



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 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.

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. 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.

IMPLICATIONS 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.



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FINANCIAL IMPLICATIONS

N/A

POLICY AND/OR LEGISLATIVE IMPLICATIONS

Municipal Government Act Sections 187 to 191, 230, 606, 622, 632, 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 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



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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