

Attachments for REF Referral for
MDP Amendment and Tussic Area Structure Plan

6. First Reading Council Report for Bylaw 2598



AGENDA ITEM NO.:

**TOWN OF STONY PLAIN
COUNCIL AGENDA
REQUEST FOR DECISION**

PUBLIC SESSION

COUNCIL MEETING DATE: *October 9, 2018*

ITEM DESCRIPTION OR TITLE

Tussic Area Structure Plan

Bylaw 2598/D&P/18 to adopt the Tussic Area Structure Plan

RECOMMENDATION

That Town Council:

- a) gives first reading to Bylaw 2598/D&P/18 to adopt the Tussic Area Structure Plan for the properties within S ½ Sec 30-52-27-W4M; and
- b) authorizes Administration to proceed with newspaper advertising and notification of a Public Hearing to be held on December 10, 2018.

STRATEGIC PLAN





BACKGROUND

The Town has received an application to adopt a new area structure plan for the S ½ Sec 30-52-27-W4M, the Tussic Area Structure Plan.

The Tussic Area Structure Plan 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 a commercial site off Golf Course Road. 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 from the north which connects to each of the surrounding arterial roads via other collector roads. This provides good vehicular connectivity from the plan area to the surrounding regional road network. Additional connections to 79 Avenue are proposed if the Town becomes the road authority for the adjacent portion of Highway 628. Water servicing will be looped through the neighborhood along extensions of the road network and sanitary servicing will be brought in via an extension of the east sanitary sewer trunk from South Creek, north of the plan area. Stormwater management will be provided through a series of ponds, which will flow in Atim Creek. The plan preserves the flow of water through the plan area within Atim Creek from south to north and implementation of the plan hinges on the creek realignment, which will require approvals by other levels of government prior to any subsequent redistricting or subdivision of the lands.

Since receiving an initial draft neighbourhood plan for S ½ Sec 30-52-27-W4M, Administration has been working with the applicant to refined the plan through a detailed review process. The accepted version of the plan was shared with the Municipal Planning Commission for information in August and a public open house presenting the contents of the plan was hosted by the applicant in September. The applicant compiled feedback from the event in the attached Public Open House Summary Report.

Administration has required the applicant to apply to amend Bylaw 2489/D&P/13 Uniquely Stony Plain: Municipal Development Plan 2013 (MDP) to ensure conformity between the MDP and the proposed plan. Both bylaw applications are being processed concurrently.

The Southeast Area Structure Plan adopted in 1983 currently applies to the western half of the Tussic Area Structure Plan. The bylaw for the new plan will repeal SW ¼ Sec 30-52-27-W4M from the Southeast Area Structure Plan, and in effect replace an outdated neighbourhood place.

A full review of the Tussic Area Structure Plan including feedback from the circulation will be included with the public hearing report to Council pending the bylaw receives first reading.

COMMUNICATIONS

The Tussic Area Structure Plan was reviewed by relevant internal departments.

The plan was presented to the Municipal Planning Commission in August and to the public at an open house in September. The open house was advertised by the applicant twice in the local paper and letters were sent to surrounding properties. Information regarding the open house was also made available on the Town's website and referenced through the Town's social media. The applicant received feedback from the open house and a summary of the information is included as an attachment to this report.



Pending Council grants first reading to this bylaw, the application will be circulated to adjacent municipalities, relevant government departments and agencies, school boards and utility providers for comments, and notice of the public hearing will be provided via letter to adjacent properties and through newspaper advertisements. The application will also be referred to the Edmonton Metropolitan Region Board for their approval. The application for this bylaw includes a Memorandum Report specifically for this referral to show that the plan is in compliance with the Edmonton Metropolitan Region Growth Plan and is attached.

PUBLIC PARTICIPATION

An applicant hosted open house was held on September 12, 2018 to allow the public an opportunity to provide comments on the Tussic Area Structure Plan prior to a bylaw regarding the plan going to Council. The results of this open house are attached to this report.

Pending Council grants first reading to this bylaw, a public hearing will be scheduled to allow any stakeholders an opportunity to provide feedback on the plan.

IMPLICATIONS OF DECISION

Granting of first reading of Bylaw 2598/D&P/18 will allow Administration to schedule and advertise the required public hearing, and circulate the application to relevant agencies including the Edmonton Metropolitan Region Board.

FINANCIAL IMPLICATIONS

N/A

POLICY AND/OR LEGISLATIVE IMPLICATIONS

Municipal Government Act Sections 187 to 191, 230, 606, 622, 632, 633, 636, 637, 638, 669 and 708;
Land Use Policies, Order in Council 522/96 Pursuant to Section 622 of the Municipal Government Act,;
Edmonton Metropolitan Region Board Regulation, Alberta Regulation 189/2017, Pursuant to Section 708 of the Municipal Government Act; and
Municipal Development Plan Bylaw 2489/D&P/13 Uniquely Stony Plain: Municipal Development Plan 2013

ATTACHMENTS

1. Bylaw 2598/D&P/18 – Tussic Area Structure Plan
2. Memorandum Report for Edmonton Metropolitan Region Growth Plan Compliance for the Tussic Area Structure Plan
3. Tussic Area Structure Plan Public Open House Summary Report
4. Design Concept from Bylaw 865 Southeast Area Structure Plan



AGENDA ITEM NO.:

REVIEWED AND APPROVED FOR SUBMISSION TO COUNCIL

PREPARED BY:

SUSTAINABILITY PLANNER

MANAGER APPROVED:

MANAGER OF PLANNING AND DEVELOPMENT

FINAL REVIEW:

GENERAL MANAGER OF PLANNING AND INFRASTRUCTURE

TOWN MANAGER