

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Land Use Bylaw Amendment – Old Town School Site**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to ensure proper districting is in place to support a new school site in Old Town South. The proposal amends a portion of 5300 52 Street adjacent to Brickyard Drive within the Land Use District Map from P1 – Parks District to P2 – Community Services District. This proposal generally aligns with the Municipal Development Plan (MDP) and the intent of the Old Town Community Plan Area Redevelopment Plan (ARP).

RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2728/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. that a public hearing be scheduled for September 22, 2025.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2719/LUO/25 for the purpose of ensuring proper districting is in place to support a new school site in Old Town South.

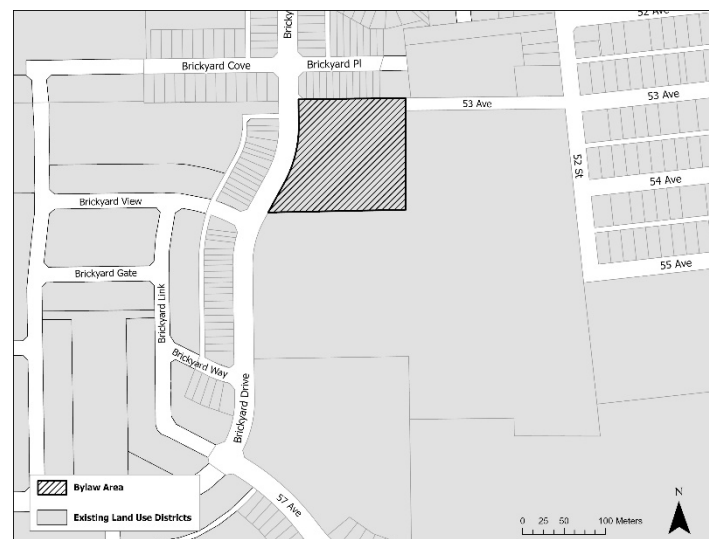
The proposed amendment would redistrict a portion of Town-owned land in Old Town South to P2 – Community Services District to facilitate the development of a school. The intent is to pre-district the land to support the relocation of École La Trinité to a permanent site from the temporary site off 55 Avenue. The Conseil scolaire Centre-Nord (CSCN) school board has applied to the province for funding to construct a permanent location for École La Trinité. The Town supports this matter and is undertaking this redistricting proactively along with a related subdivision.

This site is part of the cultural and educational campus within the Old Town Community Plan ARP, currently referred to as Old Town South. This area calls for space for a variety of educational, recreational and cultural facilities that are designed to be sensitive to the surrounding residential areas.

The proposed area is currently vacant with no previous development history on the site and is located north of Westview School and the Town's Recreation Centre, which is currently under construction.

From a policy standpoint, this project is supported by municipal policies under the MDP. Relevant MDP policies include:

- 6.2.l. The Town will work with school boards to determine the need for future school sites and how reserves should be apportioned between parks and schools.
- 6.2.n. The location of municipal reserves will be guided by optimum siting for schools and recreation purposes and not the location of utility areas or other constrained lands.



- 6.5.f.iii. To create new neighbourhoods that are complete, resilient and able to adapt to change, new residential development should be supported by services and amenities, such as parks, schools and trails, with more amenities in higher density areas.
- 6.5.g.iii. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have school sites that are convenient for students in the neighbourhood.
- 6.7.a. To have appropriate land for institutional facilities, the Town will consider institutional and civic uses during neighbourhood planning and conduct appropriate studies for specialized land uses, including: community centres, cultural facilities, schools, hospitals, special needs and assisted-living accommodations and utilities, cemeteries, snow dump sites, public works yards and protective and emergency facilities.

Relevant Statutes/Master Plans/Documents

Municipal Government Act Sections 187 to 191, 606, 640 and 692(1)

Land Use Policies, Order in Council 522/96 pursuant to Section 622 of the *Municipal Government Act*,

Municipal Development Plan Bylaw 2694/D&P/24 Uniquely Stony Plain: Municipal Development Plan 2024

Old Town Community Plan Area Redevelopment Plan Bylaw 2613/D&P/19

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure
 - Continue to plan, design, and build the redevelopment and growth of Old Town South.

