

Agenda



Regular Council Meeting Agenda **Monday, August 25, 2025 at 5:00 p.m.** **Town of Stony Plain Council Chambers** **4905 – 51 Avenue**

1. Call to Order

2. Adoption of Agenda

3. Public Input Session

4. Presentations and Delegations

4.1 Heritage Agricultural Society

5. Statutory Public Hearing

5.1 Park West R8 – Land Use Bylaw Amendment

6. Adoption of Council Minutes

6.1 Regular Council Meeting – July 14, 2025

7. Council Board & Committee Minutes

7.1 Meridian Housing Foundation – April 24, 2025

7.2 Planning Advisory Committee – May 22, 2025

8. Bylaws

8.1 Bylaw 2726/LUO/25 – Park West R8 – Land Use Bylaw Amendment – 2nd and 3rd Reading

8.2 Bylaw 2730/S/25 – Solid Waste Management Bylaw Amendment – 1st, 2nd, and 3rd Reading

8.3 Bylaw 2729/G/25 – Fees & Charges Amending Bylaw – Solid Waste Carts – 1st, 2nd, and 3rd Reading

8.4 Bylaw 2728/LUO/25 – Land Use Bylaw Amendment – Old Town School Site – 1st Reading

9. Business Items

9.1 Heritage Agricultural Society

10. Council Discussion

11. Closed Meeting

Recommendation: that Council take the meeting into closed session to prevent disclosure of information, in accordance with the Protection of Privacy Act.

11.1 Land Matter – Protection of Privacy Act, Section 29

12. Adjournment

Public Input Session

PUBLIC INPUT SESSION

The intent of the Public Input Session is to allow the public to address Council on matters of interest that are not already being addressed in the Council meeting or other boards and commissions of which Council is a member.

The Public Input Session will run from 5:00 p.m. to 5:15 p.m., following the adoption of the agenda.

It is strongly recommended that people pre-register for this session.

Procedure for Pre-registration

Members of the public wishing to address Council during the Public Input Session may:

1. register online prior to 12:00 p.m. the day of the Council meeting by filling out the registration form online on the Town of Stony Plain website:
<https://www.stonyplain.com/en/town-hall/address-council.aspx>.



Presentations & Delegations

**PRESENTATION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Heritage Agricultural Society

EXECUTIVE SUMMARY

President Debi Mills and Managing Director Melissa Hartley will present an overview of the 2025 operations of the Red Brick Common including a facility improvement project which replaced the roof of the Red Brick High School building.

BACKGROUND

The Heritage Agricultural Society is a dedicated non-profit committed to preserving and celebrating the rich heritage and community spirit of Stony Plain. The Society manages Red Brick Common—a vibrant cultural facility partially housed in the historic red brick school building, an important local landmark and designated Provincial Historic Resource. Red Brick Common serves as a cornerstone for arts, culture, and community programming.

To support the long-term preservation of the red brick school building, the Heritage Agricultural Society recently undertook a much-needed facility improvement project to replace its aging roof. This work was essential to ensure the building remains safe, functional, and welcoming for generations to come.

The project received a \$100,000 grant from the Government of Alberta through an infrastructure funding program, which requires matching contributions. While the Heritage Agricultural Society actively pursued matching funds from various sources, they have been unable to secure the remaining \$49,177 needed. Despite this funding shortfall, the Heritage Agricultural Society proceeded with the project to avoid losing the provincial grant, which required the work to be completed in 2025.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Community Development
 - Celebrate our community through the promotion of local art, culture, and history.

COMMUNICATION

This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Correspondence - March 11, 2025
2. Presentation

Prepared by: Chantelle Laberge, Culture and Tourism Development Officer

Reviewed by: Brenda Otto, General Manager Strategic Services

Approved by: Tom Goulden, Chief Administrative Officer

Chantelle Laberge
Culture and Tourism Development Officer
Town of Stony Plain

Dear Chantelle:

RE: Request for \$20,000 Contribution for Roof Repair of Flagship Red Brick Heritage Building

We are writing to request a one-time capital expense contribution of \$20,000 from the Town of Stony Plain to repair the roof of our flagship red brick heritage building. This building is a significant historical landmark in our community and preserving it is of utmost importance.

Recently, we received \$100,000 from the Government of Alberta through an infrastructure grant, which requires matching funds. We initially sought the matching funds in the form of support from Heritage Canada; however, they directed us to access Heritage Alberta due to the building's provincial heritage status as a Provincial historic property. Unfortunately, Heritage Alberta turned down our request, citing it would be considered double-dipping to obtain the remaining \$49,177 required from another provincial government source.

Given these constraints, the plan is to ask the Town and to ask the county for an additional \$20,000 each and aim to cover the \$9,177 deficit through fundraising efforts on our part, so that we can use the significant funds we already have in hand. It has been a dream 10 years in the making, beginning with hiring an Architect almost 10 years ago to provide a conservation plan. We sincerely hope that the Town of Stony Plain will recognize the value of preserving our heritage and consider this request favorably. The restoration of this historic building will not only benefit our town's cultural landscape but also serve as a testament to our shared history and pride.

Melissa Hartley
Managing Director

Heritage Agricultural Society o/a Red Brick Common

(formerly the Multicultural Heritage Centre)

Box 2188, 5411-51 Street, Stony Plain, AB T7Z 1X7



**RED BRICK
COMMON**
Food • Culture • Community

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Programs and Services

- Public Art Gallery
- Museum
- Archives & Wild Rose Library
- Community Gardens
- Organic Master Gardener Program Certification
- Art Classes & Workshops
- Children's Camps
- School Programs
- Mural Tours
- Gift and Vintage Shops
- Toy Library
- Gym & Classroom Rentals
- Wedding/Event Venue



At our heart we are an Agricultural Society

The objective of an agricultural society is: “to encourage improvement in agriculture and enhance the quality of life of people living in the community by developing educational programs, events, services, and facilities based on the needs of the community.”



