in the north business park



Approved funding of \$2.4M in the 2026-2028 Corporate Plan



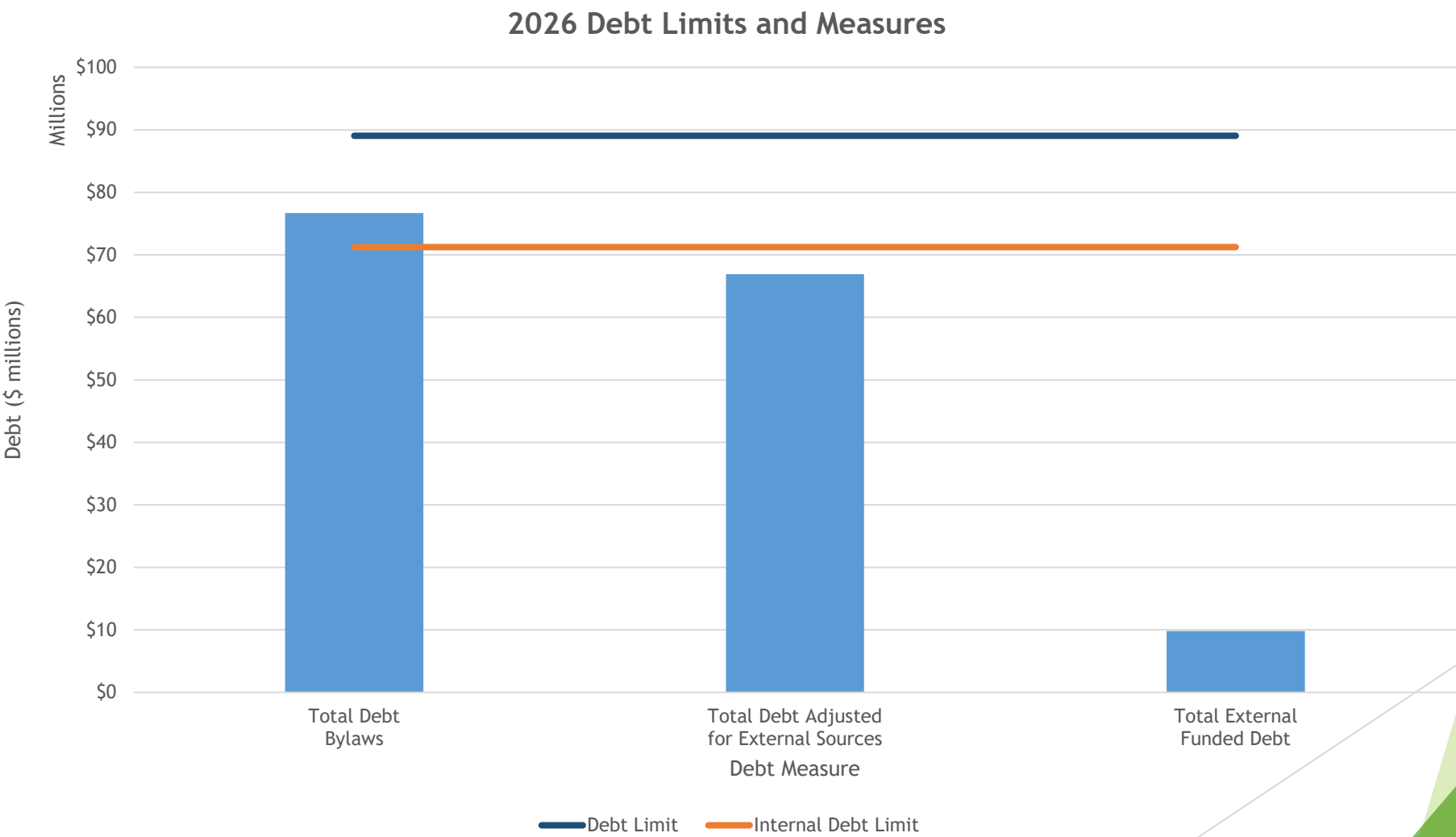
Funding from Developer offsite levy roads

Relevant Documents

Debt Management
Policy C-FS-071

*Municipal Government
Act (MGA) Section 251,
254, 258, and 606*

Financial Impact - Debt Analysis



Next Steps:



Council considers 1st reading of debenture bylaws



Bylaws are advertised as per MGA in the newspaper



2nd & 3rd readings are presented to Council on September 28th



Administration completes debenture applications



END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 24, 2026**SUBJECT:** Arterial Road Network Front End Debenture Bylaw

EXECUTIVE SUMMARY

The Arterial Road Network Capital Project approved in the 2026-2028 Corporate Plan involves the construction of a new intersection at 28th street and Highway 16A. The construction will be funded through Developer offsite levy roads.

