



REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: December 8, 2025

SUBJECT: Westerra Stage 20 – Land Use Bylaw Amendment

EXECUTIVE SUMMARY

An amendment to the Land Use Bylaw is being proposed to allow for additional zero lot line development in Westerra Stage 20 to optimize land use, increase housing density, and provide diverse housing options. The proposal amends Figure 3.25.13. Lots Allowed for Zero Lot Line Development in Land Use Bylaw 2719/LUO/25 and generally aligns with the Municipal Development Plan (MDP) and the intent of the Lake Westerra Estates Area Structure Plan (ASP).

RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2731/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. authorize Administration to schedule a public hearing on January 26, 2026.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2719/LUO/25 for the purpose of allowing additional zero lot line development areas to optimize land use in Westerra Stage 20. The subject areas are directly south of Westerra Drive and east of Highway 779 / 48 Street.

The proposed amendment would add two areas separated by a P2 – Utility District with a combined 0.6 hectares to Figure 3.25.13. Lots Allowed for Zero Lot Line Development in the Land Use Bylaw 2719/LUO2/5.

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

- 2.1.d. The Town will explore opportunities for innovative housing types that increase affordability and meet the needs of diverse populations, including prefabricated homes, tiny homes, secondary suites, laneway homes, zero lot line development, cohousing and homes that facilitate multigenerational living.
- 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 proposed amendment meets the general intent of the Lake Westerra Estates Area Structure Plan (ASP) as amended. The amendment areas were redistricted on January 13, 2025, via Bylaw 2708/LUO/24 to R5 – Small Lot Mixed-Form Residential District, which allows for several forms of residential development. This amendment would enable two portions of the R5 – Small Lot Mixed-Form Residential District area to be built up as zero lot line development. The amendment area is planned for approximately 24 lots, most of which would be for zero lot line detached dwellings; some end of block lots would however be for standard 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
Lake Westerra Estates Area Structure Plan Bylaw 2185/D&P/03
Lake Westerra Estates Area Structure Plan Amendment Bylaw 2290/D&P/07
Land Use Bylaw 2719/LUO/25 (to be amended)*

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Community Development
 - Continue to encourage innovative and diverse housing options that will support a wide range of residential needs.

COMMUNICATION

If Council gives first reading to Bylaw 2731/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

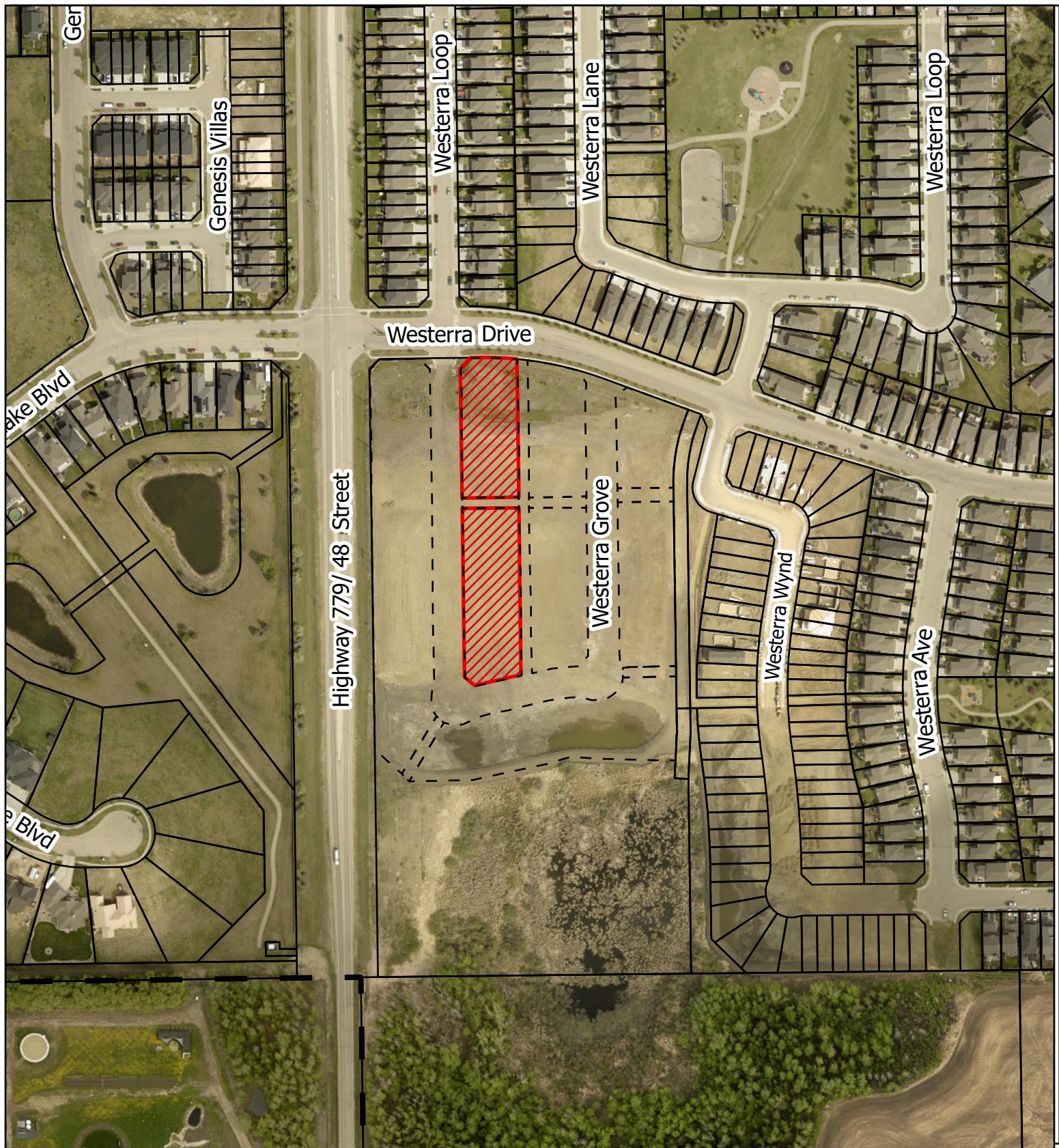
1. Aerial Context Map
2. Westerra Stage 20 Land Use Bylaw Amendment Bylaw 2731/LUO/25
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. First Reading Bylaw 2731/LUO/25 Presentation

