



Edmonton Metro Region Board

February 1, 2019

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Edmonton Metropolitan Region Board
#1100 Bell Tower, 10104 — 103 Avenue
Edmonton AB T5J 0H8

Dear Mr. Varro,

Re: Referral of Town of Stony Plain's Municipal Development Plan Amendment (Bylaw 2597) and the Tussic Area Structure Plan (Bylaw 2598)

Please accept this letter as a request to the Edmonton Metropolitan Region Board (EMRB) by the Town of Stony Plain to review an amendment to our Municipal Development Plan (MDP) and the Tussic Area Structure Plan (ASP). These matters are being referred to the EMRB in accordance with the Regional Evaluation Framework (REF) established under Ministerial Order MSL: 111/17.

The amendment to the MDP bylaw is being referred to the EMRB in association with the ASP bylaw.

The amendment to the MDP ensures conformity between the MDP and the proposed ASP. The bylaw redesignates a quarter section of land from future urban development, an agricultural holding designation, to future residential, which enables the development of land for new residential neighbourhoods, through three map changes to the MDP.

Specifically, this entails:

- changing the area of SE ¼ Section 30-52-27 W4M from a Future Urban Development Area to a Residential Area in Figure 1: Urban Growth Pattern;
- adding the area of SE ¼ Section 30-52-27 W4M to New Residential Development in Figure 2: Growth Management Strategy; and
- changing the area of SE ¼ Section 30-52-27 W4M from Areas of Future Urban Development to Areas of Future Urban Residential in Figure 3: Future Land Use.

The ASP bylaw is being referred to the EMRB in accordance with the submission criteria:

4.1 A municipality must refer to the Board any proposed new statutory plan.

The ASP bylaw proposes a new residential neighbourhood for the lands east of Golf Course Road, west of Veterans Boulevard and north of 79 Avenue (Highway 628). The plan includes low to medium density residential areas with a few high density residential sites and commercial sites off arterial roads. It features a realigned Atim Creek corridor, a network of stormwater management facilities (ponds), a location for a future school, a parkspace to preserve an existing forested area, several neighbourhood parks and a trail system that interconnects these elements with the surrounding communities. A collector road loops through the neighbourhood providing vehicular connectivity from the plan area to the surrounding regional road network and the plan area will be serviced by extensions of existing Town infrastructure north and west of the plan area.



Both of these bylaws received first reading on October 9, 2018 and have a public hearing scheduled for December 10, 2018. The ASP was submitted by ParioPlan on behalf of Qualico Communities with supporting work provided by J. R. Paine & Associates. Ltd. and Associated Engineering Alberta Ltd.

An Agricultural Impact Assessment has been included with this application for SE ¼ Section 30-52-27 W4M as was determined to be necessary through a preliminary review of the application.

Note that the Tussic Area Structure Plan Bylaw has been revised from the 2018 submission that was withdrawn. The concept map, statistics table and certain sections of the text have been changed to reflect comments voiced during the public hearing and based on a motion by Council. A summary of the changes has been included in the application.

This application includes:

1. Bylaw 2597 - Amendment to the Municipal Development Plan;
2. The current Municipal Development Plan;
3. First Reading Council Report for Bylaw 2597;
4. Memorandum Report for the Tussic Area Structure Plan regarding the Stony Plain Municipal Development Plan Amendment
5. Bylaw 2598 – the Tussic Area Structure Plan;
6. First Reading Council Report for Bylaw 2598;
7. Memorandum Report for the Tussic Area Structure Plan regarding the Edmonton Metropolitan Region Growth Plan Compliance
8. Agricultural Impact Assessment for the Tussic Area Structure Plan
9. Highlights of Tussic Area Structure Plan Development Concept Revisions

The Town is requesting the EMRB's consideration and approval of this application under the REF.

Please feel free to contact me at 780-963-8651 or m.dibble@stonyplain.com with any questions or concerns regarding this application submission.

Sincerely,

Miles Dibble

Miles Dibble, RPP, MCIP, MPhil
Sustainability Planner