RECOMMENDATION

That Town Council give first reading to Bylaw 2743/DEB/26, a bylaw to authorize debenture borrowing in the amount of \$2,400,000 for the construction of the 28th Street Intersection.

BACKGROUND

Council has approved funding of \$2,400,000 from the Developer offsite levy roads through the 2026-2028 Corporate Plan (Table 4).

Second and third reading of this bylaw are scheduled to be presented to Council on September 28, 2026.

Relevant Statutes/Master Plans/Documents

Debt Management Policy C-FS-071

Municipal Government Act (MGA) Section 251, 254, 258, and 606

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Invest in municipal infrastructure, amenities, and facilities to ensure effective and quality service delivery.

COMMUNICATION

This item will be included in the Council Highlights news release. Subsequent to approval of first reading, the bylaw will be advertised in the local newspaper to allow for public response and to satisfy MGA requirements.

BUDGET/FINANCIAL IMPACT

The debentures presented this evening increase the Town's total outstanding debt to \$76.7 million. No further debenture bylaws are contemplated in 2026. The bylaws presented this evening will leave \$12.4 million of available debt capacity under the MGA and will exceed the internal debt limit by \$5.5 million or 6.12%. It is important to note that \$9.8 million of the debt is debt funded by external organizations (Meridan Housing) or developers (offsite levy). When this is taken into account the debt the Town is servicing is still below the internal debt limit.

Annual principal payments and interest of this debenture will be funded by the collection of Developer offsite levy roads. If the collected levies are insufficient the Town will be required to front end the payments. These payments and interest will add to the front ending deficit for the roads levy within the Town's accumulated surplus.

ATTACHMENTS

I. Bylaw 2743/DEB/26

Prepared by: Riley Clark, Senior Financial Analyst

Reviewed by: Teri Stewart, Manager, Financial Services

Reviewed By: Teresa Olsen, Manager, Legislative Services

Reviewed By: Ann Laing, General Manager, Corporate Services

Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2743/DEB/26

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO
AUTHORIZE A BORROWING FOR THE PURPOSE OF FINANCING THE 28TH STREET
INTERSECTION**

WHEREAS, the Council of the Town of Stony Plain has decided to issue a bylaw pursuant to Section 258 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, to authorize the financing of its share of the construction and completion of the 28th Street Intersection and

WHEREAS, plans and specifications have been prepared and the total cost of the Project is estimated to be \$2,400,000. The Town of Stony Plain estimates the following will be applied to the Project:

Roads Off Site Levy	\$ 2,400,000
---------------------	--------------

WHEREAS, the project is to be funded through the collection of offsite levies (the “Developer Portion”)

WHEREAS, in order to complete the Project; it will be necessary for the Town of Stony Plain to borrow up to \$2,400,000 for the Developer Portion to be applied to the project on terms and conditions referred to in this bylaw; and

WHEREAS, the Town of Stony Plain deems it advisable to make a borrowing for a period not exceeding 20 years for the purpose of financing the construction and completion of the Project; and

WHEREAS, the estimated lifetime of the Project financed under this bylaw is equal to, or in excess of 50 years; and

WHEREAS, the principal amount of the outstanding debt of the Town of Stony Plain on December 31, 2025 is \$49,072,868, no part of which is in arrears; and

WHEREAS, all required approvals for the project have been obtained, and the project is in compliance with all Acts and Regulations of the Province of Alberta.

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 “28th Street Intersection Borrowing Bylaw”.

2.0.0 Definitions & Interpretations

2.1.0 “Act” means the *Municipal Government Act*, RSA 2000, c M-26;

2.2.0 “Chief Administrative Officer” means the Chief Administrative Officer of the Town of Stony Plain;

2.3.0 “General Manager, Corporate Services” means the General Manager, Corporate Services of the Town of Stony Plain;

2.4.0 “Project” means construction of the 28th Street Intersection

2.5.0 “Project Loan” means the amount borrowed by the Town of Stony Plain from the Province of Alberta, or another financial institution, for an amount up to but not exceeding \$2,400,000 for the construction and completion of the Project.