Community events are what we do











The children's art and programs exemplify the core of our community offerings. Notably, 45% of all facility and program users are residents of the Town of Stony Plain.



As the Heritage Agricultural Society, our priority is to be a pillar for the community in agriculture, history, art & culture. We will focus on progress and our commitment to our collaborative partners, community engagement & focus on: infrastructure revitalization, creative education and our environmental responsibility. These goals are an expression of our values to ensure an inclusive & accessible organization.

Funding Diversification

Museums, art galleries, and community service providers frequently face budget instability, and we are no exception. Financial stability remains a challenge. To ensure our viability, we are currently operating with a reduced number of staff.



Horse & Wagon Mural Tours

- Continued high interest
- Sold out
- Waiting lists
- Trained new animateur
- Greg still assisting



Wedding Book



The Gardens

Our expertly curated gardens offer a picturesque setting for weddings in spring, summer, and fall. The gardens include an extensive collection of perennials, annuals, fruit trees, and foliage, offering ample space for ceremonies, photos, and receptions.

Inspiring ideas for your celebration include a barbeque on our extensive green spaces, a traditional garden party or a quaint picnic celebration.



Weddings
at the
**RED BRICK
COMMON**
Food • Culture • Community

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Community Garden

- Community gardens serve as a gathering place for residents of all ages, foster a sense of unity and purpose. The therapeutic act of gardening not only boosts mental health but also instills a sense of pride in contributing to the community's well-being.
- We remain committed to natural growing practices, working harmoniously with nature to produce nutrient-rich and flavorful harvests. Our dedication to minimizing the use of synthetic products helps protect the health of our ecosystems and ourselves.



Mid-summer Thursdays



Art Gallery Partnership with Town of Stony Plain

- Free curation of the lobby of the town offices
- Goal of bringing art to the public
- Extending reach of RBC local gallery
- Great example of expansion of our partnership

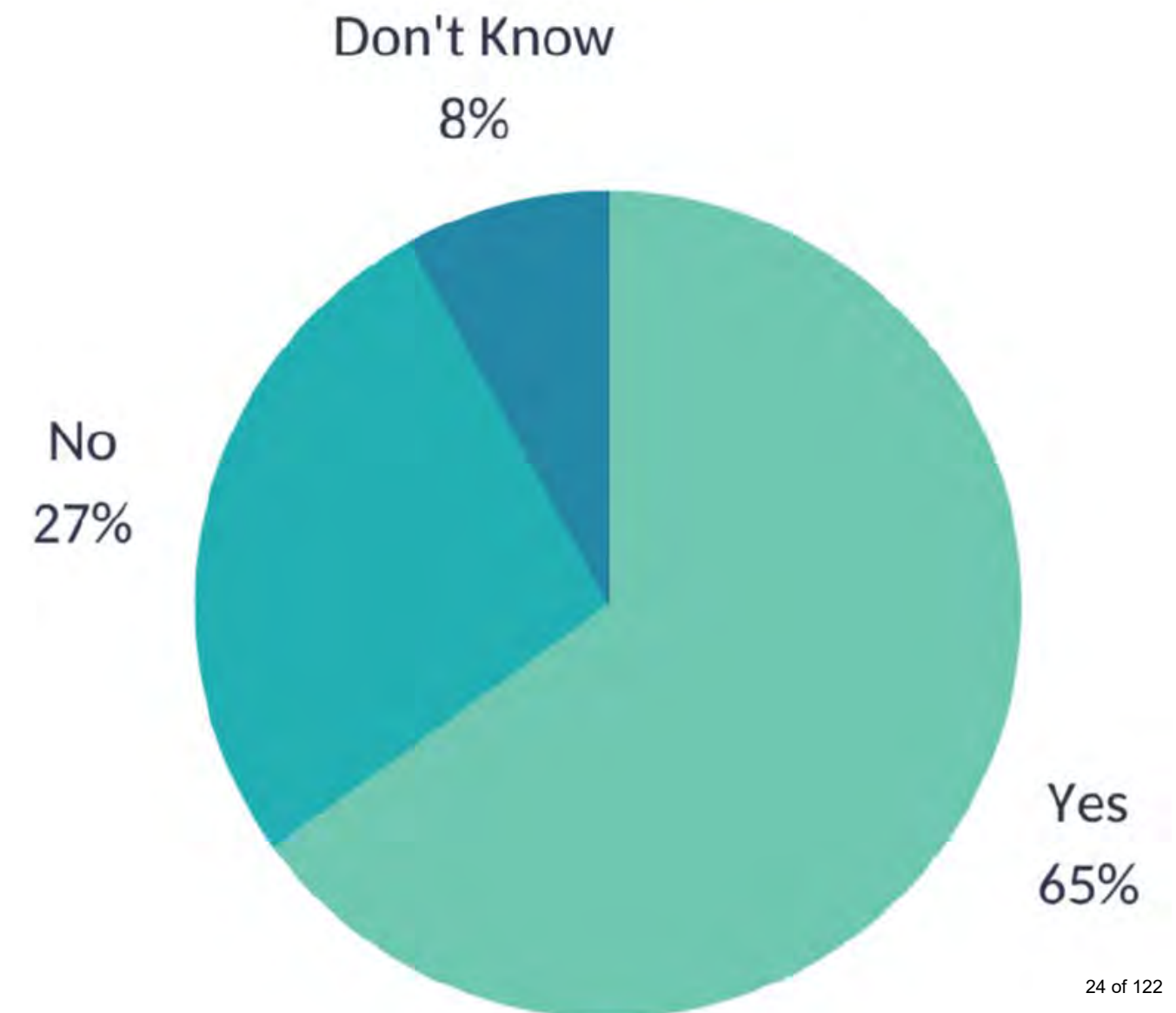


LOCAL MUSEUMS FACT SHEET



A local museum has a collection that normally includes objects of local significance and tells a community or region's story. Such museums are often small and run by volunteers.