COMMUNICATION

If Council gives first reading to Bylaw 2728/LUO/25, Administration will give notice of the public hearing and proposed bylaw by ensuring a notice sign is placed on the subject site and displaying the information on the Town website. This method of communication is in accordance with the Standard method in Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood-level plan. This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Aerial Context Map
2. Old Town South School Site Land Use Bylaw Amendment Bylaw 2728/LUO/25
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. First Reading Bylaw 2728/LUO/25 Presentation

Prepared by: Caitlyn McDonald, Project Planner

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Miles Dibble, Manager, Planning and Development

Reviewed by: Brett Newstead, General Manager, Planning and Infrastructure

Approved by: Tom Goulden, Chief Administrative Officer



Aerial Context Map for Bylaw 2728/LUO/25

 Bylaw Area

Date Produced: 2025-07-24

Data Source: AltaLIS

0 50 100 200 Metres
100 of 122



BYLAW 2728/LUO/25

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2719/LUO/25**

WHEREAS, Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, enables a council to amend or repeal a bylaw; and

WHEREAS, the Council of the Town of Stony Plain wishes to amend Land Use Bylaw 2719/LUO/25 for the purpose of redistricting the lands shown in Schedule A attached hereto; and

NOW THEREFORE, the Council of the Town of Stony Plain, in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Old Town South School Site Land Use Bylaw Amendment”.

2.0.0 General

2.1.0 Bylaw 2719/LUO/25 is hereby amended by this bylaw.

2.2.0 The Land Use District Map, attached to and forming part of this bylaw is amended to redistrict a portion of, as shown in Schedule A:

PLAN 2020995
BLOCK 34
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 13.1 HECTARES (32.37 ACRES) MORE OR LESS

FROM: P1 – Parks District
[1.87 ha (4.62 acres) more or less]

TO: P2 – Community Services District
[1.87 ha (4.62 acres) more or less]

3.0.0 Severability

3.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4.0.0 Review

4.1.0 This bylaw shall be reviewed within its fifth year, being 2030, or as deemed necessary.

5.0.0 Effective Date

5.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this day of , AD 2025.
Public hearing held this day of , AD 2025.
Read a second time this day of , AD 2025.
Read a third time this day of , AD 2025.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

SCHEDULE “A”

Area of Land Use Bylaw
 Amendment 2728/LUO/25



Legend

-  Town Boundary
-  Area of New Residential Development
-  Area of Employment Land
-  Area of Transition
-  Area of Stability
-  Area of Future Urban Development
-  Park
-  Tree Canopy
-  Railway
-  Major Road