3.0.0 General

3.1.0 The Town of Stony Plain may borrow from the Province of Alberta, or another authorized financial institution, a sum up to but not exceeding \$2,400,000 (the "Project Loan").

3.2.0 The funds borrowed under this bylaw shall be borrowed on the general credit and security of the Town of Stony Plain.

3.3.0 The Chief Administrative Officer and General Manager, Corporate Services are authorized to execute on behalf of the Town of Stony Plain promissory notes and other negotiable instruments or other evidence of indebtedness for the Project Loan as the lender may require as evidence of and security for the sum borrowed.

3.4.0 The Project Loan shall bear an annual rate of interest not to exceed 8%.

3.5.0 The sum borrowed under this bylaw, including principal and interest, shall be repaid according to the repayment structure negotiated with the lender, but in any event, over a term not to exceed 20 years.

3.6.0 The Town of Stony Plain shall levy and raise sufficient funds each year through offsite levies to pay the principal and interest falling due on the indebtedness,

- a) In the event of any deficiency, the Town shall raise tax rates sufficient to pay the indebtedness.

4.0.0 Effective Date

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

Read a first time this day of , AD 2026.

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

END OF ITEM



Business Items

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 24, 2026**SUBJECT:** Parks and Open Space Master Plan Update

EXECUTIVE SUMMARY

Administration is presenting an update on the Parks and Open Space Master Plan.

RECOMMENDATION

That Town Council accept the Parks and Open Space Master Plan Update for information.

BACKGROUND

In 2015, the Town developed the Parks and Open Space Master Plan. The purpose of this plan is to provide guidance on the acquisition, development and management of parks, open spaces and outdoor recreation amenities to meet the needs of the community. The plan outlines eight goals, each goal with associated policies to achieve the goals.

1. **Natural Environment** – protect and enhance the quality, integrity and sustainability of the environment.
2. **Healthy Living and Wellness** – accommodate the outdoor recreation needs of the community as the population expands and evolves.
3. **Connectivity and Accessibility** – provide a connected and accessible trail system that links parks, recreation and community centres, schools and key destinations.
4. **Social Connections and Community Engagement** – strengthen the involvement and attachment of residents to the community.
5. **Quality Experiences** – Provide high quality experiences and opportunities to retain existing and attract future residents to the community.
6. **Facilities to Meet Needs** – Provide a diverse range of facilities to meet community needs as efficiently as possible.
7. **Partnerships** – Expand partnerships with other service providers and the community to maximize opportunities.
8. **Communication** – Improve and expand communication services related to parks and outdoor recreation.

The plan also outlines a series of recommendations to implement the goals of the Master Plan. These recommendations include:

- Parks and Open Space Supply, which outlines the acquisition and criteria for parks.
- Planning Processes and Specific Parks, which contains recommendations for future and existing Town parks.
- Amenities and Use, which discusses specific park uses, such as festivals, play and exercise areas, etc.
- Management and Operations, which outlines the sustainable management of natural areas and parks operations.

Each of the above recommendations has a series of guidelines for the Town to consider when considering parks and open spaces.

The implementation strategy of this plan was developed as part of the background report. The implementation strategy includes 60+ projects to achieve the goals of this Master Plan. Since the plan's development, Administration has been working towards completing these projects.

Some notable projects under the Parks and Open Space Master Plan areas are the development of the Park Space Guidelines (2023), which works in tandem with the Master Plan to establish a clear process for park space planning and design, as well as the Greenspace Analysis and Inventory (2023), to explore our current greenspace network, and how to improve the Town's greenspaces in the future.

Relevant Statutes/Master Plans/Documents

Trails Master Plan

Trails Master Plan Evaluation and Update

Greenspace Analysis & Inventory

Park Space Guidelines

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Enhance outdoor spaces to support community health and wellness, addressing the key role Old Town South and South Business Park areas play in Stony Plain's future.
- Invest in municipal infrastructure, amenities, and facilities to ensure effective and quality service delivery.

COMMUNICATION

This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Parks and Open Space Master Plan (2015)
2. Presentation

Prepared by: Caitlyn McDonald, Planner

Reviewed by: Miles Dibble, Manager, Planning and Development

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

Approved by: Tom Goulden, Chief Administrative Officer

STONY PLAIN

Parks + Open Space Master Plan 2015



Acknowledgments

The Parks and Open Space Master Plan arose from collaboration with Stony Plain residents and key stakeholders.