Are you aware of local museums in your community?



LOCAL MUSEUMS FACT SHEET

83%

agree that local museums
are a place to know the
history of a particular area

74%

agree that local
museums bring value
to their community

77%

agree that local museums are
a reminder of the
achievements and
discoveries closer to home,
bringing communities
together

70%

agree that local
museums provide a
sense of community

LOCAL MUSEUMS FACT SHEET



“My local museum is a safe haven that I can enjoy by myself, with my partner or friends. I appreciate that throughout my life I can continue to visit the museum and walk away with a new understanding of something [...] If it wasn't for the museum, I may have never recognized my passion for the environment.”

- Survey Respondent

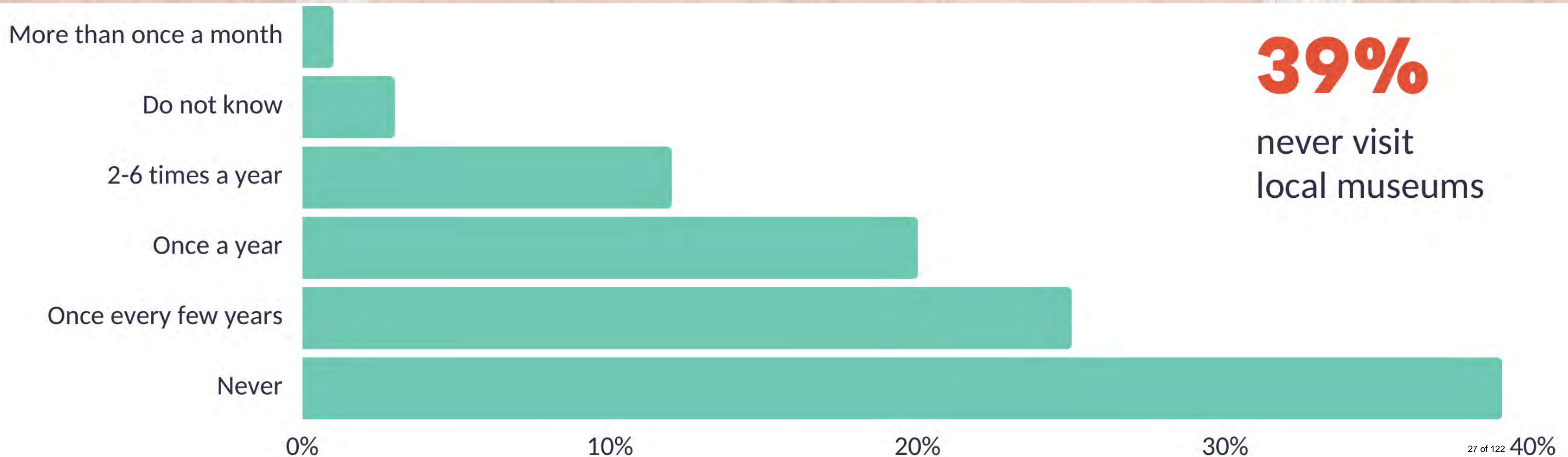


**RECONSIDERING
MUSEUMS**

LOCAL MUSEUMS FACT SHEET



In the last 2 years, how many times have you visited a local museum in your community?



LOCAL MUSEUMS FACT SHEET



“Museums can be catalysts for change, especially in rural communities – they can play an economic, cultural, or social development role – sponsoring projects, partnering with other entities, and promoting a narrative for change.”
- Survey Respondent



**RECONSIDERING
MUSEUMS**

LOCAL MUSEUMS FACT SHEET



All data was collected as part of a 2021 national survey, *Museums for Me*, undertaken as part of *Reconsidering Museums*. For detailed information on questions and responses, see the *Museums For Me: Engaging Canadians on the Future of Museums - What We Heard* report.

The Alberta Museums Association gratefully acknowledges the financial support of the Government of Canada through the Canada Cultural Investment Fund and the Province of Alberta through the Community Initiatives Program for the *Reconsidering Museums* project.



**RECONSIDERING
MUSEUMS**

Canada 

Alberta 



Red Brick Schoolhouse Heritage Building Roof Repair

Timeframe	Event / Action
1925	Construction of the Stony Plain School, red brick heritage building, which would become a local landmark and later receive provincial heritage protection.
~10 years ago	Architect hired to develop a conservation plan for the building.
Recently (2025)	Received \$100,000 infrastructure grant from the Government of Alberta, requiring matching funds.
After receiving grant	Sought support from Heritage Canada; redirected to Heritage Alberta due to the building's provincial designation.
Shortly after	Heritage Alberta declined request, citing potential “double-dipping” from provincial sources for the remaining \$49,177 needed.
Current strategy	Request \$20,000 from the Town of Stony Plain and \$20,000 from the County.
Planned next steps	Fundraising efforts to raise the final \$9,177 to fully match the grant. \$156,635 fully paid.
	To complete the roofing, we identified the need for additional stone masonry work, which is currently pending at a cost of \$11,227. Once the masonry is finished, edging will be installed in the two remaining sections, finalizing the roofing. Upon completion, the project will exceed the budget by \$67,862.
Present appeal	Emphasizing the historical and cultural importance of restoring this 100-year-old provincial landmark to preserve community heritage with a contribution of approximately one-third of the overbudgeted amount.



END OF ITEM



Statutory Public Hearing

PUBLIC HEARING

REGULAR COUNCIL MEETING

MEETING DATE: August 25, 2025

SUBJECT: Park West R8 - Land Use Bylaw Amendment

EXECUTIVE SUMMARY

An amendment to the Land Use Bylaw is being proposed to facilitate the development of South Business Park. The proposal amends Plan 222 0123 Block 3 Lot 10 within the Land Use District Map from C2 – General Commercial District to R8 – High Density Residential District. This proposal generally aligns with the Municipal Development Plan (MDP) and the intent of the South Business Park Area Structure Plan (ASP).