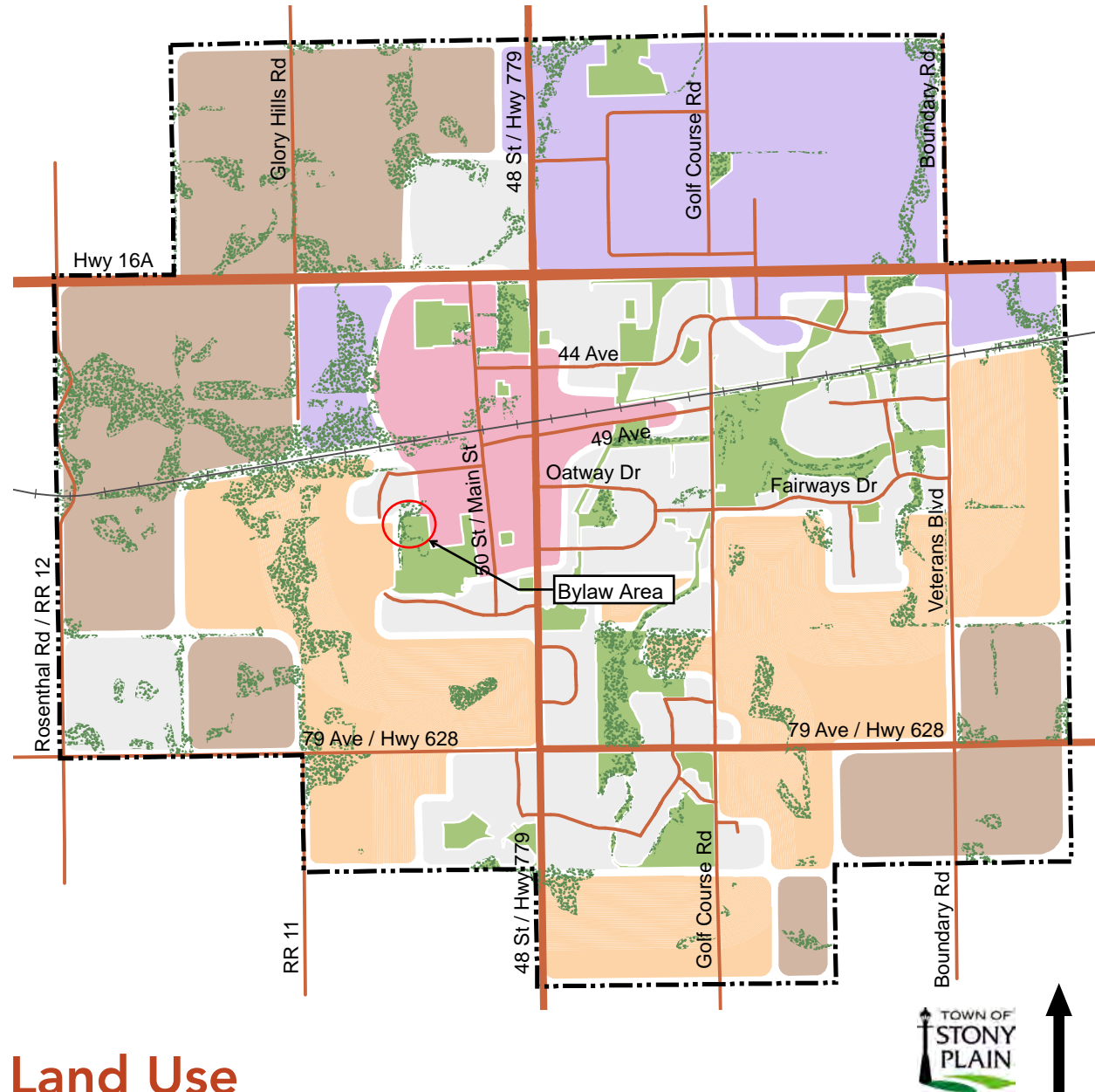