We sincerely thank all participants for generously contributing your time and providing your ideas on how to make Stony Plain a better place.

Thank you!

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Introduction

Parks and open spaces are key contributors to the quality of life in our community. These lands help to protect the environment, connect us with each other, support active and healthy living, and provide economic benefits.

This Master Plan provides guidance on the acquisition, development and management of parks, open spaces and outdoor recreation amenities to meet the needs of the community over the next ten years.

Included in this Master Plan are a vision, goals and objectives, and recommendations that provide this guidance. A separate Background Document contains the details that support this Master Plan. Results of community surveys and focus group workshops are also available.



Context

The Town of Stony Plain (Town) has several planning and policy documents that establish the foundation and overall Town direction for this Master Plan.

The Municipal Development Plan (MDP) 2013 is the overarching planning document that provides direction on many different topics, ranging from environmental and social issues to growth management and economic development. It also identifies a number of directives that the Town will complete over the next several years, one of which is the preparation of a Parks and Open Space Master Plan.

The MDP clearly recognizes the value of parks and open spaces by outlining specific initiatives to preserve, enhance, and maintain these community assets. Parks and open space are viewed as significant contributors to a healthy, livable community and need to be “protected and cherished” (MDP).



Process

This Master Plan is based on a comprehensive public process that included a community survey, open houses, and focus group workshops. We asked the community about your outdoor recreation activities, perspectives on parks and open space, satisfaction with the way things are today, and vision for the future.

We prepared the Master Plan based on your interests and needs, and asked you to review a draft to help refine the plan and establish priorities. This Master Plan reflects the unique characteristics of Stony Plain and its residents.



Our Community

Beginning as a service centre for the surrounding agricultural lands, Stony Plain has seen rapid growth over the past 40 years, and that growth is expected to continue. The assumed population figures for the purpose of this Master Plan are 17,184 in 2015 and 22,871 in 2025, based on the existing 2.9% annual growth rate. The overall growth rate over the 10-year period is 33%.

As the community grows, it will be important to ensure that sufficient parks and open space is provided in new developments, and that these areas have the amenities that meet the interests and needs of residents. The community is proportionately getting older; it will be important to provide opportunities for all age groups, particularly the older demographic.

The commuter lifestyle suggests a need for activities that can be undertaken at any time of the day. Trails are particularly important to the community for leisure and as active transportation corridors. Increasing population density will make it important to provide all residents with access to open space and nature, due to their proven benefits to health and quality of life.



Our Vision for Parks + Open Space

A vision statement is an important planning tool because it provides clarity about the desired future and a rallying point for the community, Council and staff. The vision statement for the Parks and Recreation (PR) Master Plan was generated from input received at the visioning workshops. It is written in the present tense since it describes how it is hoped the Town's parks and recreation will be described in the future:

The parks and open space in the Town of Stony Plain reflect residents' pride in the community.

The major parks are well distributed and connected with a trail system that passes through natural areas, and green corridors within neighbourhoods. Parks provide a variety of recreation and social opportunities that support healthy and active lifestyles and a sense of community.

The natural environment is respected, protected and enhanced for the multiple benefits it provides.

Goals + Objectives

The following are the goals and objectives of the Parks and Open Space Master Plan. The information is derived primarily from focus groups:

Natural Environment

1. Protect and enhance the quality, integrity and sustainability of the environment.
 - a) Restore and enhance habitats and ecosystems in woodlands and along riparian areas.
 - b) Establish new habitat areas as part of stormwater management features.
 - c) Manage all natural areas for long-term sustainability.
 - d) Use a sustainable approach to planting in natural or naturalized areas,
 - e) Support and encourage stewardship and nature education.



Healthy Living + Wellness

2. Accommodate the outdoor recreation needs of the community as the population expands and evolves.
 - a) Increase parkland and outdoor recreation amenities and services as the population grows.
 - b) Provide sports opportunities from beginner to competitive levels.
 - c) Consider opportunities for the larger numbers of people, including young families, living in high density housing.



Connectivity + Accessibility

3. Provide a connected and accessible trail system that links parks, recreation/ community centres, schools and key destinations.
 - a) Expand the trail and bikeway systems to link existing trails with each other, achieving the ability to walk and bike safely throughout the Town.
 - b) Improve accessibility to and within parks and recreation/community centres through universal design.
 - c) Expand access along riparian and stormwater management corridors.
 - d) Consider active transportation as a whole, integrating trails with bikeways, and considering the interrelationships with vehicular access, parking and links to surrounding communities.