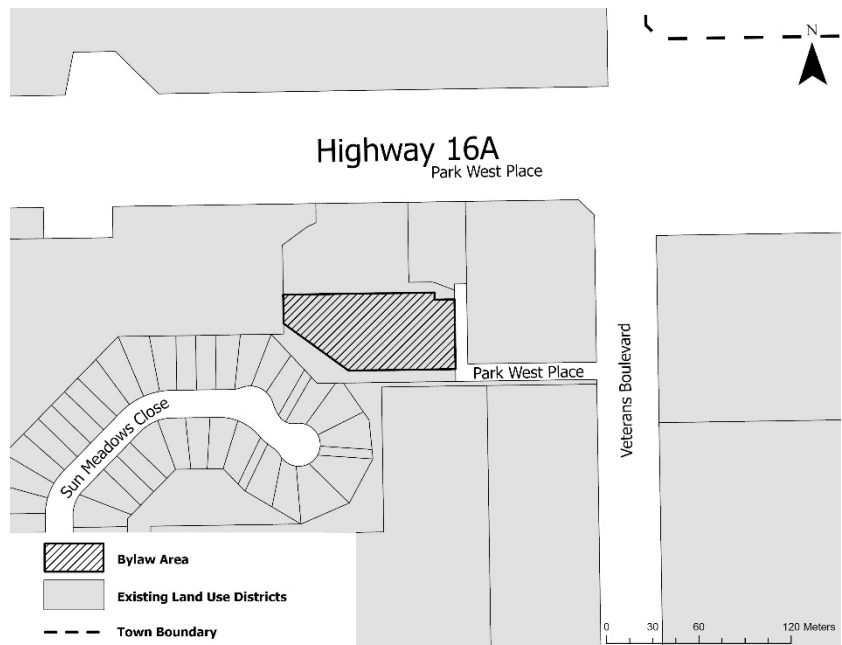
BACKGROUND

Administration is recommending an amendment to Land Use Bylaw 2719/LOU/25 for the purpose of facilitating the development of 4204 Veterans Boulevard.

The proposed amendment would facilitate the development of South Industrial Park.

From a policy standpoint, this project is supported by provincial and municipal policies under the MDP. Some applicable MDP policies include:

- 6.4.g. The Town will encourage a wide mix of residential, commercial and mixed-use development, especially land uses that complement existing and new institutional uses, including commercial uses related to tourism and park space.
- 6.1.i. The Town will encourage innovative and creative reuse and redevelopment of older commercial and institutional sites; higher density residential and mixed-use will be considered if the area is suitable for redevelopment.
- 6.1.w. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection services, except for lots in the Future Urban Development area or single isolated lots where there is evidence that municipal water and sewer connections are unavailable and alternative systems are sufficient.
- 6.4.e. The Town will encourage high-density housing as either entirely residential or a mixed-use development provided that it:
 - 6.4.e.i. is located adjacent to arterial and collector roadways and can effectively buffer residents from traffic noise and visual impacts through appropriate urban design and landscaping.
 - 6.4.e.ii. is in proximity to employment centres, shopping and other community amenities.



The proposed amendment aligns with the intent of the South Business Park ASP. It would introduce high-density residential options near the highway corridor. The ASP's Proposed Land Use map designates this area as CMU - Commercial Mixed Use. According to the ASP, commercial mixed-use developments can integrate residential components within the same building or feature standalone high-density residential developments within commercial areas. The proposed housing form is compatible with the surrounding neighbourhoods and land uses.

Redistricting the subject area to the R8 District 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 would have access via the existing Sun Meadows Close and be serviced using existing water, sanitary and stormwater infrastructure located along the road right-of-way. Servicing stubs exist to the proposed lots along the North side of Sun Meadows Close.

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

South Business Park ASP (Bylaw 2656).

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.

STAKEHOLDER AND PUBLIC PARTICIPATION

Administration met with the Planning Advisory Committee (PAC) on August 6, 2025, presented this application and answered questions. The PAC had no concerns with the application and felt the location and type of development made sense given the local context and location. They felt it was similar to existing developments to the west that have worked well in those locations. Given this, the PAC made and passed a motion in support of the Park West R8 Redistricting.

COMMUNICATION

Bylaw 2726/LUO/25 was advertised in accordance with the standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town's website and a notice sign installed on the property in advance of the public hearing. The sign was installed 10 days prior to the public hearing, meeting the minimum 10 days required in the Public Advertisement Bylaw.

ATTACHMENTS

1. Aerial Context Map
2. Park West Land Use Bylaw Amendment Bylaw 2726-LUO-25
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Relevant Material from the Application Submission
6. Advertisement and any comments received for the Public Hearing for Bylaw 2726-LUO-25
7. Park West R8 Land Use Bylaw Amendment 2726-LUO-25 Public Hearing Presentation

Prepared by: Ernest Chan, Junior Planner

Reviewed by: Evan Joyes, Acting Manager, Planning and Development

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

Approved by: Tom Goulden, Chief Administrative Officer



Aerial Context Map for Bylaw 2726/LUO/25

 Bylaw Area

BYLAW 2726/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 “Park West R8 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 2220123

BLOCK 3

LOT 10

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.486 HECTARES (1.2 ACRES) MORE OR LESS

FROM: C2 – General Commercial District
[0.486 ha (1.2 acres) more or less]

TO: R8 – High Density Residential District
[0.486 ha (1.2 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.