Prepared by: Ellen Amoh, Planner

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 2731/LUO/25

 Bylaw Area

BYLAW 2731/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 allowing additional zero lot line development areas 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 "Westerra Stage 20 Land Use Bylaw Amendment".

2.0.0 General

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

2.2.0 That *Figure 3.25.13 Lots Allowed for Zero Lot Line Development* be revised to include the areas indicated as "Areas to be added for Zero Lot Line Development" as shown in the figure in Schedule A, attached to and forming part of this bylaw.

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 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 to be added to *Figure 3.25.0.13 Lots Allowed for Zero Lot Line Development*



N

0 200 400 800 Meters



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

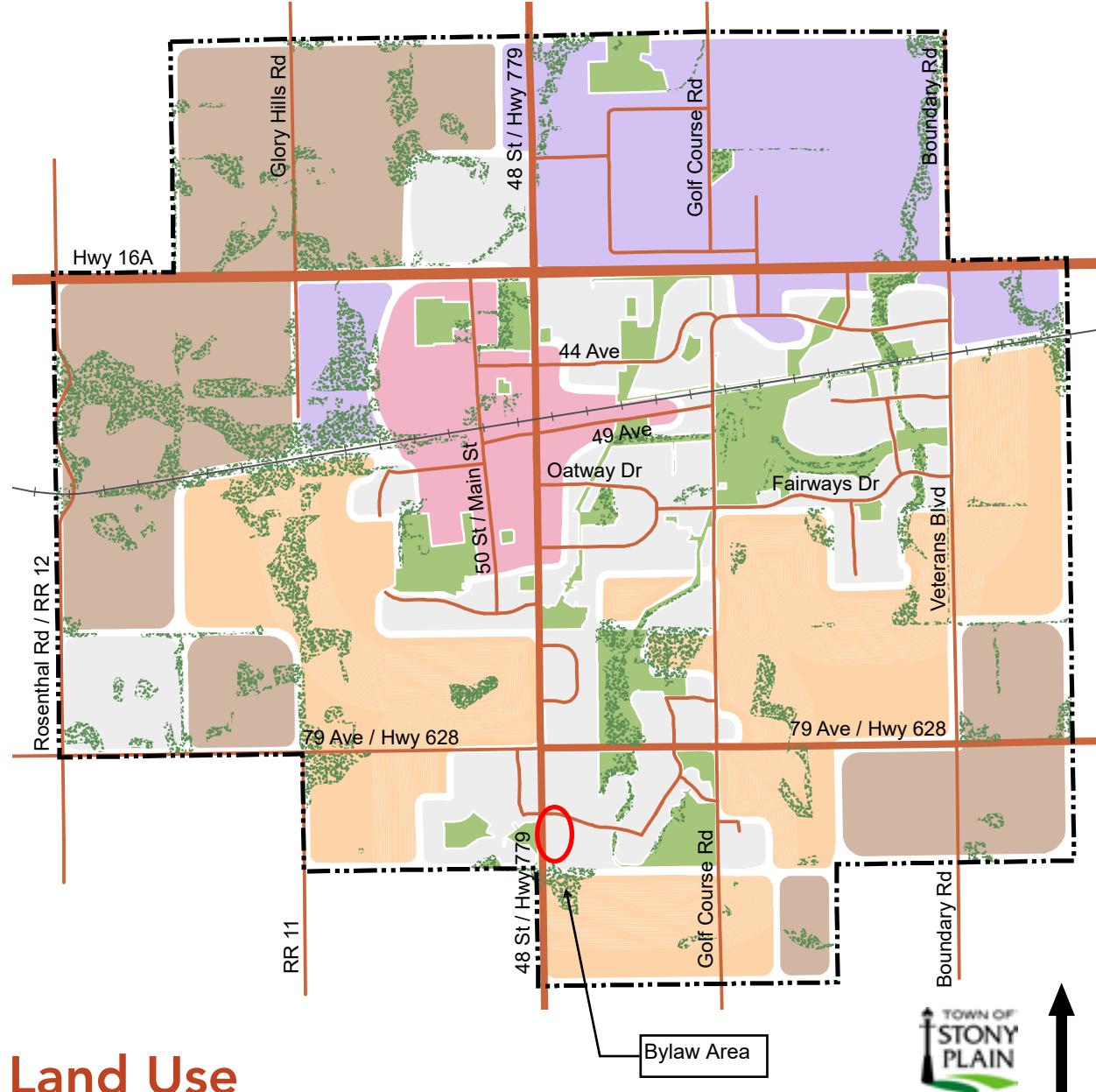


Figure 4: Future Land Use

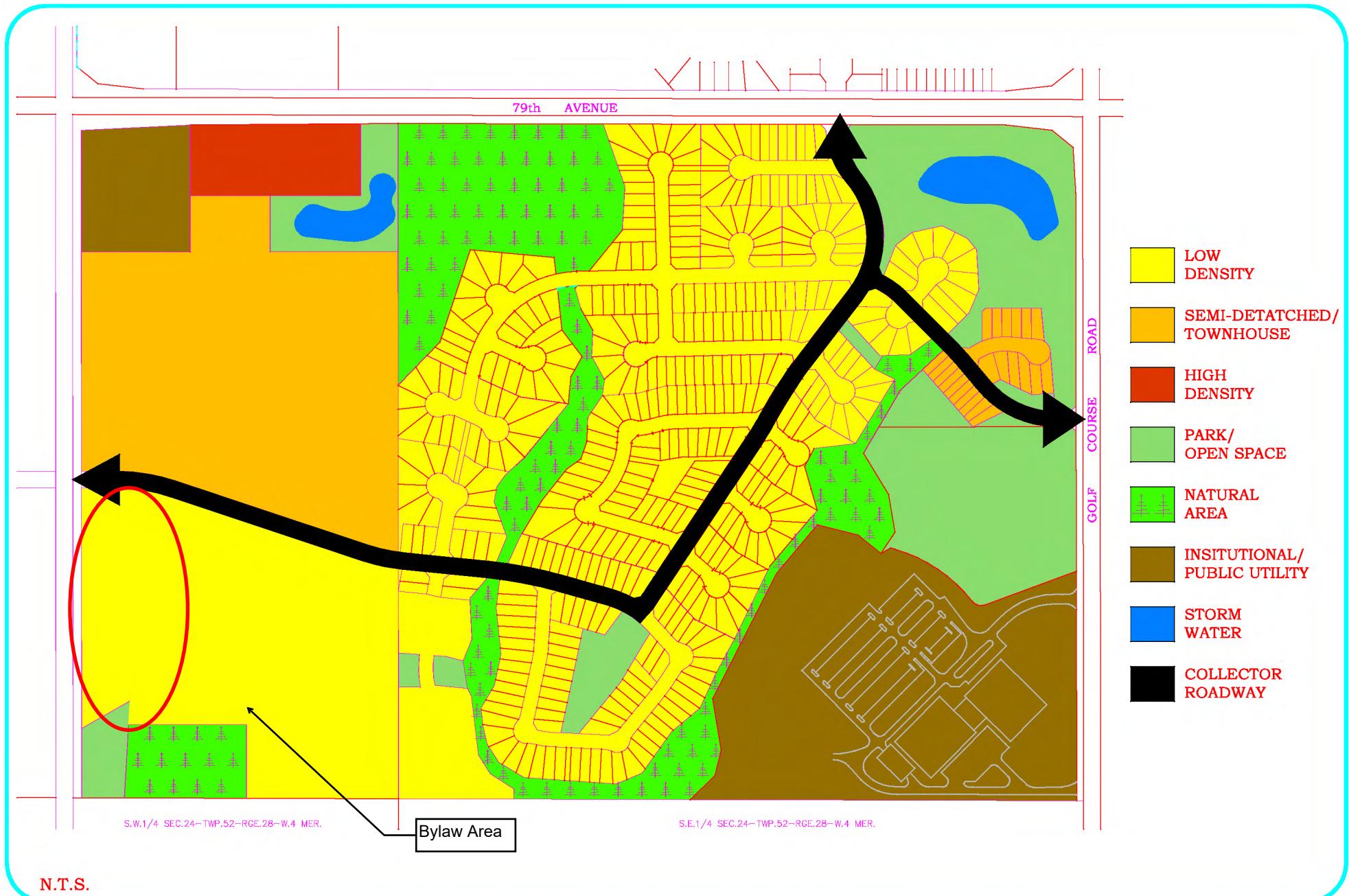
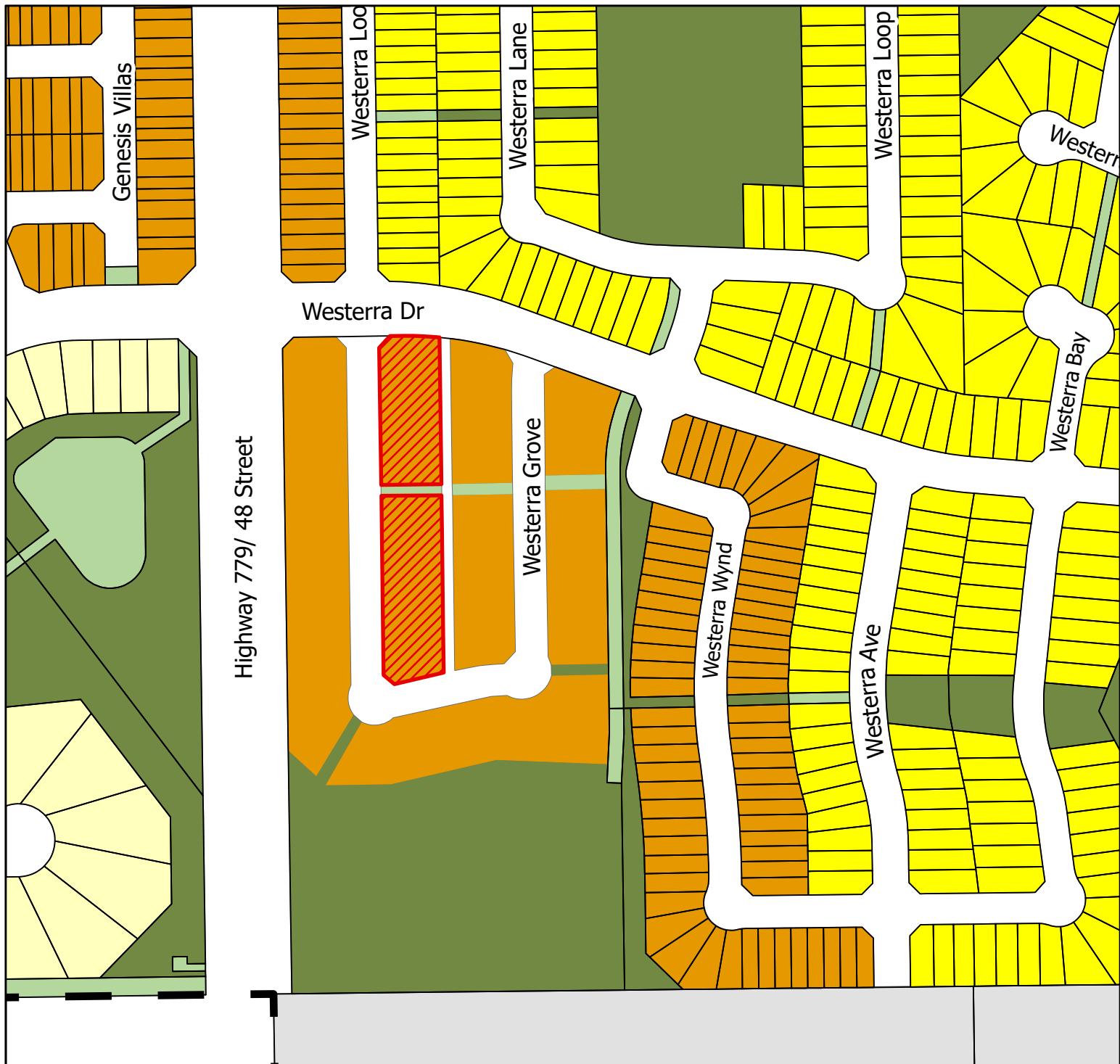


