

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** July 13, 2026**SUBJECT:** Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to facilitate the development of Genesis on the Lakes Stages 4B and 4C. The proposal redistricts the area of Plan 132 3523 Block B Lot 2 within the Land Use District Map from R6 – Comprehensively Planned Residential District to R4 – Mixed-Form Residential District and changes related text and a related figure. The changes generally aligns with the Municipal Development Plan (MDP) and the intent on the Deerfield Area Structure Plan (ASP).

RECOMMENDATION

That Town Council:

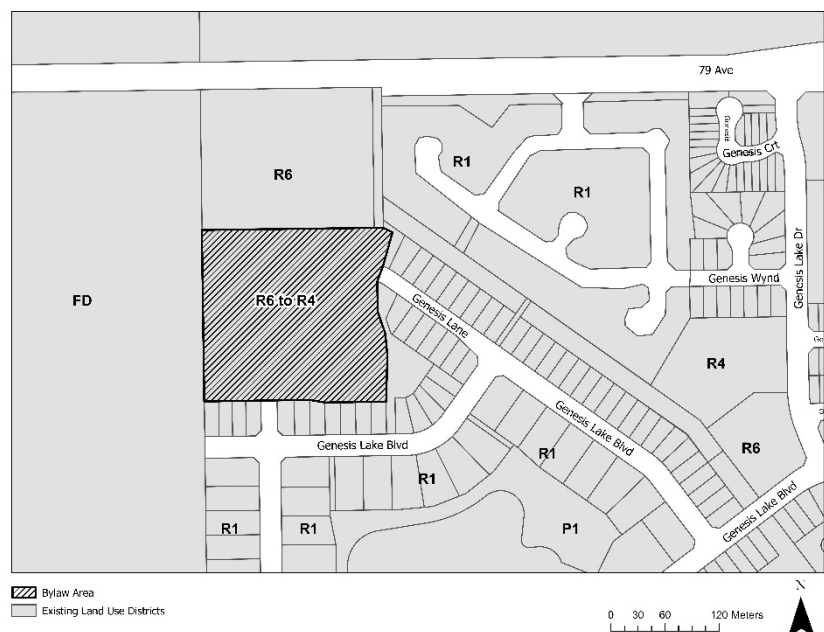
1. give first reading to Bylaw 2744/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. authorize Administration to schedule a public hearing on August 24, 2026.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2735/LUO/26 for the purpose of amending the Land Use District Map and associated text of Bylaw 2735/LUO/26 to redistrict a portion of Plan 132 3523 Block B Lot 2 from R6 – Comprehensively Planned Residential District to R4 – Mixed Form Residential District. The proposed amendment would change Figure 2.7.4. Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions in the Land Use Bylaw 2735/LUO/26 as well.

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

- 6.1.p. The Town will require new residential development to be contiguous to built-up or planned areas.
- 6.5.f.ii. To create new neighbourhoods that are complete, resilient and are able to adapt to change, new residential developments should encourage the diversity of housing types (detached and semi-detached, duplex, modular homes, row housing, apartments and other forms, such as garden suites and secondary suites), and tenures within a development to meet the needs of various demographics and income levels.



- 6.5.g.i. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have a sustainable density that makes efficient use of land.

The amendment area was redistricted on September 23, 2019, via Bylaw 2618/LUO/19 from R1 – Large Lot Detached Dwelling Residential District to R6 – Comprehensively Planned Residential District for the purpose of developing a bare land condominium development including detached and semi-detached dwellings.

The proposed amendment meets the general intent of the Deerfield ASP. Redistricting the subject area from R6 to R4 would not substantially alter the overall ASP, its intent or interaction with other elements of the plan or surrounding neighbourhoods; therefore, Administration does not require an amendment to the ASP for this proposal.

The subject area will have access provided off of Genesis Lake Boulevard and Genesis Lane. The existing water, sanitary and stormwater servicing surrounding the bylaw area are sized to accommodate the proposed development. Given that the R4 development generates comparable servicing demands as the development in the R6 district, no new off-site infrastructure will be required.

Figure 2.7.4. – Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions and Section 2.7.4.3. apply to the area of this redistricting. They restrict Row House and Multi-unit Dwelling Uses from being developed in the area of the proposal. This amendment removes this figure and text from the R6 District and appropriately revises it and adds it to the R4 District. The revision removes Multi-unit Dwellings Uses as they are not allowed in the R4 District. This ensures the area continues to have the restriction of the original amendment that limits development to detached and semi-detached dwellings.

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

Deerfield Area Structure Plan Bylaw 2185/D&P/03

Land Use Bylaw 2735/LUO/26

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Encourage innovative and diverse housing options that will support a wide range of residential needs.

COMMUNICATION

If Council gives first reading to Bylaw 2744/LUO/26, 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. Genesis on the Lakes Stages 4B and 4C Land Use Bylaw Amendment Bylaw 2744/LUO/26
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Presentation

Reviewed by: Miles Dibble, Manager, Planning and Development

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

Approved by: Tom Goulden, Chief Administrative Officer



Aerial Context Map for Bylaw 2744/LUO/26

 Bylaw 2744/LUO/26 Subject Area

BYLAW 2744/LUO/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2735/LUO/26

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 2735/LUO/26 for the purpose of redistricting the lands shown in Schedule A attached hereto and revising provisions of the bylaw; 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 “Genesis on the Lakes Stages 4B and 4C Land Use Bylaw Amendment”.

2.0.0 General

2.1.0 Bylaw 2735/LUO/26 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, as shown in Schedule A:

PLAN 132 3523			
BLOCK B			
LOT 2			
CONTAINING 4.607 HECTARES (11.38 ACRES) MORE OR LESS			
EXCEPTING THEREOUT			
		HECTARES	(ACRES) MORE OR LESS
A) PLAN 152 2794	SUBDIVISION	0.727	1.79
B) PLAN 202 0431	SUBDIVISION	0.038	0.094

EXCEPTING THEREOUT ALL MINES AND MINERALS

FROM: R6 – Comprehensively Planned District
[3.842 ha (9.49 acres) more or less]