Social Connections + Community Engagement

4. Strengthen the involvement and attachment of residents to the community.
 - a) Involve residents in park planning and design processes.
 - b) Engage residents in improving the physical and social roles of their community and neighbourhood parks.
 - c) Plan for and design a range of seating areas and gathering spaces within parks and open spaces.
 - d) Encourage and support more festivals and events in the community.





Quality Experiences

5. Provide high quality experiences and opportunities to retain existing and attract future residents to the community.
 - a) Improve the visual quality and comfort of parks and open spaces through more tree planting, unique designs and varied amenities.
 - b) Provide adequate parkland in all areas of the City.
 - c) Provide access to nature within a reasonable distance of all residents.
 - d) Encourage and support revitalization efforts downtown that enhance parks and open space and walkability.



Facilities to Meet Needs

6. Provide a diverse range of facilities to meet community needs as efficiently as possible.
 - a) Expand multi-use opportunities in parks, trails and open spaces.
 - b) Maintain, upgrade and replace older infrastructure to better serve community needs and aspirations.
 - c) Provide new amenities that reflect current practices, demographics and needs.
 - d) Improve the efficiency and use of existing parks and open spaces.
 - e) Identify park requirements prior to development, and work with developers to have these requirements met.



Partnerships



7. Expand partnerships with other service providers and the community to maximize opportunities.
 - a) Continue and increase collaboration with the school districts to maximize the use of amenities and opportunities for the school population and community.
 - b) Collaborate with the private industry to provide complementary services.
 - c) Increase collaboration with adjacent municipalities in relation to the provision of amenities and fees.
 - d) Encourage and support volunteerism and community groups.

Communication

8. Improve and expand communication services related to parks and outdoor recreation.
 - a) Promote healthy and active lifestyles.
 - b) Promote parks, trails and outdoor recreation opportunities.
 - c) Improve way-finding with respect to parks and trails.





Recommendation Topics

The following sections list the recommendations of the Parks and Open Space Master Plan. These fall within the following topic areas:



Recommendations for Parks + Open Space Supply

1. When planning new parks, consider the distribution of parks and trails over broader land areas, at least one section at a time, rather than focusing on the quarter section.
2. Strive for a minimum of one community park within 800 metres and neighbourhood parks within 400 metres of each resident, with connecting linear parks, located as needed to meet site-specific conditions.
3. Establish new community parks of at least 4 ha in the south and east portions of the community, ideally diverse parks that include natural or naturalized areas, recreation amenities and sports fields.
4. When considering parkland dedication, do not count the land occupied by stormwater ponds (below high water) as part of the 10% MR.
5. Establish the following site selection criteria for community and neighbourhood parks:
 - Locate community parks adjacent to secondary and elementary schools where possible.
 - Locate community and neighbourhood parks near protected natural areas where possible.
 - Lay out community and neighbourhood parks to include trails that provide continuous connections through the development, with links to external trails to parks, schools and other destinations.
 - Locate linear parks as connectors to community and neighbourhood parks and external trails.
 - Locate community and neighbourhood parks with pedestrian access from all four sides if possible.
 - Locate community and neighbourhood parks with significant street frontage to a local or collector road on at least one side.
 - Use the minimum sizes in section 3.1 for community and neighbourhood parks.

Recommendations for Planning Processes + Specific Parks

PLANNING

6. Involve the community in comprehensive park master planning processes for new destination parks or significant upgrades to existing destination parks.
 - Include site inventory and analysis, visioning, programming, preparation of options and a draft plan, and generation of a preferred plan and management strategies as part of these processes, with community engagement at all key stages.
7. Involve neighbourhoods in planning processes to upgrade community and neighbourhood parks.
 - Involve two neighbourhood engagements in these processes where possible, one to solicit input and generate ideas, and the second to present a draft plan for comments (the latter could be online if that is acceptable to or preferred by the neighbourhood).





DESIGN

Parks and Open Space in General

8. Establish the following design criteria for parks in general, recognizing that all criteria will not be relevant to all parks:
 - Protect existing habitat and environmental resources
 - Introduce nature where there is none on site
 - Plant more trees to provide shade for the comfort of visitors
 - Design unique and attractive environments and features that draw residents to the park
 - Provide a variety of activity opportunities for different ages and demographic groups
 - Consider universal design for all people, including accessibility as a component of this
 - Consider safety and security through CPTED, balancing this with the importance of including vegetation in parks
 - Include locations and amenities for sitting, gathering and picnicking
 - Provide opportunities for year-round use
 - Provide opportunities for public art
9. Establish names for all destination, community and neighbourhood parks, and use these names on park signs, maps and all Town materials.