Fig. 2 Amended Development Concept
Westerra ASP Amendment



Bolded text shown in parentheses identifies source of change.

2.6.0. R5 – Small Lot Mixed-Form Residential District

2.6.1. Purpose

This district provides for Detached Dwellings, Semi-Detached Dwellings and three- to six-unit Row House Dwellings on compact Lots generally served by lanes that allow for a variety of Lot shape options, such as shallow-wide Lots.

2.6.2. Permitted Uses

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

2.6.3. Discretionary Uses

Bed and Breakfast
Major Home Occupation
Religious Assembly
Residential Vehicle Storage

2.6.4. Subdivision Regulations

1. **Density (maximum):**
 - a. 1 Detached Dwelling per Lot
2. **Dwellings in a Row House (maximum):**
 - a. 6
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 Width (minimum):**
 - a. Detached Dwelling – 7.2 m
 - b. Semi-Detached Dwelling – 6.0 m
 - c. Row House Dwelling internal unit – 4.8 m
 - d. Row House Dwelling end unit – 6.0 m
 - e. Corner Lot requires 1.5 m of additional Lot Width
5. **Lot Area (minimum):**
 - a. Detached Dwelling – 235 m²
 - b. Semi-Detached Dwelling – 195 m²
 - c. Row House Dwelling internal unit – 155 m²
 - d. Row House Dwelling end unit – 195 m²
 - e. Corner Lot requires 50.0 m² of additional Lot Area

Bolded text shown in parentheses identifies source of change.