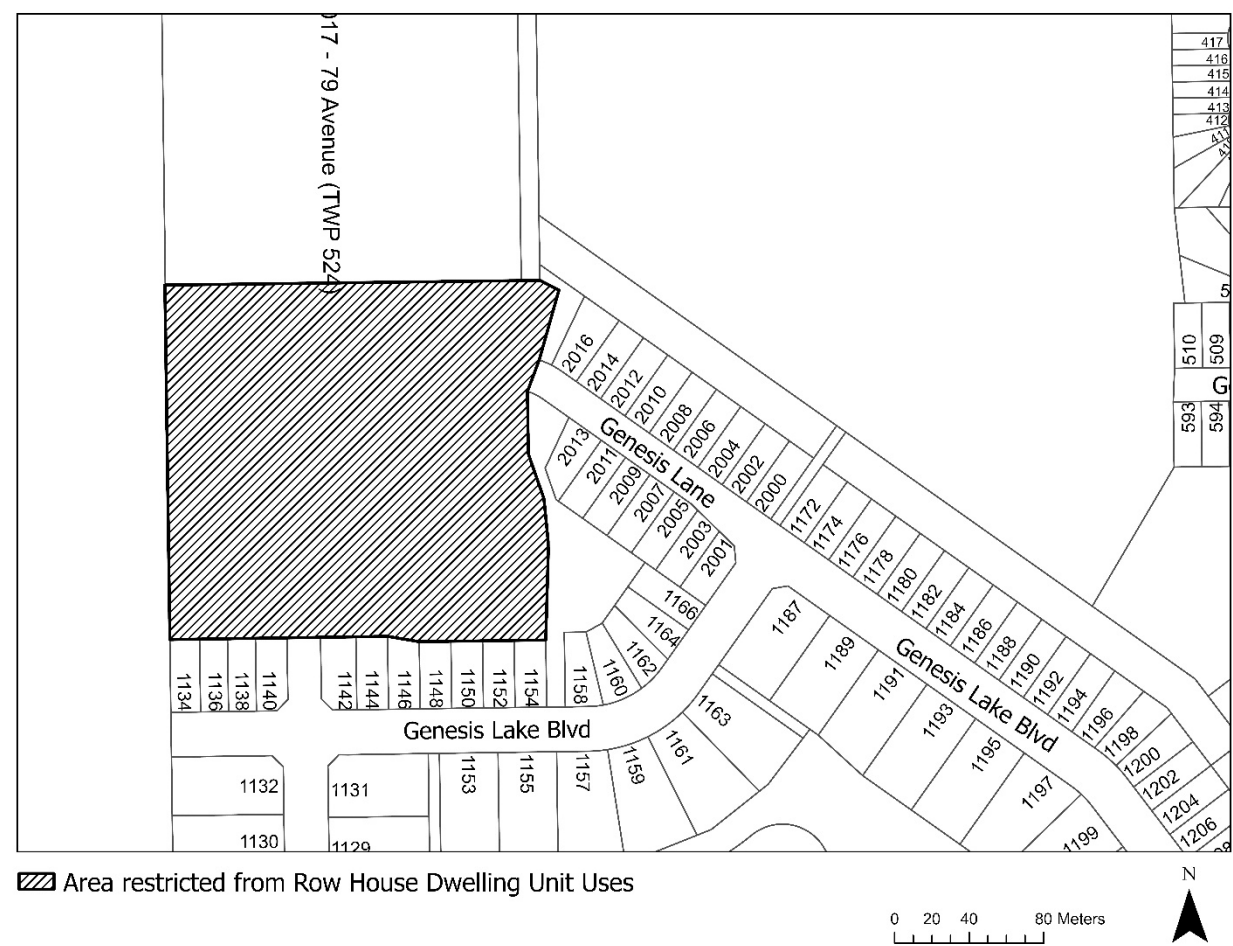
TO: R4 – Mixed-Form Residential District
[3.842 ha (9.49 acres) more or less]

2.3.0 That Subsection 2.7.4.3. and Figure 2.7.4 are removed from Section 2.7.4. General Regulations.

2.4.0 That the following text and figure be added prior to Section 2.5.4. Subdivision Regulations as a new *Section 2.5.4 General Regulations* and the remaining sections of Section 2.4.0. R4 – Mixed-Form Residential District and any related references in the Land Use Bylaw to those sections be re-numbered accordingly:

- “1. **Row House Dwelling Uses**
- a. A Row House dwelling use is restricted from Plan 132 3523 Block B Lot 2 as shown in Figure 2.5.4.

Figure 2.5.4. – Area of Row House Dwelling Use Restriction



”

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 2031, 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 2026.

Public hearing held this day of , AD 2026.

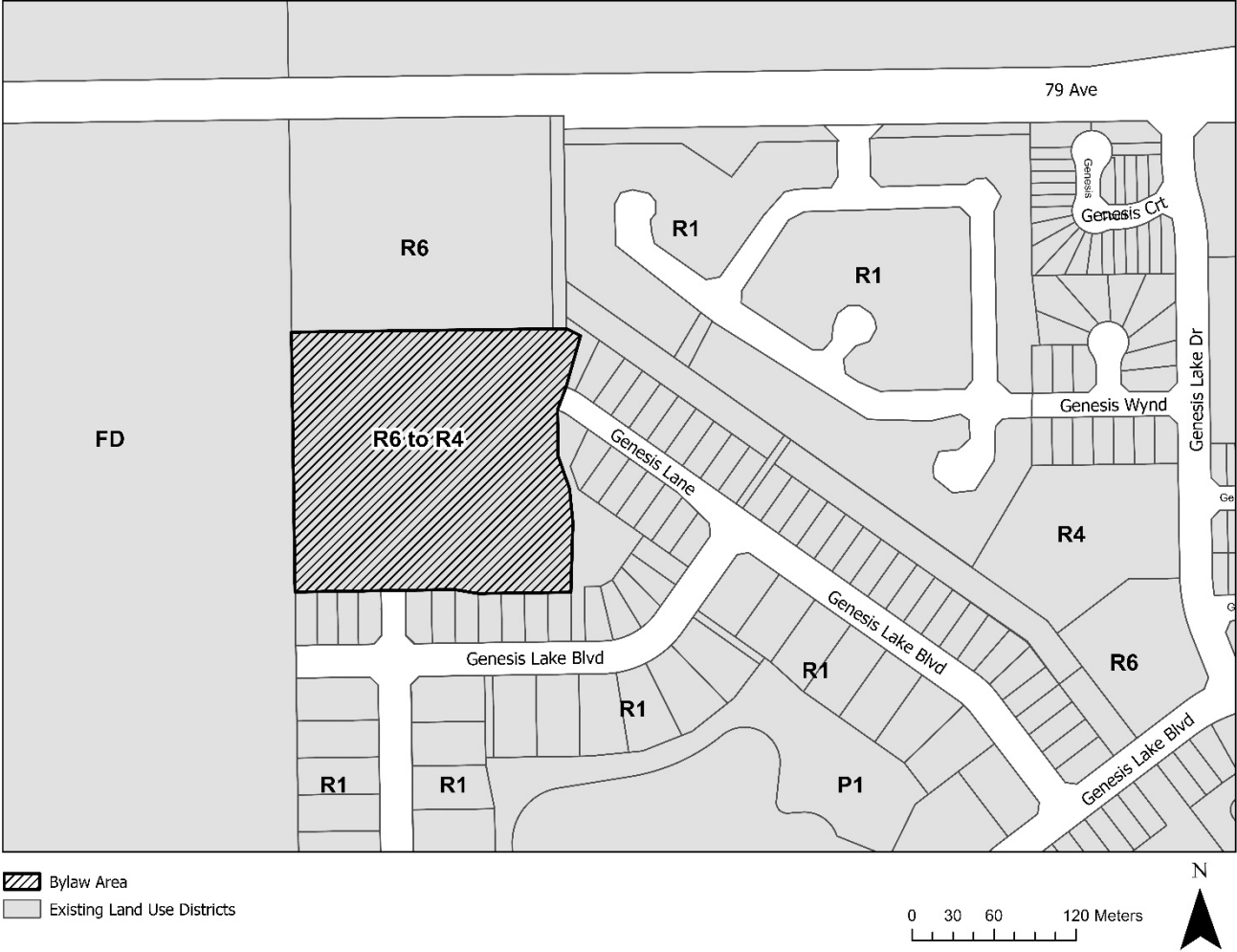
Read a second time this day of , AD 2026.