DESTINATION PARKS

Rotary Park

- 10.** Prepare a park master plan, with community engagement, including a comprehensive site and use analysis, visioning, programming, consideration of options, and preparation of a proposed site plan and management strategies.

Centennial Park

- 11.** Once additional land to the west of the park is acquired, prepare a park master plan, with community engagement, including a comprehensive site and use analysis, visioning, programming, consideration of options, and preparation of a proposed site plan and management strategies.
 - Consider four adult-size ball diamonds (one more than currently exists).
 - Consider renovating the surfaces of the four sports fields as needed.
 - Consider lights on one ball diamond, if the turf will be able to sustain the increased use.
 - Consider a central fieldhouse containing washrooms, showers, concession and meeting space.
 - Consider upgrading the track.

Golf Course

- 12.** Conduct a feasibility study, with community engagement, and determine the most appropriate uses for this site, considering social, environmental and economic factors.
 - Consider play opportunities for small children at the golf course.



SCHOOL PARKS

- 13.** Update the Joint Use Agreement with school districts, ideally using the same agreement for all schools and school districts.
 - Establish clear direction on roles and responsibilities, administration of the agreement, planning of amenities, booking, charges, and maintenance.
- 14.** Establish a Joint Use committee of School District, Town, Spruce Grove and County administrators to prepare and implement the Joint Use Agreement.
- 15.** Apply the design criteria for parks (# 8) to the design of parks adjacent to school sites. In addition, consider the following:
 - Provide spaces for outdoor classes.
 - Naturalize areas within these parks and plant trees to the degree possible.
- 16.** Support the School Districts in developing school grounds as park areas.



CAPITAL / LIFE CYCLE

Shikaoi Park

17. Upgrade aging infrastructure.

Other Community and Neighbourhood Parks

18. Improve other community parks and neighbourhood parks based on the interests of surrounding residents and identified needs. Consider more trees, more seating and gathering areas, picnic amenities, and loop paths as potential enhancements to parks.

OPERATIONS

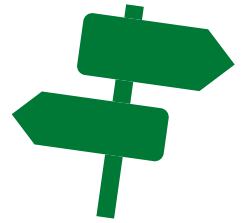
19. Offer the opportunity for neighbourhoods to have gatherings at their parks with the purpose of community building and naming these parks.
 - Provide some incentives for these events, e.g., food coupons, assistance in setting up.



Recommendations for Amenities + Use

TRAILS

- 20.** Plan and design the trail system based on best practices.
 - Design paths and trails to be a logical network, with loops where there is sufficient space.
 - Connect trails to all schools, major parks, neighbourhoods, downtown, and other important destinations.
 - Route trails through natural areas where possible, acquiring additional width next to riparian areas if necessary to respect environmental considerations.
 - Make trail heads and staging areas identifiable, and provide infrastructure to suit the location, e.g., parking, kiosk sign, garbage bins, dog bag dispensers.
 - Involve Town staff in the planning of trails, with community engagement where major new trails are planned.
 - Include environmental considerations in the planning of major new trails through natural areas, and design trails to minimize environmental impacts.
- 21.** Establish new trails to improve connectivity.
 - Build trails (through Town capital projects) where there is no new development planned.
 - Require developers to build trails within their projects that connect internally through the development and to external trails.





22. On routes along roads with existing or anticipated high use by children, consider bike lanes so parents can ride alongside their children.
23. Prepare standards for trail amenities (e.g., signage, staging areas, rest areas, benches, picnic tables, dog bag dispensers, waste receptacles, lighting) with a minimum spacing where applicable.
 - Apply the standards to all trail construction on public and private land.
24. Work with the City of Spruce Grove to integrate the trail systems of both communities.
25. Work with CN Rail and Alberta Transportation to provide better connections across the rail and highway barriers, respectively.
26. Consider an “adopt-a-trail” program for involving volunteers in monitoring and removal of minor litter along trails.