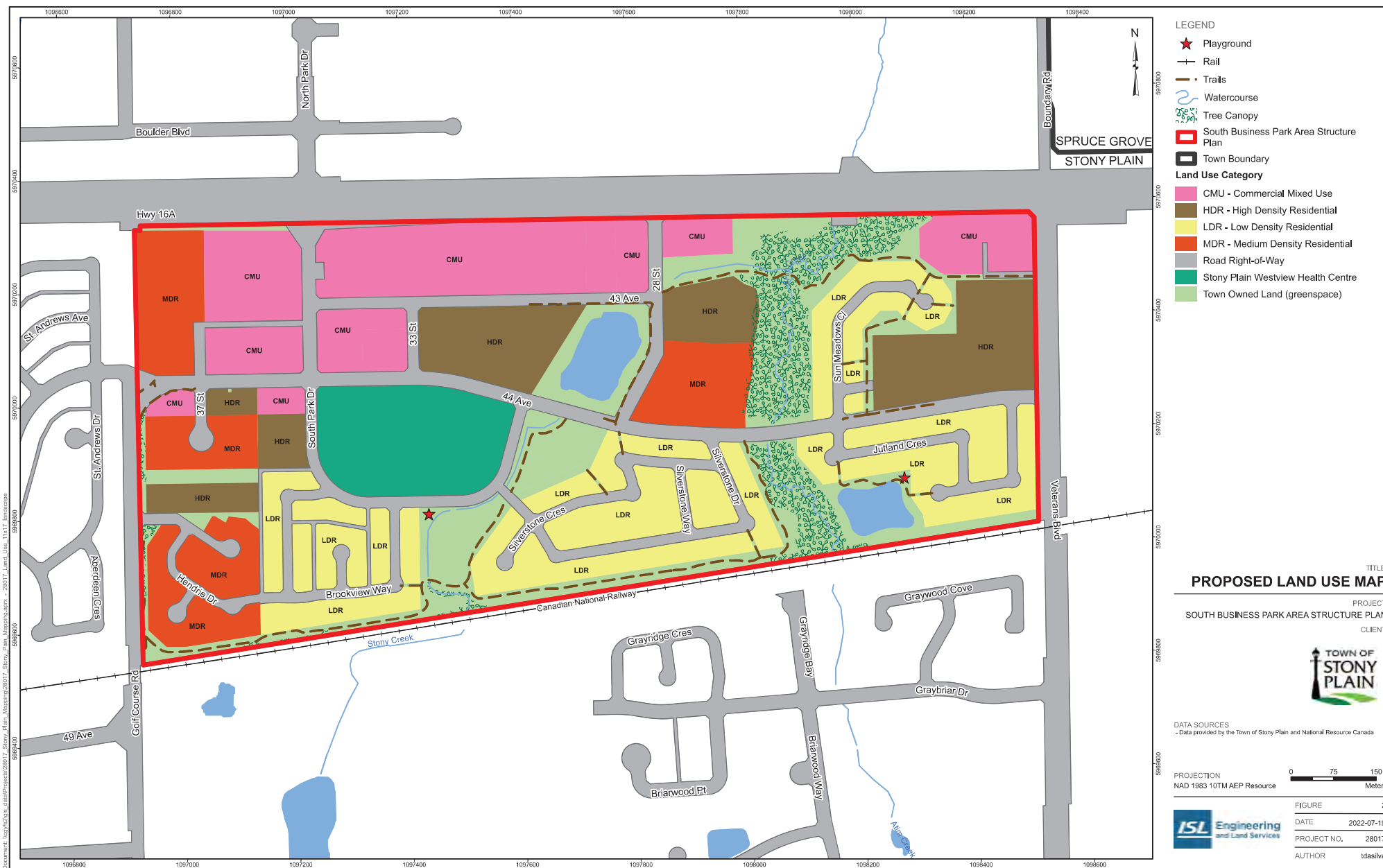
Mayor William Choy

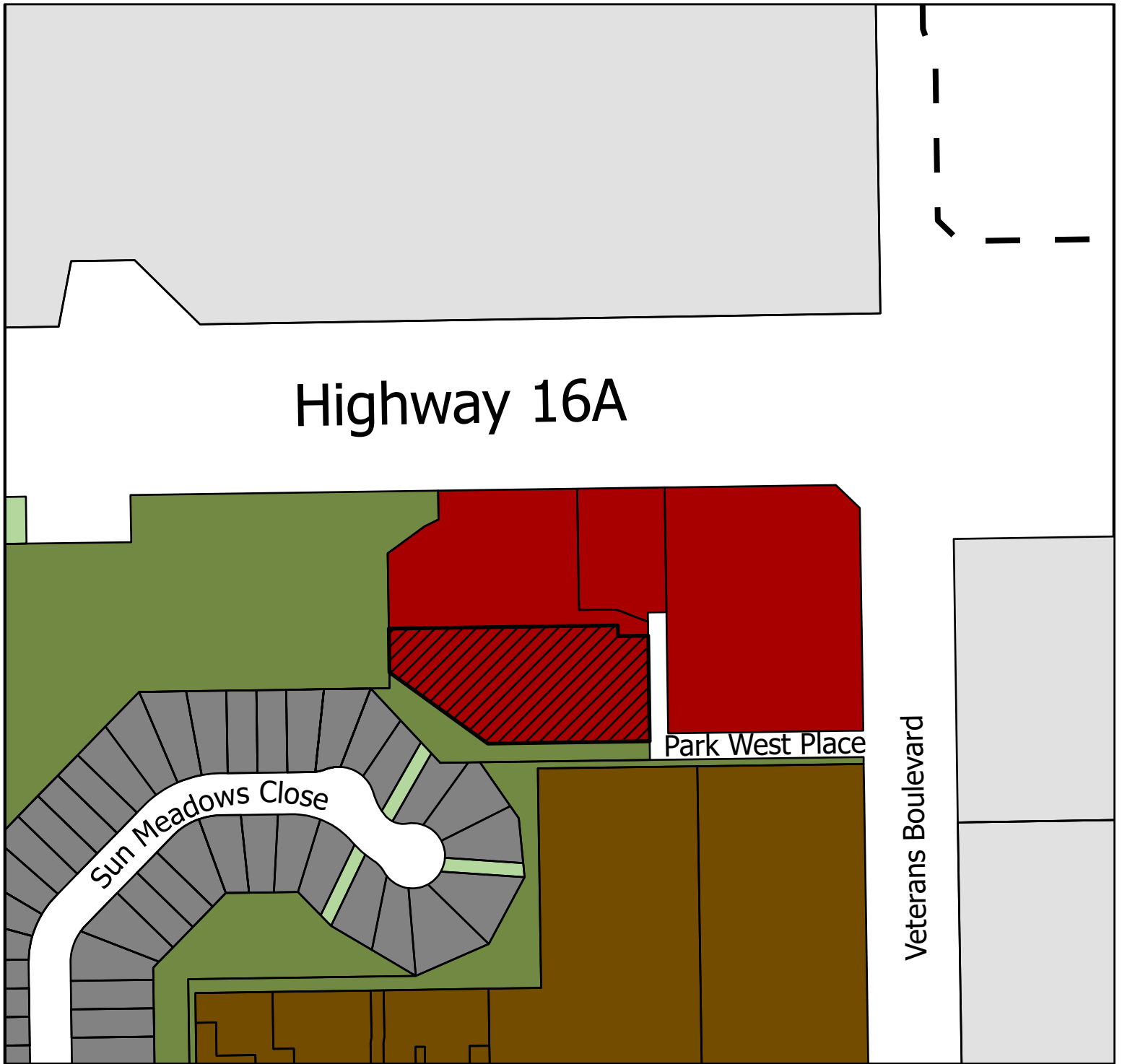
Ann Laing
General Manager, Corporate Services