Read a third time this day of , AD 2026.

 Mayor William Choy

 Ann Laing
 General Manager, Corporate Services

SCHEDULE “A”
Area of Land Use
Bylaw Amendment 2744/LUO/26



DEERFIELD

AREA STRUCTURE PLAN



LEGEND

-  COMMERCIAL
-  MOBILE HOME PARK
-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM WATER RETENTION PC
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  MINOR ARTERIAL
-  BUFFER
-  IMPERIAL OIL PIPELINE R/W
-  ABANDONED PIPELINE R/W
-  TOWN OF STONY PLAIN BOUND

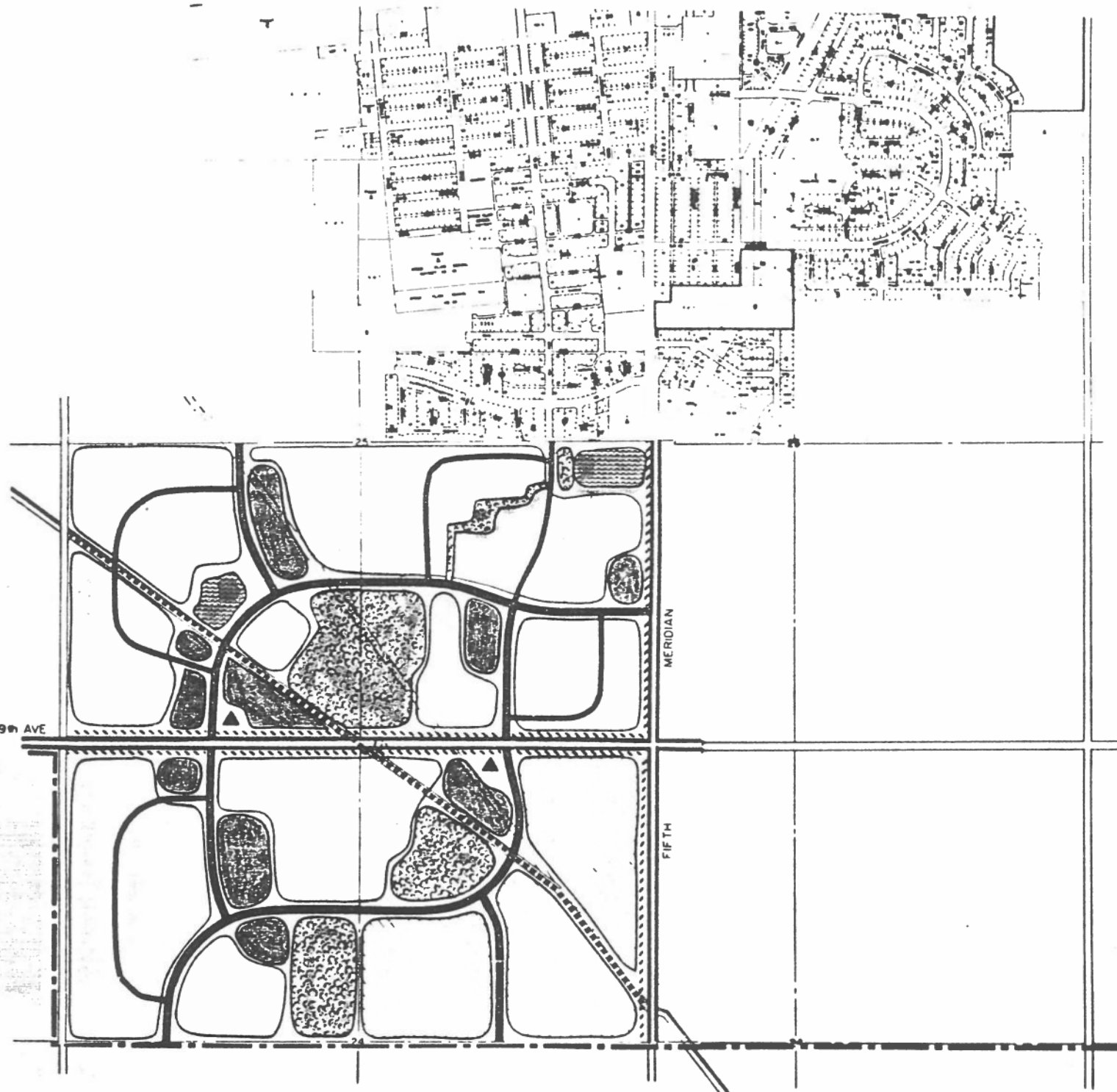
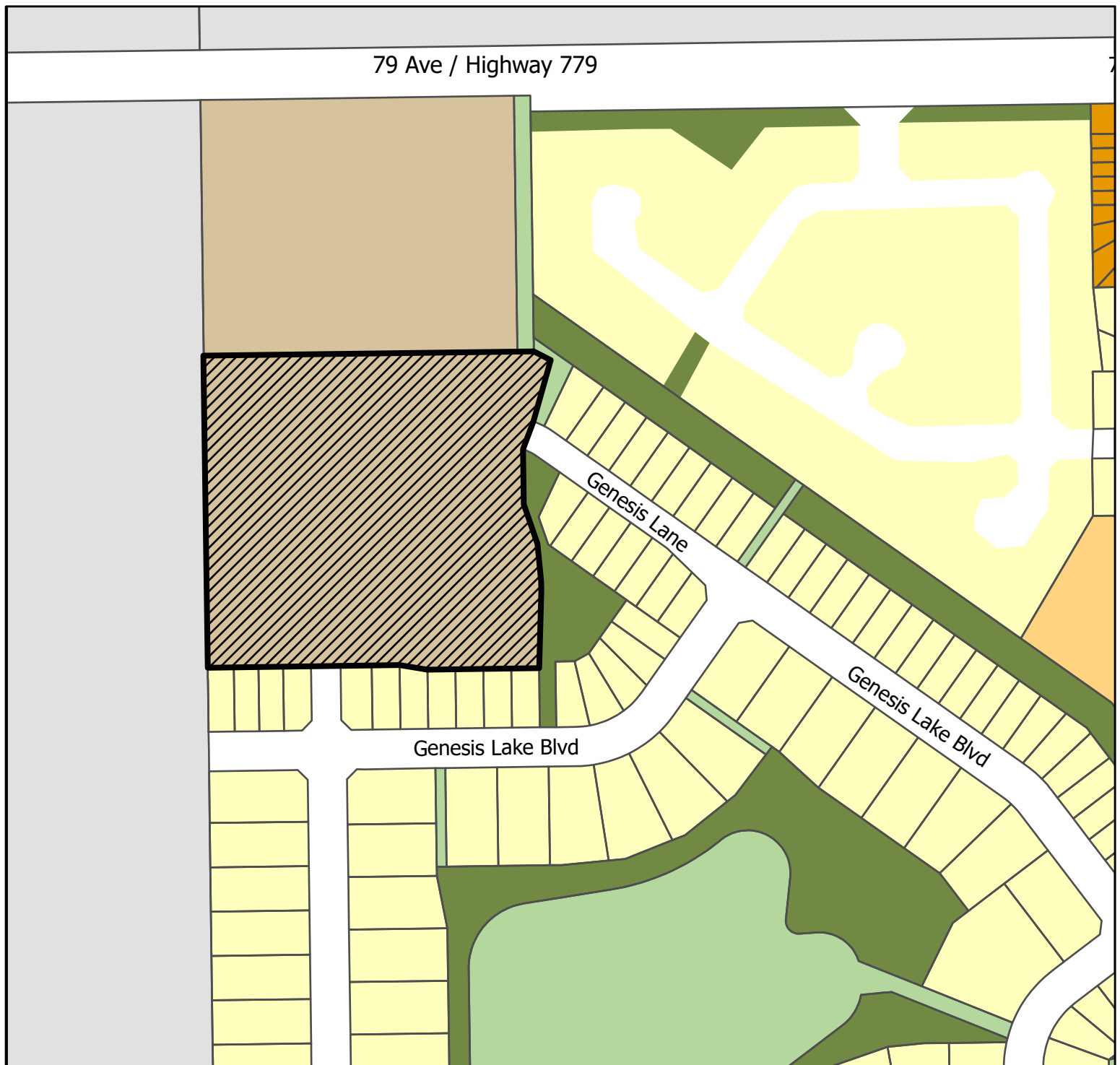