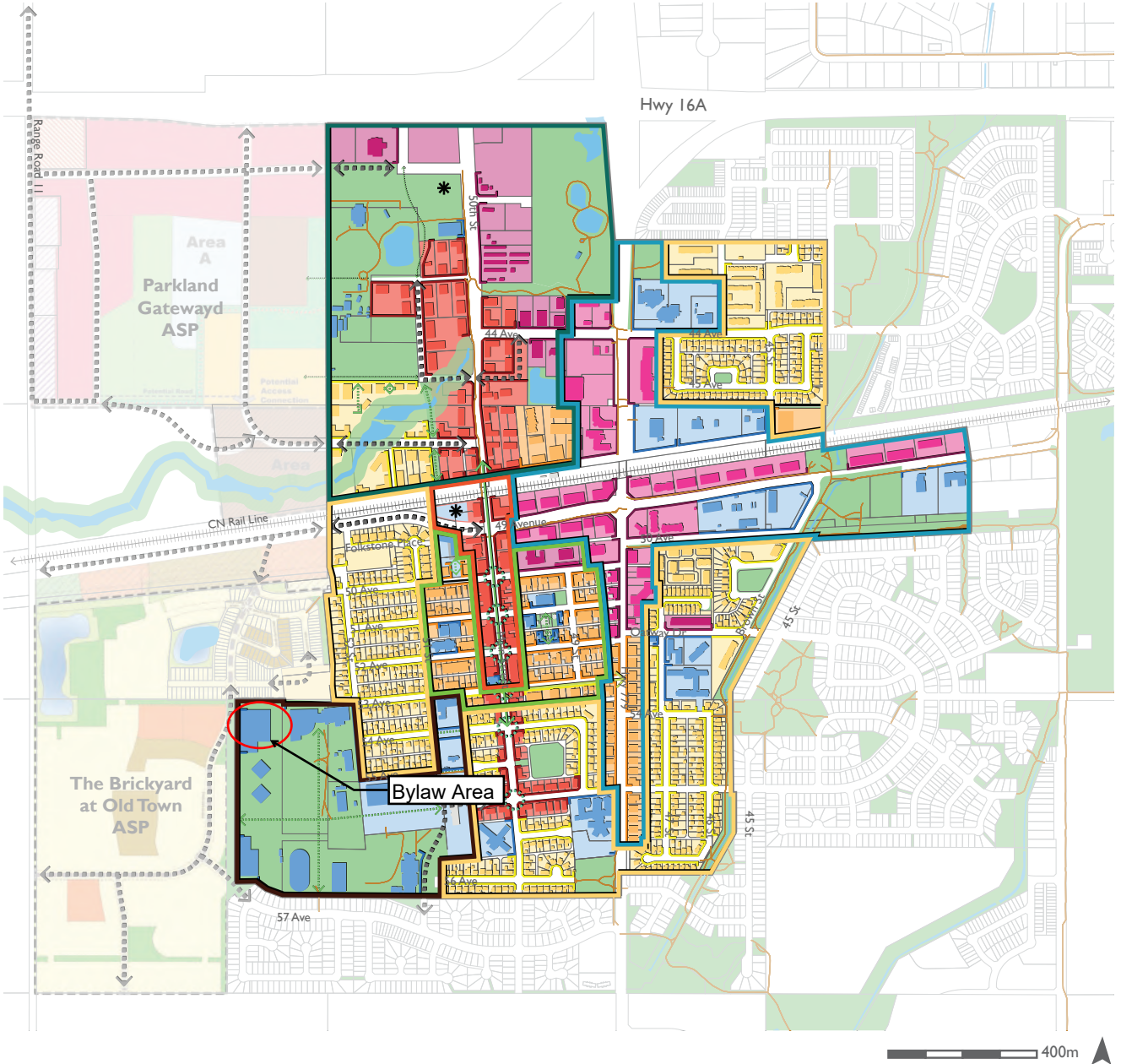