SCHEDULE "A"

Area of Land Use Bylaw
Amendment 2726/LUO/25







Land Use Bylaw Map for Bylaw 2726/LUO/25

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

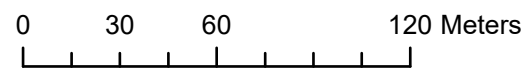
Employment Districts

- 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

Bylaw Area



Date Produced: 2025-06-15
Data Source: AltaLIS



2.11.0. C2 – General Commercial District

2.11.1. Purpose

This district provides for a broad range of businesses and may include residential Development. This district is predominately located along collector and arterial roads, and highways to provide easy access and visibility.

2.11.2. Permitted Uses

Bar
Car Wash
Child Care Service
Community Facility
Contractor Service
Earthworks
Education Service
Food and Drink Service
Funeral Home
Gas Bar
General Accessory Development
Government Service
Hotel
Indoor Entertainment Establishment
Indoor Sales and Services
Motel
Outdoor Entertainment Establishment
Park
Private Club
Recreation Facility
Residential Sale Centre
Theatre
Tourist Information Centre

2.11.3. Discretionary Uses

Automotive and Recreation Vehicle Sales and Service
Campground
Cannabis Retail Sales
Heavy Vehicle and Equipment Sale and Service (see Section 2.11.5.9.)
Microbrewery
Mini Storage (see Section 2.11.5.9.)
Multi-Unit Dwelling
Outdoor Display Area Accessory Development
Outdoor Sales and Services
Outdoor Storage Accessory Development
Parking Facility
Recycling Depot
Religious Assembly
Shipping Container Accessory Development
Supportive Living Facility

2.11.4. Subdivision Regulations

1. **Site Area (minimum):**
 - a. 0.20 ha
2. **Municipal Servicing Requirement**
 - a. Full municipal servicing will be required by the Subdivision Authority prior to the endorsement of a plan of subdivision

2.11.5. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 60%
2. **Setback from Highway 16A:**
 - a. No building may be erected within 15.0 m of the Highway 16A right of way
3. **Front and Flankage Yard Setbacks (minimum):**
 - a. 6.0 m
4. **Rear Yard Setbacks (minimum):**
 - a. 7.0 m where a Rear Yard is used to provide vehicular access to the rear of the property
 - b. 6.0 m for all other instances
5. **Side Yard Setbacks (minimum):**
 - a. 7.0 m where a Side Yard is used to provide vehicular access to the rear of the property
 - b. 4.0 m for all other instances
6. **Building Height (maximum):**
 - a. 20.0 m
7. **Access**
 - a. Site access will be determined by the Development Authority, which will be done in consultation with Alberta Transportation and Economic Corridors for any Site located Adjacent to or nearby a highway
8. **Contractor Service Use**
 - a. Contractor Service is only allowed within an enclosed building
9. **Limited Commercial General Uses**
 - a. Development permits for Heavy Vehicle and Equipment Sale and Service and Mini Storage uses in the C2 – General Commercial District will only be approved where these uses are present at the adoption of this Bylaw.
 - b. The following Lots are used for Mini Storage at the adoption of this Bylaw, as shown in Figure 2.11.5.:
 - i. Plan 8193ET Parcel A, comprising both Lots
 - c. The following Lots are used for Heavy Vehicle and Equipment Sale and Service at the adoption of this Bylaw, as shown in Figure 2.11.5.:
 - i. Plan 154HW Parcel A
 - ii. Plan 9023388; RLY; 52
 - iii. Plan 7820441 Block 1 Lot 8

2.9.0. R8 – High Density Residential District

2.9.1. Purpose

This district provides medium to high density housing along major roads and redevelopment areas and may include commercial Development.