Fig.



Land Use Bylaw Map for Bylaw 2744/LUO/26



Land Use Bylaw Districts

Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Manufactured Home Residential 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

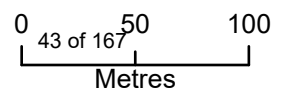
Employment Districts

- 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

Date Produced: 2026-07-06
Data Source: AltaLIS



2.5.0. R4 – Mixed Form Residential District

2.5.1. Purpose

This district provides for Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and three to four unit Row House Dwellings with a variety of Lot shape options, such as shallow-wide Lots, and the possibility of an Accessory Dwelling.

2.5.2. Permitted Uses

Accessory Dwelling
Detached Dwelling
Duplex Dwelling
Earthworks
General Accessory Development
Park
Residential Sale Centre
Row House Dwelling
Semi-Detached Dwelling

2.5.3. Discretionary Uses

Bed and Breakfast
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.5.4. Subdivision Regulations

1. **Density (maximum):**
 - a. 2 Dwelling Units per Lot, inclusive of an Accessory Dwelling
2. **Dwellings in a Row House (maximum):**
 - a. 4
3. **Lot Access for Internal Row House Dwelling Units**
 - a. Internal Row House Dwelling units must have direct access available to their Rear Yards from public land such as municipal reserve, environmental reserve, public utility lot, lane or other road right of way, or indirectly via an access easement or other mechanism that will ensure perpetual access is available to their Rear Yards from public land
4. **Lot Width for Rear Lane Access (minimum):**
 - a. Detached Dwelling – 9.1 m
 - b. Duplex Dwelling – 9.1 m
 - c. Semi-Detached Dwelling – 7.9 m
 - d. Row House Dwelling internal unit – 6.7 m
 - e. Row House Dwelling end unit – 7.9 m
 - f. Corner Lot requires 1.5 m of additional Lot Width
5. **Lot Area for Rear Lane Access (minimum):**
 - a. Detached Dwelling – 295 m²
 - b. Duplex Dwelling – 295 m²
 - c. Semi-Detached Dwelling – 255 m²
 - d. Row House Dwelling internal unit – 220 m²
 - e. Row House Dwelling end unit – 255 m²

- f. Corner Lot requires 50.0 m² of additional Lot Area
- 6. **Lot Width for Non-Rear Lane Access (minimum):**
 - a. Detached Dwelling – 9.7 m
 - b. Duplex Dwelling – 9.7 m
 - c. Semi-Detached Dwelling – 8.5 m
 - d. Row House Dwelling internal unit – 7.3 m
 - e. Row House Dwelling end unit – 8.5 m
 - f. Corner Lot requires 1.5 m of additional Lot Width
- 7. **Lot Area for Non-Rear Lane Access (minimum):**
 - a. Detached Dwelling – 315 m²
 - b. Duplex Dwelling – 315 m²
 - c. Semi-Detached Dwelling – 275 m²
 - d. Row House Dwelling internal unit – 235 m²
 - e. Row House Dwelling end unit – 275 m²
 - f. Corner Lot requires 50.0 m² of additional Lot Area

2.5.5. Development Regulations

- 1. **Lot Coverage (maximum):**
 - a. 60% for an internal unit Row House Dwelling
 - b. 50% for any other dwelling
- 2. **Dwellings in a Row House (maximum):**
 - a. 4
- 3. **Front and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m to the principal building from the Front Lot Line
 - b. 2.4 m to the principal building from a Flankage Lot Line
 - c. 6.0 m to an attached garage from the Front Lot Line or Flankage Lot Line
- 4. **Rear Yard Setbacks (minimum):**
 - a. 7.5 m to the principal building
 - b. 6.0 m to an attached garage
- 5. **Side Yard Setbacks (minimum):**
 - a. 1.2 m to the principal building
- 6. **Building Height (maximum):**
 - a. 12.0 m

2.7.0. R6 – Comprehensively Planned Residential District

2.7.1. Purpose

This district provides for a comprehensively planned medium density residential Development. Two different sets of regulation options are provided to accommodate different Development scales, one of which requires a finer-scale of subdivision than the other.