Figure 4: Future Land Use

Map 7

Future Development Concept



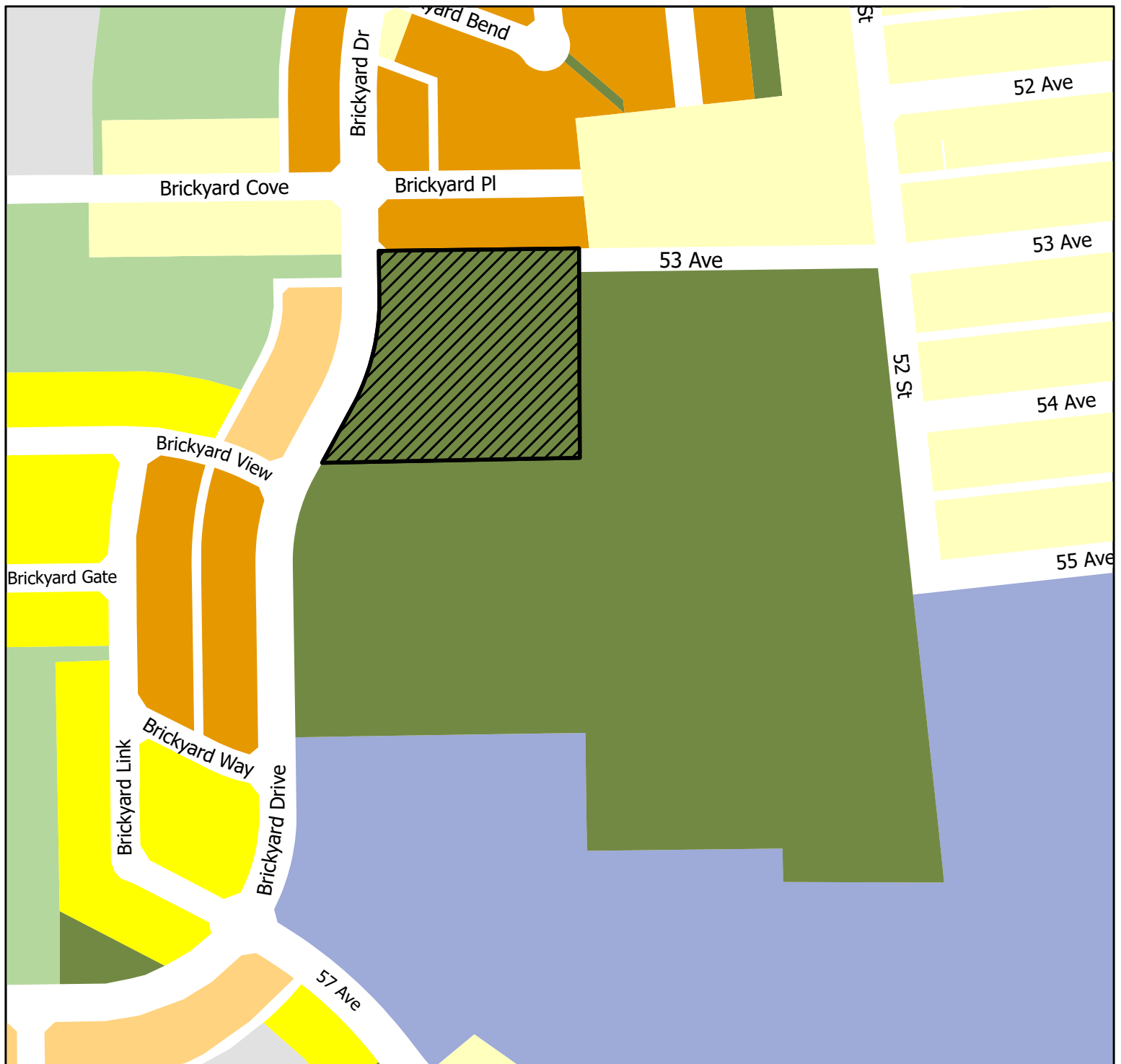
Legend

- Main Street Area
- Town Core Area
- Old Town North
- Recreation and Cultural Campus
- Highway Commercial Corridor
- Mature Residential Areas

- Commercial Mixed-Use
- Commercial
- Institutional
- Residential
- Residential Mixed-Use
- Open Space

- ← Primary Public Realm Improvement
- ⋯ Mid-block Pedestrian Connection/Trail
- ↔ New Street
- ⊙ Key Nodes
- ✱ Transportation Hub





Land Use Bylaw Map for Bylaw 2728/LUO/25

Land Use Bylaw Districts

Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Residential Park District
- R4 – Mixed Form Residential District
- R5 – Small Lot Mixed-Form Residential District
- R6 – Comprehensively Planned Residential District
- R7 – Multi-Unit Building Residential District
- R8 – High Density Residential District

Employment Districts

- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

Other Land Use Districts

- P1 – Parks District
- P2 – Community Services District
- P3 – Utility District
- FD – Future Development District



Bylaw Area



Date Produced: 2025-07-25

Data Source: AltaLIS 105 of 122



Bolded text shown in parentheses identifies source of change.

2.14.0. P1 – Parks District

2.14.1. Purpose

This district provides land for the Development of parks to meet the active and passive recreational pursuits of the public.

2.14.2. Permitted Uses

Campground
Cemetery
Community Garden
Earthworks
General Accessory Development
Park
Recreation Facility

2.14.3. Discretionary Uses

Bar
Community Facility
Education Service
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Service
Outdoor Entertainment Establishment
Parking Facility
Prefabricated Structure Accessory Development
Religious Assembly
Shipping Container Accessory Development
Tourist Information Centre

2.14.4. Development Regulations

1. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a Yard Abuts a residential district
2. **Building Height (maximum):**
 - a. 20.0 m
3. **Landscaping:**
 - a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards
4. **Discretionary Commercial Uses:**
 - a. Bar, Food and Drink Service, Indoor Entertainment Establishment and Indoor Sales and Service will only be allowed in association with a Permitted Use

Bolded text shown in parentheses identifies source of change.