2.9.2. Permitted Uses

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

2.9.3. Discretionary Uses

Child Care Service
Detached Dwelling
Duplex Dwelling
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Services
Live Work Unit
Long Term Care Facility
Recreation Facility
Religious Assembly
Residential Vehicle Storage
Semi-Detached Dwelling

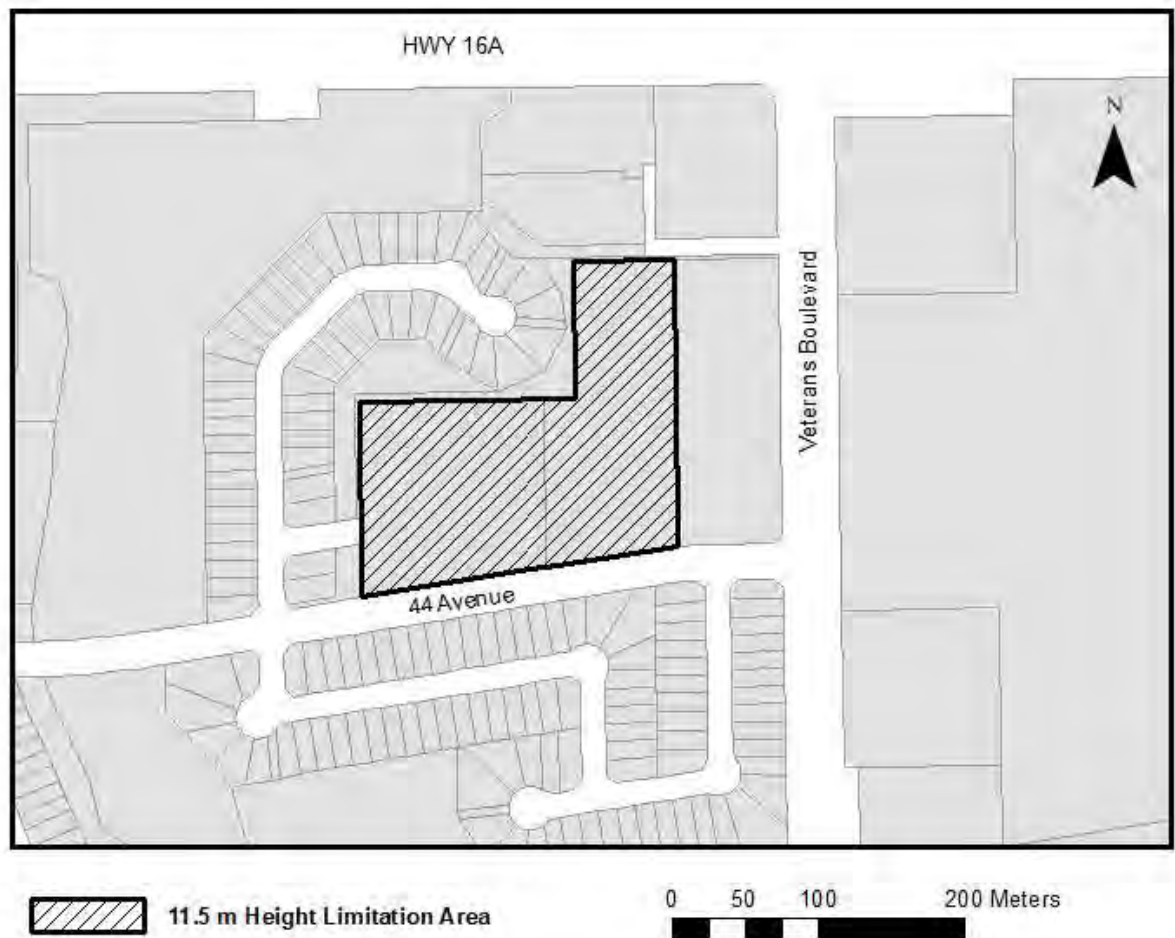
2.9.4. Subdivision Regulations

1. **Density (maximum):**
 - a. 80 Dwelling Units per ha and 1 additional Dwelling Unit per ha for every 2 parking stalls provided underground
 - b. No Development may exceed 200 Dwelling Units per ha
2. **Density (minimum):**
 - a. 40 Dwelling Units per ha
3. **Lot Access for Internal Row House 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 Area (minimum):**
 - a. 500 m²

2.9.5. Development Regulations

1. **Density (maximum):**
 - a. 80 Dwelling Units per ha and 1 additional Dwelling Unit per ha for every 2 parking stalls provided underground
 - b. No Development may exceed 200 Dwelling Units per ha
2. **Density (minimum):**
 - c. 40 Dwelling Units per ha
3. **Lot Coverage (maximum):**
 - a. 50%
4. **Separation between Buildings within a Development (minimum):**
 - a. 2.4 m between the side face of a building and any other side face of another building where both buildings are less than 12.0 m in height
 - b. 8.0 m between the front or rear face of a building and any other face of another building where none of the buildings are more than 12.0 m in height
 - c. 8.0 m between buildings where at least one building is 12.0 m or more in height
5. **Front and Flankage Yard Setbacks (minimum):**
 - a. 6.0 m to the front or rear face of a building
 - b. 3.0 m to the side face of a building
6. **Rear Yard Setbacks (minimum):**
 - a. 7.5 m to a building
7. **Side Yard Setbacks (minimum):**
 - a. 1.5 m to a building 10.0 m in height or less
 - b. 2.0 m to a building more than 10.0 m in height
 - c. 1.0 m for each additional 5.0 m above 10.0 m in height
8. **Building Height (maximum):**
 - a. 25.0 m, except for Plan 1822573, Block 1, Lot 1, Lot 2, which is limited to 11.5 m in height, as shown in Figure 2.9.5.

Figure 2.9.5. – Area of 11.5 m Height Limitation




9. **Discretionary Commercial Use Regulations within a Multi-Unit Residential Building with two or more Floors**
- a. Commercial uses may be allowed to be located where the Site fronts or flanks onto a road right of way
 - b. Commercial uses must be completely contained within the building and must be located below residential uses
 - c. Commercial uses must have an outside entry and internal hallways separate from that of the residential component of the building

Public Hearing for Bylaw 2726/LUO/25

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A A A  

 Posted Tuesday, August 12, 2025

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NOTICE OF PUBLIC HEARING FOR – BYLAW 2726/LUO/25

Park West R8 – Land Use Bylaw Amendment

MONDAY, August 25, 2025, at 5:00 p.m.