2.7.2. Permitted Uses

Detached Dwelling
Duplex Dwelling
Earthworks
General Accessory Development
Multi-Unit Dwelling
Park
Residential Sale Centre
Row House Dwelling
Semi-Detached Dwelling
Supportive Living Facility

2.7.3. Discretionary Uses

Long Term Care Facility
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.7.4. General Regulations

1. Duplex and Multi-unit Dwelling Uses

- a. A Duplex or Multi-Unit Dwelling use is only allowed on Sites that follow the requirements of Option A: Comprehensive Planned Site

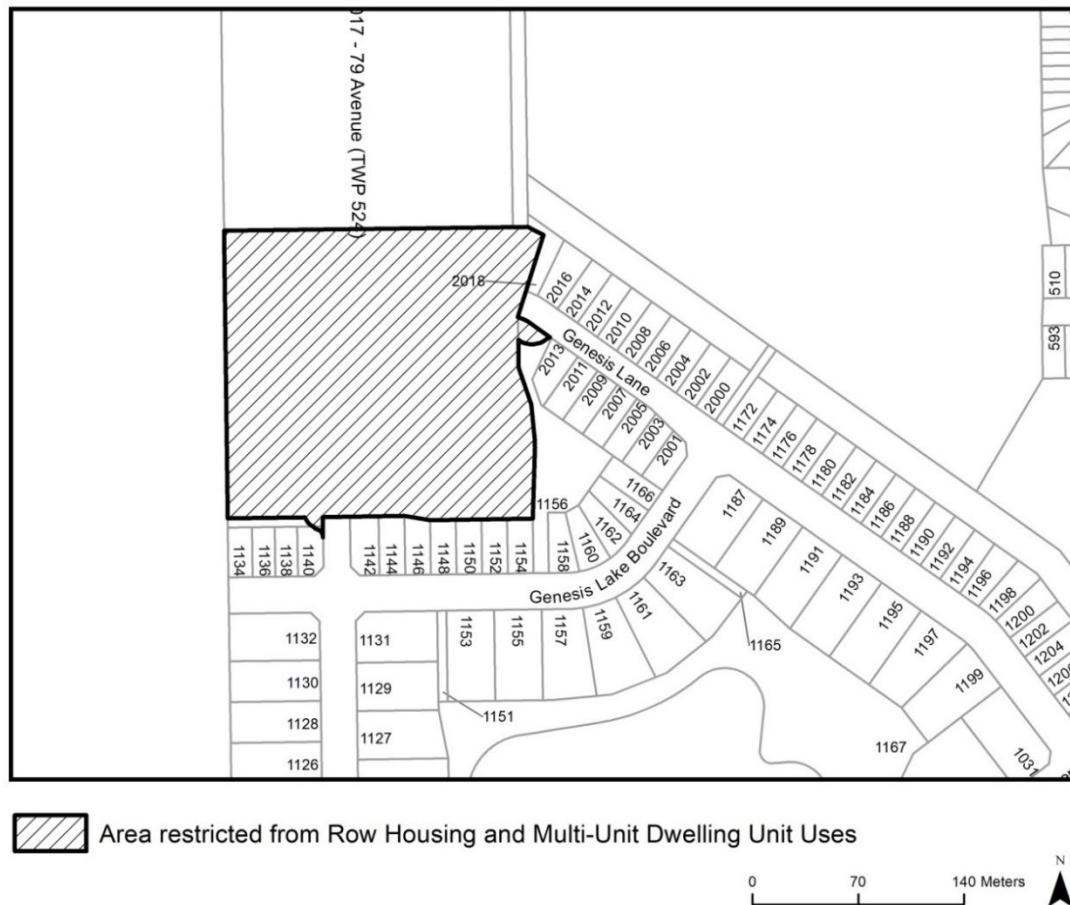
2. Lot Access for Internal Row House Dwelling Units

- a. Internal Row House Dwelling units must have direct access available to their Rear Yards from public land such as a municipal reserve, environmental reserve, public utility lot, lane or other road right of way, or indirectly via an access easement or other mechanism that will ensure perpetual access is available to their Rear Yards from public land

3. Row House and Multi-unit Dwelling Uses

- a. A Row House Dwelling or Multi-Unit Dwelling use is restricted from portions of Plan 132 3523 Block B Lot 2, Plan 152 2794 Block 4 Lot 105 and Plan 132 3523 Block 7 Lot 41MR as shown in Figure 2.7.4.

Figure 2.7.4. – Area of Row House Dwelling and Multi-unit Dwelling Use Restrictions



Option A: Comprehensive Planned Site

This Option provides regulations for site Developments that are contained within one or more large Lots owned by one entity, commonly a condominium association or rental company. These Developments usually contain on-site parking facilities and private roads, which means that dwellings may not front directly onto a public road.

2.7.5. Subdivision Regulations for a Comprehensive Planned Site

1. **Density (maximum):**
 - a. 60 Dwelling Units per ha
2. **Density (minimum):**
 - a. 20 Dwelling Units per ha
3. **Lot Size (minimum):**
 - a. 0.40 ha

2.7.6. Development Regulations for a Comprehensive Planned Site

1. **Comprehensive Site Development and Servicing Plan**
 - a. A comprehensive site development and servicing plan must be accepted and approved by the Development Authority prior to the issuance of any development permit

2. **Density (maximum):**
 - a. 60 Dwelling Units per ha
3. **Density (minimum):**
 - b. 20 Dwelling Units per ha
4. **Lot Coverage (maximum):**
 - a. 50%
5. **Separation between Buildings within a Development (minimum):**
 - a. 6.0 m between the front or rear face of a building and any other face of another building
 - b. 3.0 m between the side face of a building and any other side face of another building
6. **Setbacks from a Public Road Right of Way (minimum):**
 - a. 4.0 m for buildings that are 10.0 m or less in height
 - b. 6.0 m for buildings that are more than 10.0 m in height
7. **Setback from a Private Road (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a parking stall is located between the private road and the building
8. **Setbacks from a Lot Line (minimum):**
 - a. 4.0 m for buildings that are 10.0 m or less in height
 - b. 6.0 m for buildings that are more than 10.0 m in height
9. **Building Height (maximum):**
 - a. 12.0 m
10. **Bare Land Condominium Comprehensively Planned Sites**
 - a. Where a comprehensively planned site is developed as a bare land condominium with each condominium unit containing a single dwelling, regulations in Sections 2.7.6.12-2.7.6.13. must be met
 - b. Where a conflict exists between regulations in Sections 2.7.6.5.-2.7.6.9. and regulations in Sections 2.7.6.12.-2.7.6.13, regulations in Sections 2.7.6.12.-2.7.6.13. prevail
11. **Front and Flankage Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 4.0 m to the principal building from a Front Yard condominium unit boundary
 - b. 3.0 m to the principal building from a Flankage Yard condominium unit boundary
 - c. 6.0 m to an attached garage from a Front Yard condominium unit boundary
12. **Rear Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 7.5 m to the principal building
 - b. 6.0 m to an attached garage
13. **Side Yard Condominium Unit Boundary Setbacks (minimum):**
 - a. 1.2 m

Option B: Mixed Form Subdivision with Individual Lots

This Option allows for individually owned Lots that front onto a public road. It creates typical subdivisions that contain a diversity of dwelling forms on each block and require more careful planning at the subdivision level than similar subdivisions.