FESTIVALS + EVENTS

27. Encourage and support more festivals and events in the community.

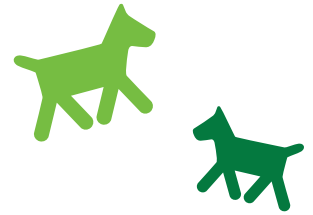


PLAY + EXERCISE AREAS

- 28.** Require playgrounds in all new destination, community and neighbourhood parks, with the equipment scale relative to the park type, and the play elements suited to the anticipated ages of children.
 - Provide inclusive equipment and overall inclusive design at destination parks and consider installing at least inclusive swings at community parks.
 - Use poured rubber as the preferred surface.
- 29.** Encourage more creativity in the design of playgrounds, including nature play, creative features and play environments, especially in destination and community parks.
- 30.** Work with the community to better understand interests in outdoor exercise equipment, and make adjustments as required.
 - Consider relocating the outdoor exercise equipment in Rotary After Dark Park, or identify a strategy for attracting more use, e.g., programs, events, signage.
- 31.** Establish a replacement cycle for playground equipment and surfacing.
 - Encourage school districts to upgrade playgrounds per this cycle, raising funds through PACs if necessary.
- 32.** Consider the development of new spray parks in the east and south areas of Town.



DOG ACTIVITIES



- 33.** Consider dog management measures including the following:
 - Consider the designation of off-leash and no-dog areas.
 - Review ways to improve compliance with regulations, e.g., on-leash, cleaning up.
- 34.** Improve amenities in the Dog Park, including the addition of an area for small dogs.
 - Explore methods for reducing mosquitoes at the pond, e.g., more native vegetation, simple water jet fountain for water circulation.
 - Consider motion-activated lighting.
- 35.** Consider the establishment of three new neighbourhood-level off-leash dog parks in the south-west, south and south-east of Stony Plain.

WINTER ACTIVITIES

- 36.** Consider two designated tobogganing hills in different locations.



FIELD SPORTS

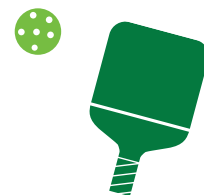
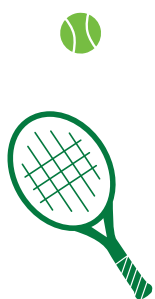


- 37.** Upgrade and rebuild the sports fields at Centennial Park to be confirmed through the park master plan.
- 38.** Conduct further consultation with sports groups to understand needs and to identify the appropriate levels of service.
 - Consider needs for access to washrooms, shower, and change rooms
 - Consider surface quality, irrigation and drainage
- 39.** Phase out the use of St. Andrews for community sports, using it and South Creek only for overflow youth fields as needed.
- 40.** Work with sports groups to expand the times when they practice and play to make better use of the fields.
- 41.** Consider allowing sports groups to participate in field maintenance.
- 42.** In order to accommodate the 33% increase in population over the next 10 years, build the following new fields:
 - Six new sports fields, of which two are adult size.
 - Four new ball diamonds, of which two are adult size.



COURT SPORTS

- 43.** Encourage or partner with the school districts to upgrade existing basketball courts.
- 44.** Consider multi-purpose sport courts in new or upgraded destination, community and neighbourhood parks.
- 45.** Establish a life cycle schedule for improving the surface of tennis and pickleball courts.
- 46.** Build the following new outdoor sports facilities within new parks to accommodate population growth:
 - Four dedicated pickleball courts (based on increasing activity and the need for larger courts)
 - Two new tennis courts on or near a school site (based on a similar amount of use per population)



COMMUNITY GARDENS + URBAN AGRICULTURE

- 47.** Encourage and support the development of more community gardens, especially close to downtown.
- 48.** Encourage and support community-based food production if there is interest in the community.



YOUTH FACILITIES

- 49.** Include the youth on all planning and design related to youth facilities in parks, per the Cultural Master Plan.
 - Ask youth to consider the need for more features at the skate park and/or some skate facilities in the south of Stony Plain.
 - Engage youth in identifying barriers to increased participation at the BMX track.
- 50.** Encourage more youth programs and groups to help facilitate new projects and provide input on planning.
- 51.** Consider neighbourhood-level bike skills and or skateboard areas in communities in the south part of Stony Plain.
- 52.** Consider partnering with the BMX club in the development of washrooms, concession and picnic area, and support the BMX club in attracting more youth.

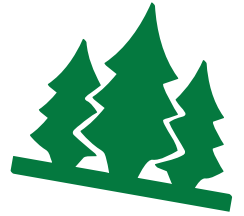
PUBLIC ART

- 53.** Integrate the Cultural Master Plan recommendations into parks and open space planning and design.
- 54.** Encourage the inclusion of public art in parks and open space, potentially as part of infrastructure, e.g., benches, lights, bridges, bike racks.

