



**President:**

Armin A. Preiksaitis  
*BES, RPP, FCIP*

August 7, 2018

Our File No: 15 - 014

**MEMORANDUM REPORT**  
**Tussic Area Structure Plan**  
**Stony Plain Municipal Development Plan Amendment**

**EMAILED**

Attention: Miles Dibble  
Sustainability Planner  
4905-51 Avenue  
Stony Plain, AB T7Z 1Y1

Dear Mr. Dibble:

**RE: Memorandum Report on the Town of Stony Plain Tussic Area Structure Plan's required changes in Municipal Development Plan Amendment.**

The proposed *Tussic Area Structure Plan (Tussic ASP)* encompasses 129.5 hectares (320.0 acres) of land located at S ½ Section 30-52-27 W4M within the southeast part of the town of Stony Plain. This Plan was created in accordance with Section 633 of the *Municipal Government Act* with the purpose to provide a planning framework for the orderly and effective development of the Tussic neighbourhood.

The Tussic neighbourhood design builds upon the foundations and policy directions found in the *Edmonton Metropolitan Regional Growth Plan (EMRGP)* and the *Stony Plain Municipal Development Plan, Bylaw 2489/D&P/13 (Stony Plain MDP)*. These policy directions have been summarized and applied to the *Tussic ASP*.

Based upon our previous communication, the amendment to the *Stony Plain MDP* will be prepared by the Town of Stony Plain's Administration. The rationale and the associated enclosure for the map changes required by *Tussic ASP* has been included in the submission of the Pre-Application Review dated December 15, 2017. The Town's review comments provided on May 2, 2018 requested that the applicant to provide a standalone document to support the required map changes.

In the *Stony Plain MDP*, the western half of the ASP area is identified as an Area of New Residential Development and the eastern half is identified as an Area for Future Urban Development. According to the policies of the MDP, Areas for Future Urban Development are to be protected for future development, with no major buildings or services permitted. Therefore, an amendment to the *Stony*

*Plain MDP* is required to designate the eastern half of the ASP area as an Area of New Residential Development.

The changes required in the *Stony Plain MDP* maps are:

- Change 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*,
- Add the area of SE ¼ Section 30-52-27 W4M to New Residential Development in *Figure 2: Growth Management Strategy*, and
- Change the area of SE ¼ Section 30-52-27 W4M from an Area of Future Urban Development to an Area of Future Urban Residential in *Figure 3: Future Land Use*.

The planning rationale for the map changes are:

1. It is the intent of Stony Plain Developments Ltd. and Qualico Developments West Ltd. to develop Tussic Neighbourhood as a complete master-planned residential neighbourhood.
2. The proposed amendment aligns with the Edmonton Metropolitan Region Growth Plan identifying Stony Plain as part of the metropolitan area, meaning the community is encouraged, and expected, to grow significantly over the next 30 years.
3. The proposed amendment aligns with the Vision established in *Stony Plain MDP*, the Town's highest-level planning document. Specifically, the following sections identified under *POLICIES* support the map changes.

*COMMUNITY DEVELOPMENT*

- *Direction 2.3 Design new neighbourhoods for quality of life*
- *Direction 2.5 Provide a comprehensive leisure system for a socially connected and healthy community*

*ECONOMIC OPPORTUNITY*

- *Direction 3.1 Expand and diversify the Town's economic base*

*SUPPORTIVE INFRASTRUCTURE*

- *Direction 4.1 Adopt a 'complete streets' philosophy for street design*
- *Direction 4.2 Promote alternative transportation as a key part of the overall transportation strategy*
- *Direction 4.3 Prepare for a transit system*
- *Direction 4.5 Provide new services and utilities in newly developing areas*

Respectfully Submitted,

PARIOPLAN INC.



Armin A. Preiksaitis, BES, RPP, FCIP

President

CC. Jamie Kitlarchuk, Project Manager, Qualico Communities