2.7.7. Pre-Development Requirements for a Mixed Form Subdivision with Individual Lots

1. Block Plan

- a. No Development will be allowed in this district unless a block plan is approved by the Development Authority
- b. A block plan must:
 - i. be applied to a contiguous area of at least 0.40 ha
 - ii. assign each proposed residential Lot a dwelling type of either Detached Dwelling, Semi-Detached Dwelling or Row House Dwelling
 - iii. include Lots for Detached Dwelling, Semi-Detached Dwelling or Row House Dwellings
 - iv. indicate the total number of proposed residential Lots and the percentage of each dwelling type
- c. The dwelling type assigned to each proposed residential Lot may be revised if such a change allows the plan to continue to meet all of the regulations required within this section and a revised plan is approved by the Development Authority

2. Diversity of Dwelling Types:

- a. No dwelling type may be less than 10% of the total residential Lots in a plan
- b. No dwelling type may be more than 60% of the total residential Lots in a plan
- c. No more than 6 Lots may be assigned consecutively with the same dwelling type on the same side of the road

2.7.8. Subdivision Regulations for a Mixed Form Subdivision with Individual Lots

1. Block Plan

- a. Must conform to an approved block plan

2. Site Density

- a. The net residential density must be between 25 to 60 Lots per ha

3. Lot Access for Internal Row House Dwelling Units:

- a. Internal Row House Dwelling units must have direct access available to their Rear Yards from public land such as a municipal reserve, environmental reserve, public utility lot, lane or other road right of way, or indirectly via an access easement or other mechanism that will ensure perpetual access is available to their Rear Yards from public land

4. Lot Density (maximum):

- a. 1 Dwelling Unit per Lot

5. Lot Width (minimum):

- a. Detached Dwelling – 7.2 m
- b. Semi-Detached Dwelling – 6.0 m
- c. Row House Dwelling internal unit – 4.3 m
- d. Row House Dwelling end unit – 5.5 m
- e. Corner Lot requires 1.5 m of additional Lot Width

6. Lot Area (minimum):

- a. Detached Dwelling – 180 m²
- b. Semi-Detached Dwelling – 150 m²
- c. Row House Dwelling internal unit – 110 m²
- d. Row House Dwelling end unit – 140 m²
- e. Corner Lot requires 35 m² of additional Lot Area

2.7.9. Development Regulations for a Mixed Form Subdivision with Individual Lots

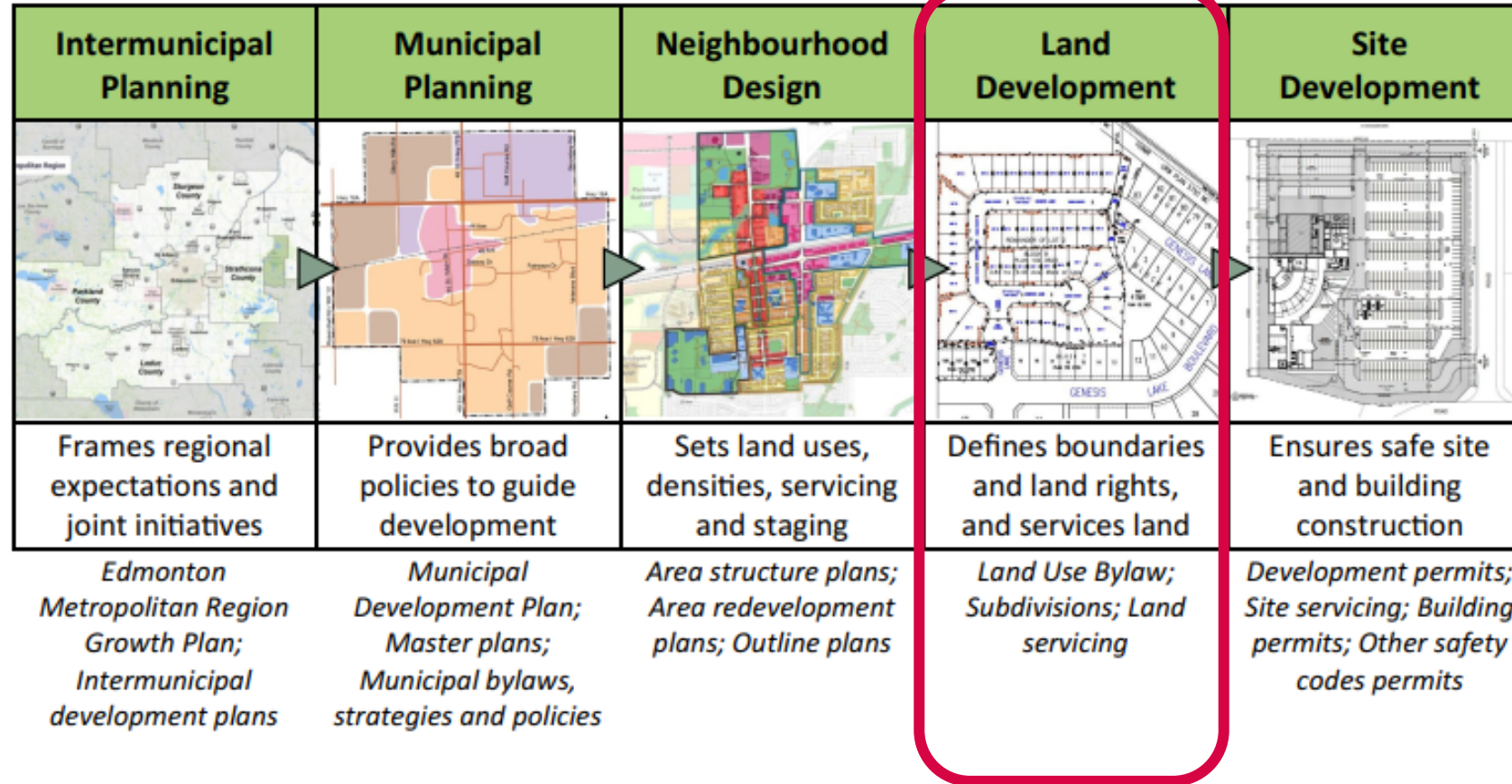
- 1. Block Plan**
 - a. Must conform to an approved block plan
- 2. Lot Coverage (maximum):**
 - a. 60% for an internal unit Row House Dwelling
 - b. 50% for any other dwelling
- 3. Front and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m to the principal building from the Front Lot Line if the Lot does not have lane access
 - b. 3.0 m to the principal building from the Front Lot Line if the Lot has lane access
 - c. 2.4 m to the principal building from a Flankage Lot Line
 - d. 6.0 m to an attached garage from a Front Lot Line or Flankage Lot Line
- 4. Rear Yard Setbacks (minimum):**
 - a. 7.5 m to the principal building
 - b. 6.0 m to an attached garage
- 5. Side Yard Setbacks (minimum):**
 - a. 1.2 m
- 6. Building Height (maximum):**
 - a. 12.0 m