OTHER AMENITIES

- 55.** Pursue opportunities for washrooms accessible from outdoors at schools, especially new or renovating schools.
- 56.** Pursue opportunities to locate parks and community buildings where washrooms can be shared, e.g., recreation/community centres, golf course.

Recommendations for Management + Operations



MANAGEMENT OF NATURAL AREAS

- 57.** Provide information on signs, brochures, media, social media and Town website on natural areas and measures required to protect them.
- 58.** Provide information to developers, developments and residents on landscape maintenance near natural areas.
- 59.** Encourage and support stewardship activities, e.g., planting of native trees in natural areas.
- 60.** Prepare guidelines for Town operations staff related specifically to management of natural areas.

PARKS OPERATIONS + SUSTAINABILITY

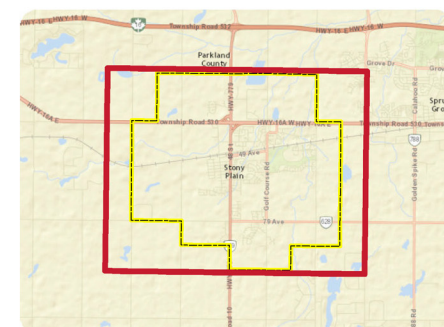
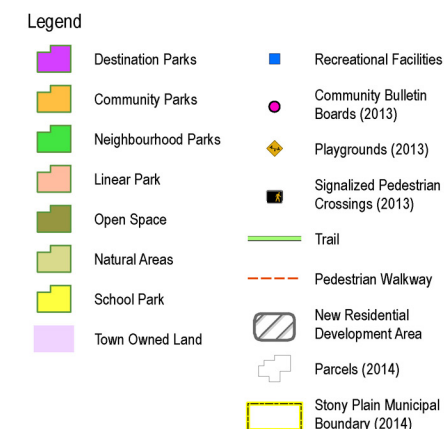
- 61.** Work with the community to better understand their concerns about maintenance, and increase attention to those areas.



Implementation Plan

The Implementation Plan, which is included in the Background Report, identifies the type of work, phasing, and costs or responsibility, based on input from the community and analysis by Town staff and the consultants. It also outlines the next steps for incorporating the recommendations of the Parks and Open Space Master Plan into the Town's policies, bylaws and practices.

Map 1: Existing Parks and Trails



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System:
10TM

Data Sources:
Town of Stony Plain

Project #: 1552.0004.01
Author: BG
Checked: CB
Status: Issued for Use
Revision: D
Date: 2015 / 9 / 18

URBAN
systems

Parks and Open Space Master Plan Update



Parks and Open Space Master Plan Update

- 1 Background
- 2 Parks and Open Space Master Plan Goals & Recommendations
- 3 Progress To Date



Parks and Open Space Master Plan - Background

→ Developed in 2015

Purpose

Provide guidance on the **acquisition, development and management** of parks, open spaces and outdoor recreation amenities to **meet the needs of the community**

Parks and Open Space Master Plan - Goals

Natural Environment

Protect and enhance the quality, integrity and sustainability of the environment

Healthy Living and Wellness

Accommodate the outdoor recreation needs of the community as the population expands and evolves

Connectivity and Accessibility

Provide a connected and accessible trail system that links parks, recreation and community centres, schools and key destinations

Social Connections and Community Engagement

Strengthen the involvement and attachment of residents to the community

Parks and Open Space Master Plan – Goals

Quality Experiences

Provide high quality experiences and opportunities to retain existing and attract future residents to the community

Facilities to Meet Needs

Provide a diverse range of facilities to meet community needs as efficiently as possible

Partnerships

Expand partnerships with other service providers and the community to maximize opportunities

Communication

Improve and expand communication services related to parks and outdoor recreation

Parks and Open Space Master Plan – Recommendations

Parks and Open Space Supply

→ Outlines the acquisition and criteria for parks

Planning Processes & Specific Parks

→ Contains recommendations for future and existing Town parks

Amenities & Use

→ Discusses specific park uses, such as festivals, play and exercise areas, etc.

Management & Operations

→ Frames the sustainable management of natural areas and parks operations

Parks and Open Space Master Plan - Progress To Date





Thank you!

Questions or comments?



END OF ITEM



Council Discussion

Closed Meeting