2.6.5. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 65% for an internal Row House Dwelling unit
 - b. 50% for any other dwelling
2. **Dwellings in a Row House (maximum):**
 - a. 6
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

Zero Lot Line

3.25.0. Zero Lot Line Development

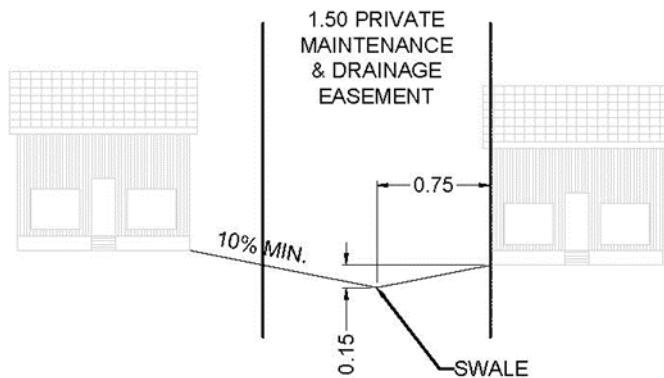
3.25.1. Zero Lot Line Development Regulations

1. Zero lot line development is permitted solely within the R2 – Detached Dwelling Residential District, R4 – Mixed Form Residential District, R5 – Small Lot Mixed-Form Residential District, R6 – Comprehensively Planned Residential District (Option B).
2. A block plan must be approved by the Development Authority prior to a related application being deemed as complete where the block plan must provide:
 - a. a contiguous area along a road right of way showing all lots on either side of the road right of way;
 - b. the location of all maintenance easements required, as per Section 3.25.1.8.; and
 - c. each proposed residential Lot and indicate the dwelling type as either Detached Dwelling, Semi-Detached Dwelling or Row House Dwelling for each lot.
3. For a block plan required as per Section 3.25.3., the dwelling type assigned to each proposed residential Lot may be revised if such a change allows the plan to continue to meet all the regulations required within this section and a revised plan is approved by the Development Authority
4. Zero lot line development must comply with the regulations of the underlying district, except that:
 - a. the Flankage Yard Setback is 2.4 m to the principal building;
 - b. in the R2 – Detached Dwelling District, if one Side Yard Setback is increased to a minimum of 2.4 m to the principal building, the other Side Yard Setback may be reduced to a minimum of 0 m to the principal building;
 - c. in the R4 – Mixed Form Residential District, R5 – Small Lot Mixed-Form Residential District, and R6 – Comprehensively Planned Residential District (Option B), if one Side Yard Setback is increased to 1.5 m to the principal building, the other Side Yard Setback may be reduced to a minimum of 0 m to the principal building and the Lot Width minimum is reduced by 0.9 m;
 - d. in the R4 – Mixed Form Residential District and R5 – Small Lot Mixed-Form Residential District, the minimum Lot Area is reduced by 30 m²; and
 - e. in the R6 – Comprehensively Planned Residential District (Option B), the minimum Lot Area is reduced by 20 m².
5. All roof drainage from the Dwelling, including an attached garage, and General Accessory Development Buildings, will be directed away from buildings and towards a public road, a lane, or a drainage feature, such as a swale.
6. No roof leader discharge will be directed to the maintenance easement.
7. The owner of a Lot within a Development proposed for zero lot line development and the owner of the Abutting Lot must register, on land titles for all Adjacent Lots:
 - a. a 1.5 m private maintenance easement that requires:
 - i. an unobstructed minimum width drainage pathway of 0.3 m to be free and clear of all objects;
 - ii. when the distance between principal buildings is 2.4 m, a 0.6 m eave encroachment easement where the eaves can be no closer than 1.2 m to the eaves on the building of the Adjacent Lot;
 - iii. when the distance between principal buildings is 1.5 m, a 0.3 m eave encroachment easement where the eaves can be no closer than 0.9 m to the eaves on the building of the Adjacent Lot;

Bolded text shown in parentheses identifies source of change.

- iv. a 0.6 m footing encroachment easement;
- v. permission to access the easement area for maintenance purposes; and
- vi. that any General Accessory Development building, including a garage, will not encroach on the private maintenance easement; and
- b. a restrictive covenant and easement that:
 - i. requires a drainage swale constructed per Section 3.25.11. of the Land Use Bylaw; and
 - ii. provides for the protection of Site drainage, including the right for water to flow across Lots and the requirement to not inhibit the flow of water across Lots.
8. A real property report must be submitted to the Municipality after construction of the foundation and prior to the framing construction.
9. Zero lot line developments with front drive access will not be located:
 - a. directly across a public road, other than a lane, from another zero lot line development with front drive access; or
 - b. on major collector roads.
10. Zero lot line development will only be permitted for a Detached Dwelling Use.
11. Zero lot line development requires the construction and maintenance of a drainage swale within a 1.5 m private maintenance easement as generally shown in Figure 3.25.1. and where:
 - a. the swale is within the easement;
 - b. the swale is a minimum of 1.5 m;
 - c. the swale is a minimum depth of 0.15 m when the swale is adjacent to a building;
 - d. the swale has a minimum slope of 10%; and
 - e. roof leader discharge is directed away from the maintenance easement.
12. Zero lot line development is only allowed where shown in Figure 3.25.13.