2.15.0. P2 – Community Services District

2.15.1. Purpose

This district provides for the Development of publicly or privately owned community services.

2.15.2. Permitted Uses

Community Facility
Community Garden
Child Care Service
Earthworks
Education Service
General Accessory Development
Government Service
Hospital
Outdoor Storage Accessory Development
Park
Recreation Facility
Religious Assembly

2.15.3. Discretionary Uses

Bar
Cemetery
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Service
Outdoor Entertainment Establishment
Parking Facility
Prefabricated Structure Accessory Development
Private Club
Shipping Container Accessory Development
Surveillance Suite Accessory Development
Theatre
Tourist Information Centre

2.15.4. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 70%
2. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a Yard Abuts a residential district
3. **Building Height (maximum):**
 - c. 20.0 m
4. **Landscaping**
 - d. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards

Bolded text shown in parentheses identifies source of change.

5. **Discretionary Commercial Uses:**

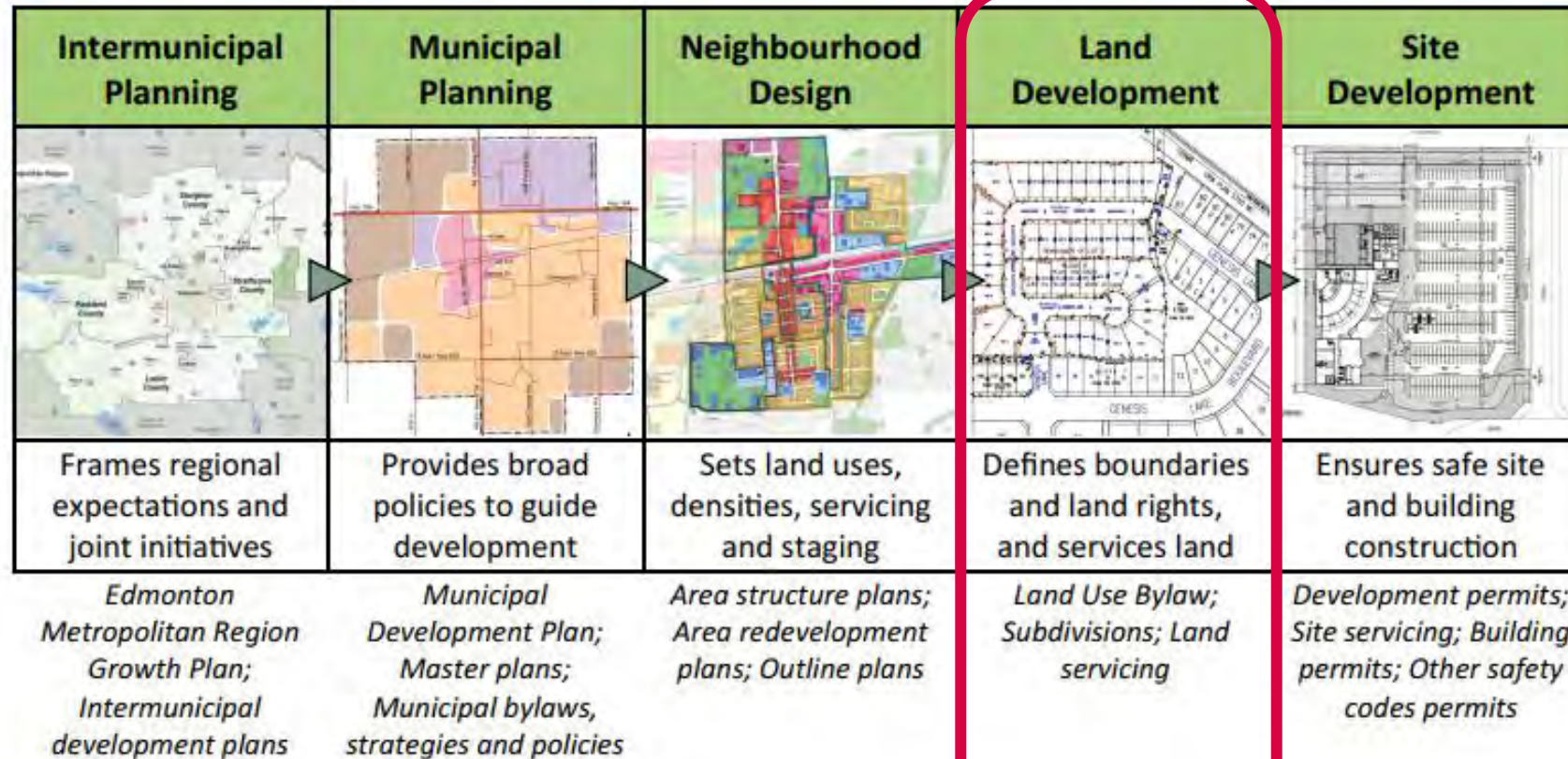
- a. Bar, Food and Drink Service, Indoor Entertainment Establishment, Indoor Sales and Service, Outdoor Entertainment Establishment and Theatre uses will only be allowed in association with a Permitted Use

