

BYLAW 2037/D&P/97


**A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING THE SOUTH EAST AREA STRUCTURE PLAN
BYLAW NO. 865**


WHEREAS the Council of the Town of Stony Plain in the Province of Alberta deems it to be in the public interest to amend the South East Area Structure Plan Bylaw No. 865 as amended;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act 1994 enacts as follows:

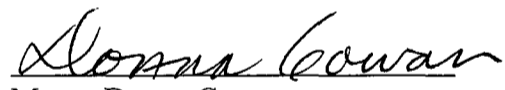
1. That Schedule "A" attached hereto is hereby part of this Bylaw.
2. That this Bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act 1994.

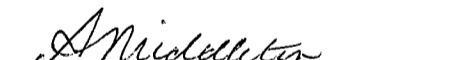
Read a first time this 22th day of September, A.D. 1997.


Mayor Donna Cowan

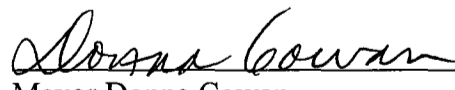

Sharon Middleton
Secretary-Treasurer

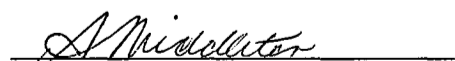
Read a second time this 27th day of October, A.D. 1997.


Mayor Donna Cowan


Sharon Middleton
Secretary-Treasurer

Read a third time this 27th day of October, A.D. 1997.


Mayor Donna Cowan


Sharon Middleton
Secretary-Treasurer

TOWN OF STONY PLAIN
SOUTHEAST AREA STRUCTURE PLAN

PROPOSED AMENDMENT

September 1997

COCHRANE ENGINEERING

1.0 BACKGROUND

The Southeast Area Structure Plan of the Town of Stony Plain was most recently amended in 1994 when a "Technical Report", prepared by the Edmonton Metropolitan Regional Planning Commission was adopted as Bylaw 1178/D&P/94. One of the provisions of the technical paper was the "tentative" designation of an area in the southeast corner of High Park for Medium Density Residential rather than commercial use (see Figure 1). Since then, the area in question has been districted R2-M to accommodate medium density residential use.

The technical paper adopted in 1994 also acknowledges that "The site has been designed so that it can also be developed for single family detached residential."

2.0 PROPOSED AMENDMENT

The purpose of this amendment is to confirm the designation of the subject area for single detached residential use (see Figure 2).

3.0 IMPLICATIONS

The amendment area is approximately 0.7 ha. At the 17 dwelling units per ha used in the technical paper, this area would generate 12 single detached dwelling units. The technical paper also assumes 40 dwelling units per ha for medium density, which would generate approximately 28 dwelling units. The number of units expected to be generated within the subject area will therefore be reduced by 16 as a result of the proposed amendment.

Given a reduction in residential density, and a proposed use which is the same as the existing and proposed uses adjacent to the amendment area, it is reasonable to expect no negative impact on adjacent use, traffic circulation and access, or utility services as a result of the proposed amendment.

4.0 RATIONALE

The technical paper sets out the reasons for the tentative designation of the amendment area for medium density residential rather than commercial. The central argument is the anticipated absence of demand for the commercial facility originally proposed for the site.

The proposed move to the single detached residential option identified in the technical paper is based on the developer's analysis of the current and expected housing market in the area.

5.0 CLOSURE

The amendment proposed is less a change from the adopted plan than a confirmation of a commitment by the Town to one of a number of development options identified in the current plan. The impact of the amendment on High Park and the Town of Stony Plain will be negligible.