Figure 3.25.1. Swale Cross Section for Zero Lot Line Development



Bolded text shown in parentheses identifies source of change.

Figure 3.25.13. Lots Allowed for Zero Lot Line Development



First Reading - Bylaw 2731/LUO/25

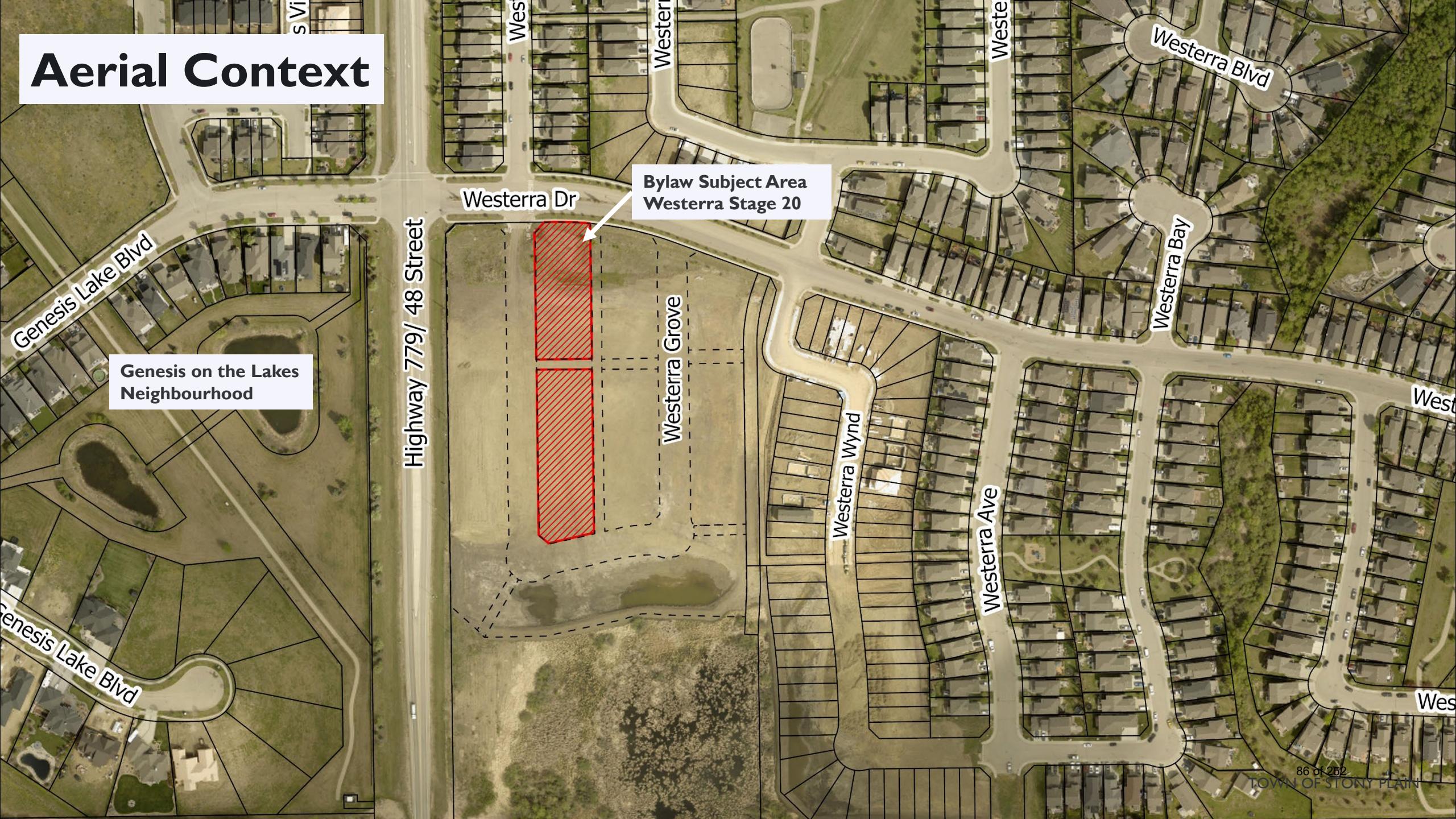
Westerra Stage 20 Land Use Bylaw Amendment



THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN

Intermunicipal Planning	Municipal Planning	Neighbourhood Design	Land Development	Site Development
Frames regional expectations and joint initiatives	Provides broad policies to guide development	Sets land uses, densities, servicing and staging	Defines boundaries and land rights, and services land	Ensures safe site and building construction
<i>Edmonton Metropolitan Region Growth Plan; Intermunicipal development plans</i>	<i>Municipal Development Plan; Master plans; Municipal bylaws, strategies and policies</i>	<i>Area structure plans; Area redevelopment plans; Outline plans</i>	<i>Land Use Bylaw; Subdivisions; Land servicing</i>	<i>Development permits; Site servicing; Building permits; Other safety codes permits</i>

Aerial Context



Subject Area
Westerra
Stage 20

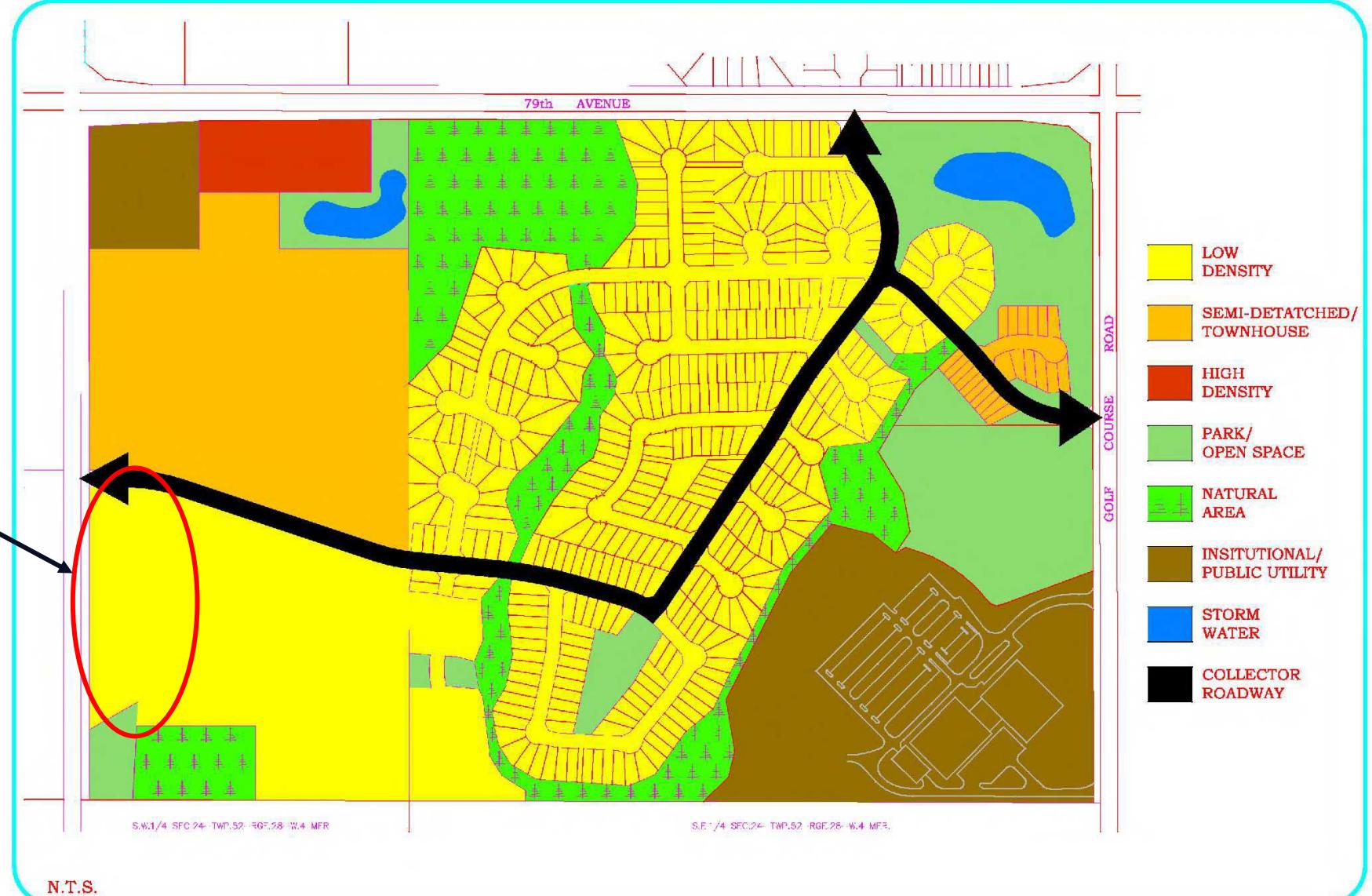


Fig. 2 Amended Development Concept
Westerra ASP Amendment

QUALICO
Communities

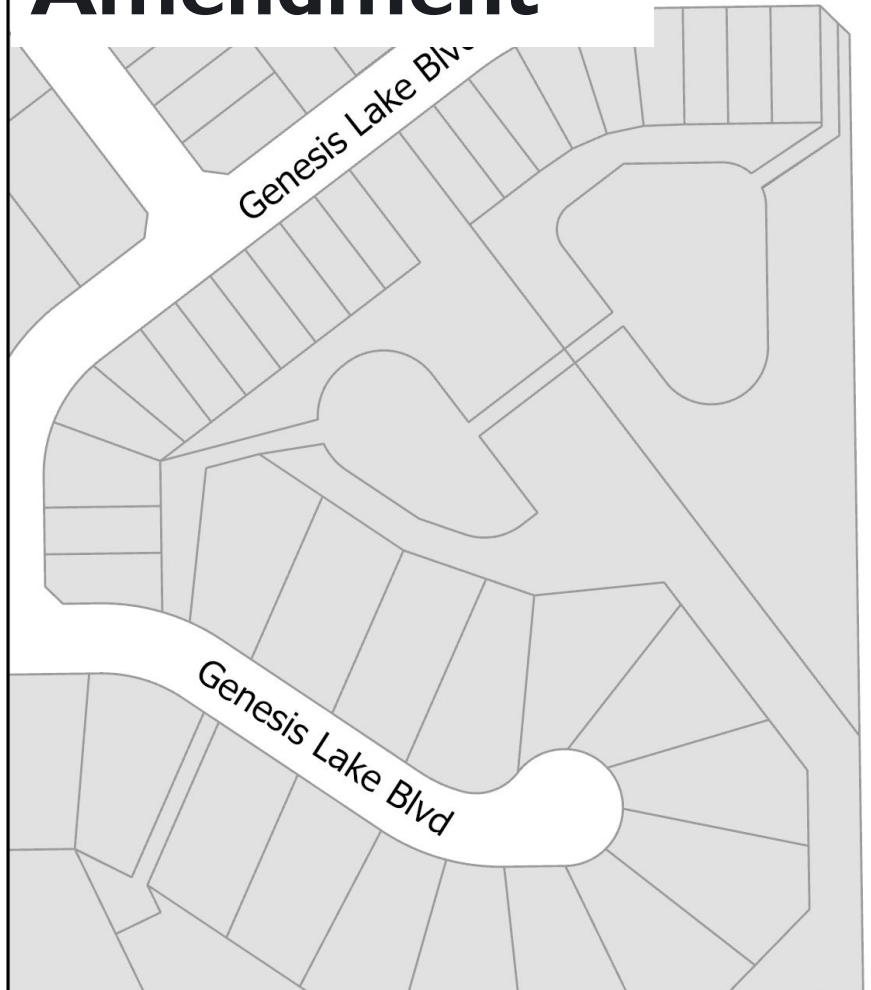


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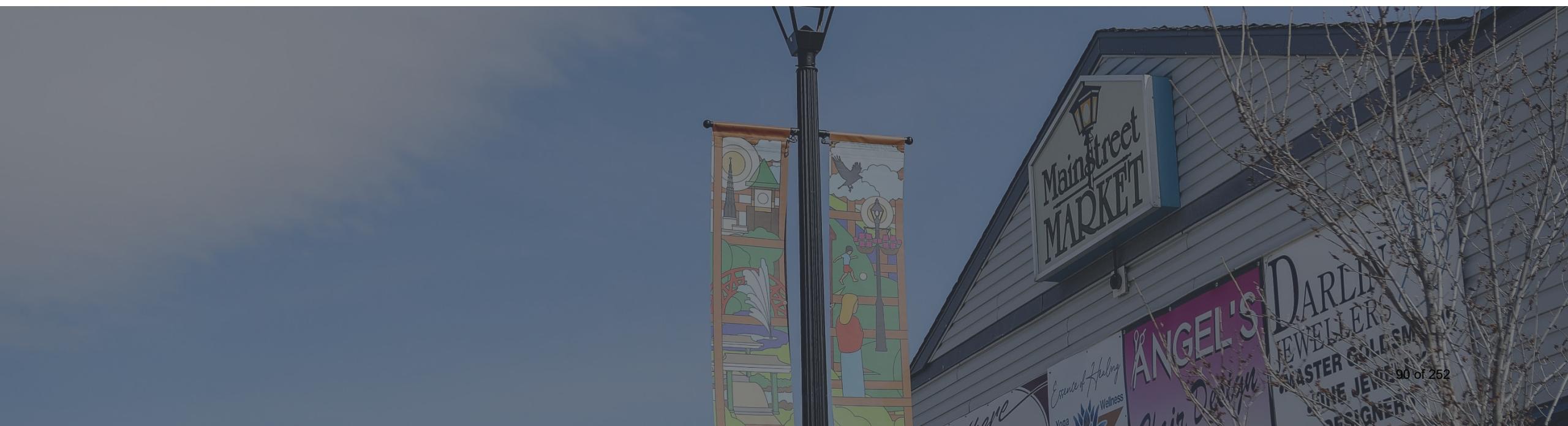
Proposed Amendment



- Areas to be added for Zero Lot Line Development
- Existing ZLL Lots



Next Steps



Thank you!

Questions or comments?



END OF ITEM