First Reading- Bylaw 2744/LUO/26

Genesis on the Lakes Stages 4B & 4C Land Use Bylaw Amendment

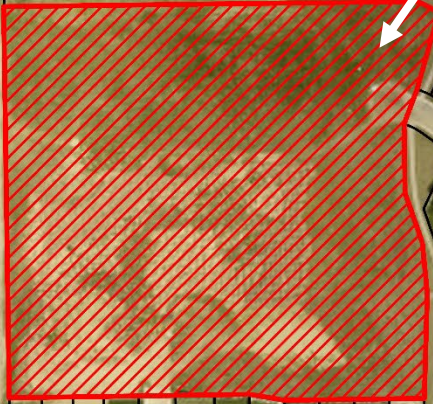


THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



Aerial Context

Bylaw Area



 Bylaw Area

79 Ave

Genesis Crt

Genesis Wynd

Genesis Lake Dr

Genesis Villas

48 St

Westerra
Neighbourhood

Westerra Loop

Westerra Lane

Westerra Dr

Westerra Wynd

Genesis Lake Blvd

Genesis Lake Blvd

Genesis Lake Blvd

DEERFIELD

AREA STRUCTURE PLAN



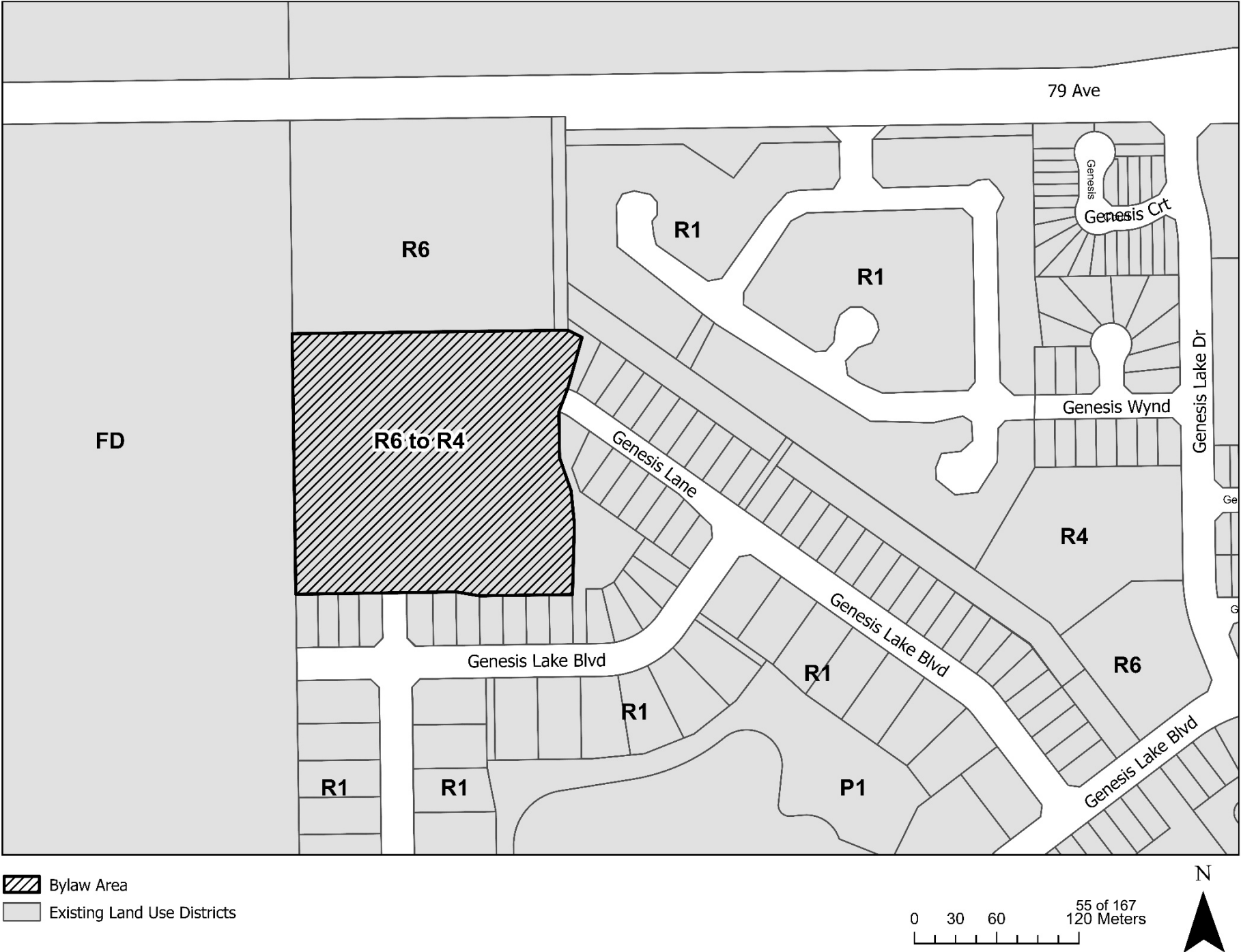
LEGEND

-  COMMERCIAL
-  MOBILE HOME PARK
-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM WATER RETENTION PC
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  MINOR ARTERIAL
-  BUFFER
-  IMPERIAL OIL PIPELINE R/W
-  ABANDONED PIPELINE R/W
-  TOWN OF STONY PLAIN BOUND