First Reading - Bylaw 2728/LUO/25

Old Town South School Site Land Use Bylaw Amendment



THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



Aerial Context



**Glenn Hall
Centennial Arena**

Recreation Centre

Old Town South Area

**Ecole La Trinité
Temporary Location**

Westview School

 **Bylaw Area**

Proposed LUB Districting

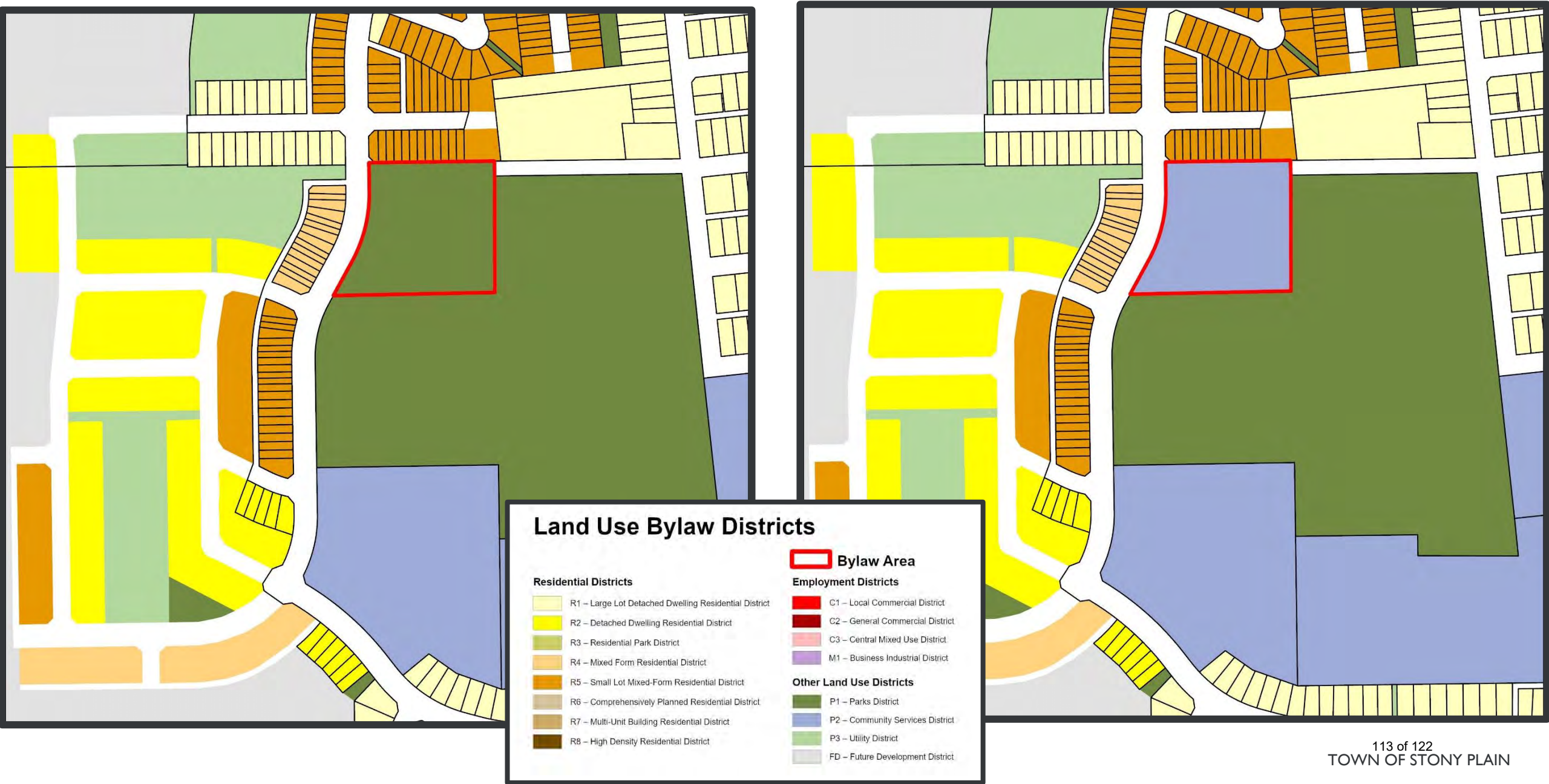
Summary of changes:

