ITEM DESCRIPTION OR TITLE

Tussic Municipal Development Plan Amendment

Bylaw 2597/D&P/18 to amend Municipal Development Plan 2013 for the Tussic Area Structure Plan

RECOMMENDATION

That Town Council:

a) gives first reading to Bylaw 2597/D&P/18 to amend Bylaw 2489/D&P/13 Uniquely Stony Plain: Municipal Development Plan 2013 for the properties within SE ¼ 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.
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. As part of the application, Administration has required them to apply to amend Bylaw 2489/D&P/13 Uniquely Stony Plain: Municipal Development Plan 2013 to ensure conformity among the statutory plans.

The Municipal Development Plan (MDP) designates SW ¼ Section 30-52-27 W4M for future residential development, as proposed in the Tussic Area Structure Plan, and is part of the MDP’s growth management strategy. SE ¼ Section 30-52-27 W4M is however not part of the strategy and is considered a future urban development area. This means that this area is “to remain as existing uses, agricultural uses or other development uses that do not require major buildings or services.” The proposed amendment to the MDP will redesignate SE ¼ Section 30-52-27 W4M to the same designation of SW ¼ Section 30-52-27 W4M 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.

Both bylaws associated with the Tussic Area Structure Plan, the amendment to the MDP and the adoption of the new area structure plan, are being processed concurrently.

COMMUNICATIONS

With the direct association between this bylaw and Bylaw 2598/D&P/18 to adopt the Tussic Area Structure Plan, see the Council report for Bylaw 2598/D&P/18 for information on how this bylaw is being communicated.

PUBLIC PARTICIPATION

With the direct association between this bylaw and Bylaw 2598/D&P/18 to adopt the Tussic Area Structure Plan, see the Council report for Bylaw 2598/D&P/18 for information on what public participation is being done regarding this bylaw.

IMPLIEDATIONS OF DECISION

Granting of first reading of Bylaw 2597/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**


**ATTACHMENTS**

1. Bylaw 2597/D&P/18 – amendment to the Municipal Development Plan for the Tussic Area Structure Plan  
2. Memorandum Report for the Stony Plain Municipal Development Plan Amendment for the Tussic 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