Bylaw Area

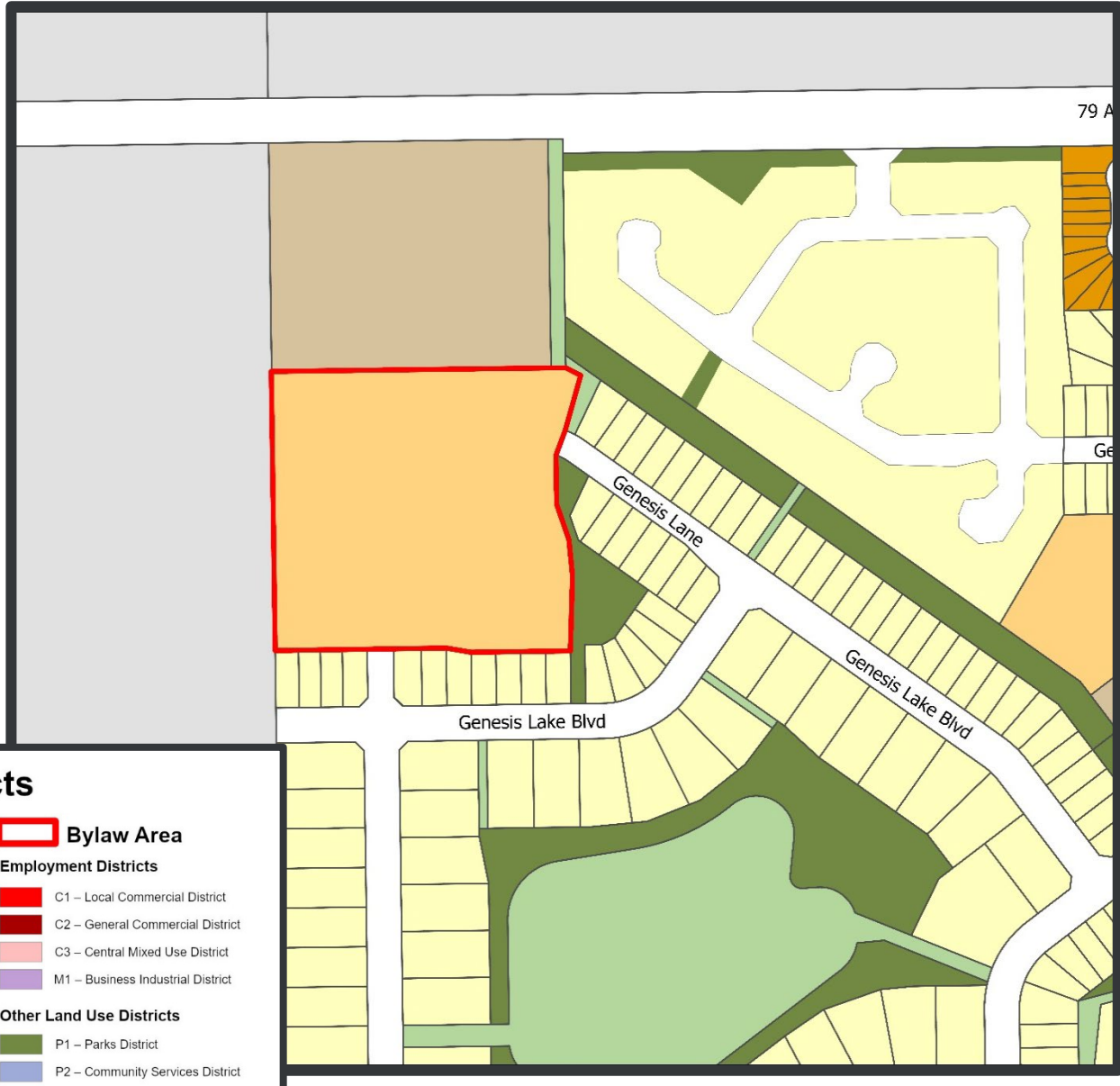
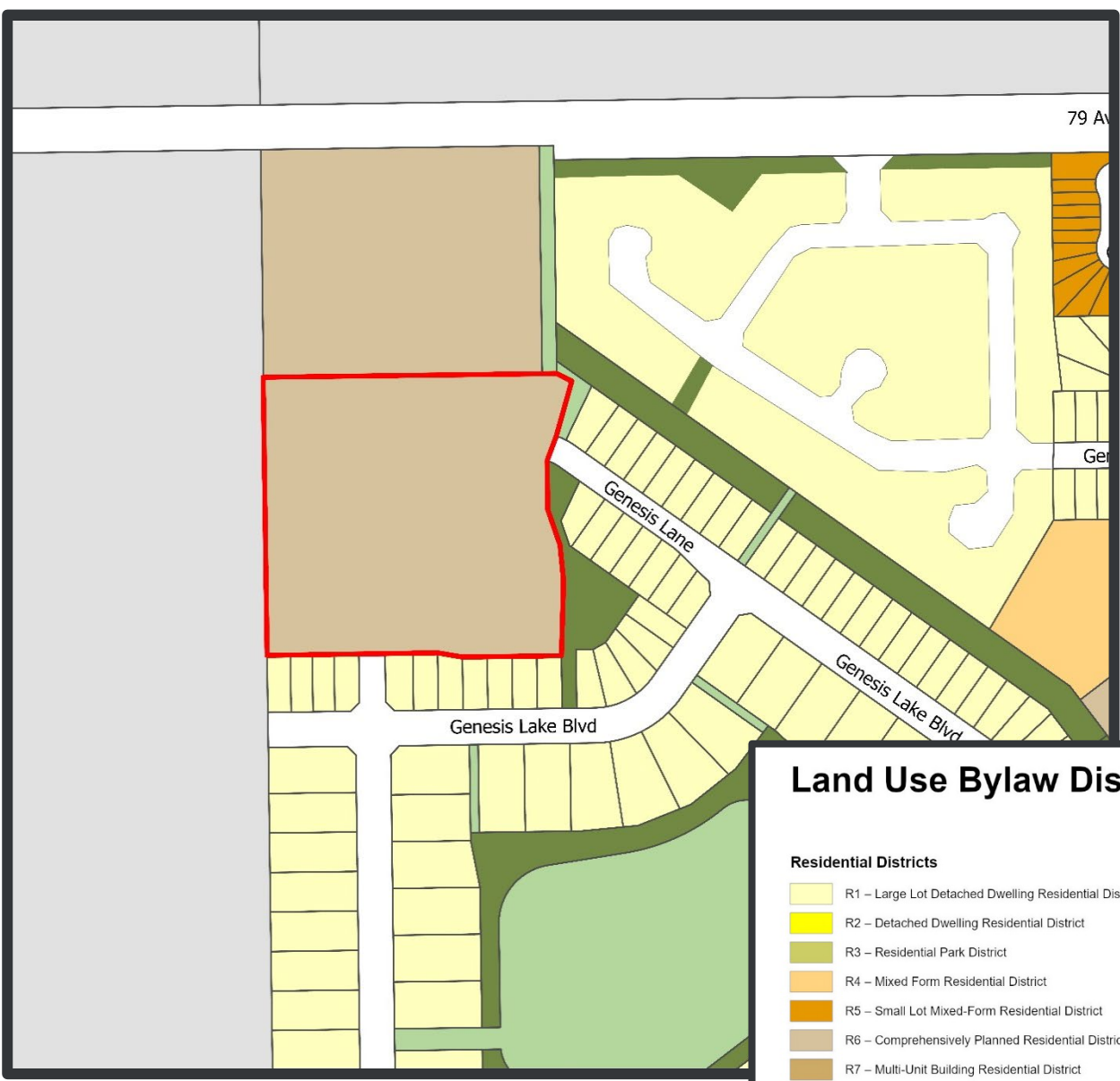
Fig.

Proposed LUB Districting



Current

Proposed



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

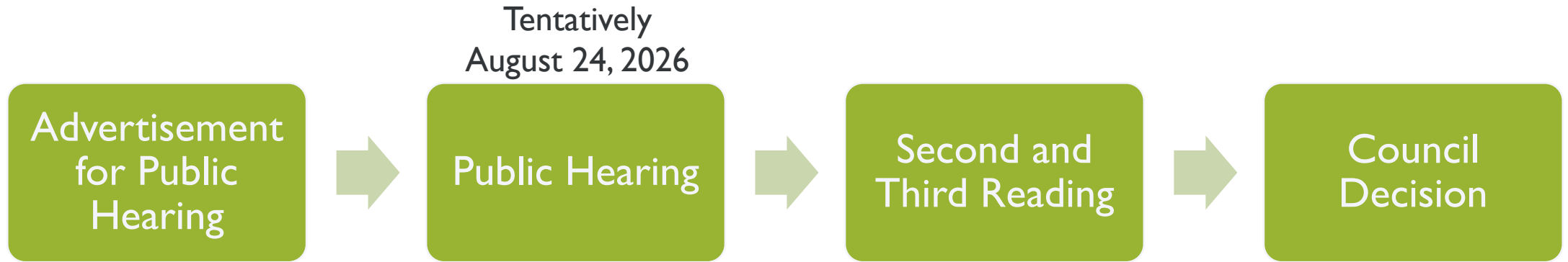
- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

Other Land Use Districts

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

Bylaw Area

Next Steps





Thank you!

Questions or comments?



END OF ITEM