- Redistrict from P1 – Parks District to P2 – Community Services District to accommodate a school site

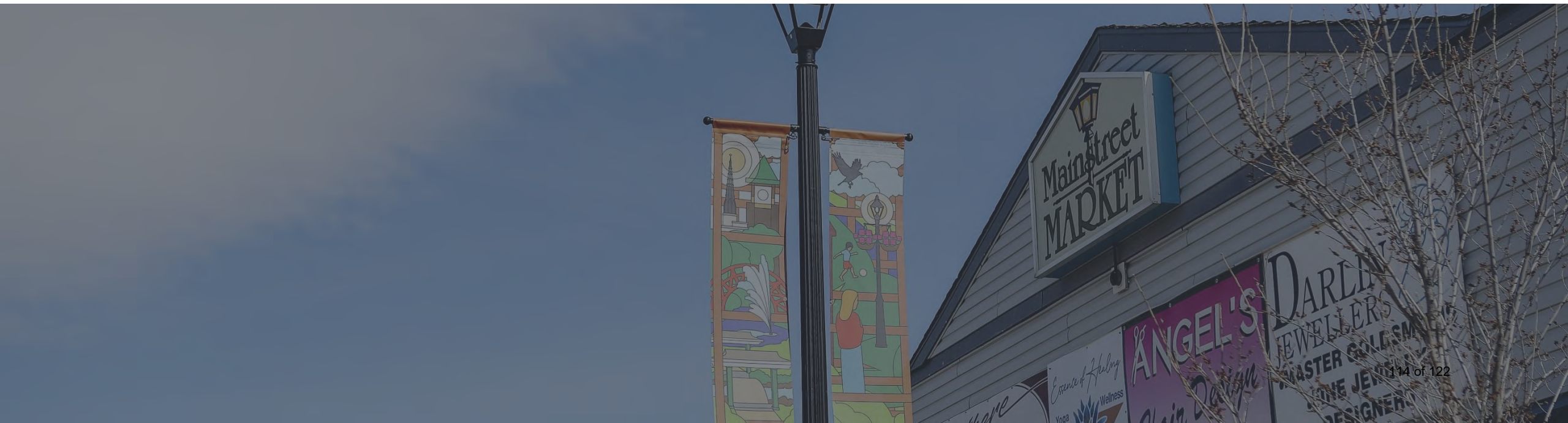


Current

Proposed



Next Steps



The background image shows a street scene in a town. In the foreground, there's a black pole with two orange banners hanging from it. The banners feature a repeating pattern of stylized paw prints and flowers. To the left, a building has a sign that says "Community Features" and "Capital Region". A green handicapped parking sign is visible. In the background, there are more buildings, a street lamp, and a white crane. The sky is overcast.

Thank you!

Questions or comments?



END OF ITEM