At the Town of Stony Plain **Council Chambers – 4905-51 Avenue**

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2726/LUO/25.

Purpose of Bylaw 2726/LUO/25 Park West R8 – Land Use Bylaw Amendment

To amend Land Use Bylaw 2726/LUO/25 to facilitate the development of South Business Park by redistricting the subject site from C2 – General Commercial District to R8 – High Density Residential District.



Council Meeting Access

Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here: www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2726/LUO/25 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue, or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, August 18, 2025, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, August 22, 2025. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click here to inspect and read the full text of [Bylaw 2726/LUO/25](#).

 [Receive Email Updates...](#)

PROPOSED LAND USE BYLAW AMENDMENT

Redistricting from C2 – General Commercial District to R8 – High Density Residential District

4204 VERTANS BOULEVARD

PURPOSE OF BYLAW 2726

To facilitate the development of South Business Park by redistricting the subject site from C2 – General Commercial District to R8 – High Density Residential District.

PUBLIC HEARING

5PM, Monday, August 25, 2023
Council Chambers
Stony Plain Town Office
4905 – 51 AVE

FOR MORE INFORMATION:

Bylaw Inquiries:
mardy@deckerproperties.com or
planning@stonyplain.com
Public Hearing Inquiries:
legislative@stonyplain.com



The bylaw and related hearings and material can be accessed at Stony Plain Town Office, 4905 – 51 Avenue, 2nd floor. Planning and Development, or by contacting planning@stonyplain.com. Members of the public wishing to submit comments on this bylaw may provide a written submission or make a verbal presentation during the public hearing. Please contact us at legislative@stonyplain.com for submission details and important dates.

Decker Properties

TOWN OF STONY PLAIN

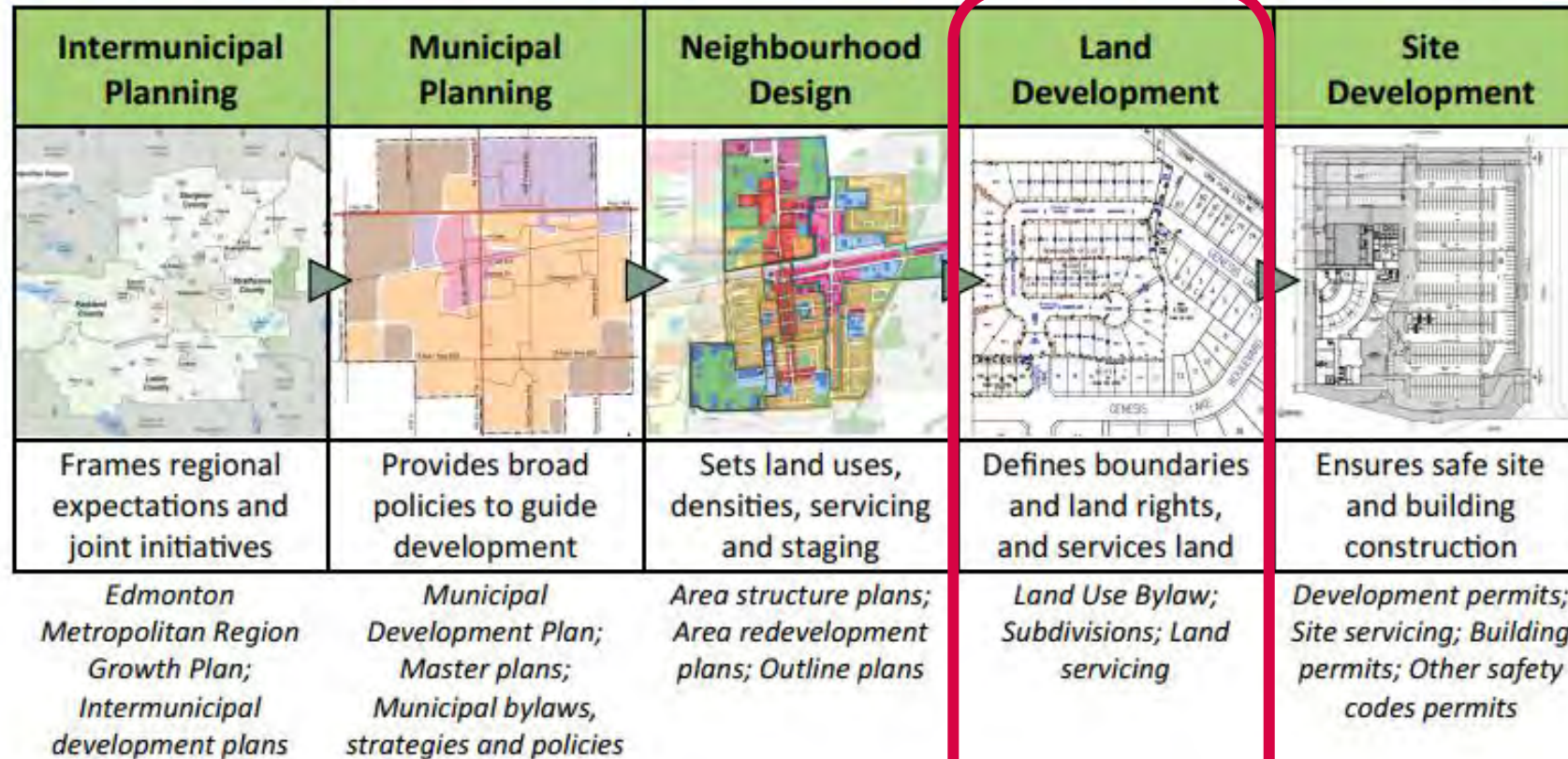
stonyplain.com/publichearings

Public Hearing - Bylaw 2726/LUO/25

Park West R8 Land Use Bylaw Amendment



THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



Aerial Context



Highway 16A

Bylaw Area

Park West Crossing

Sun Meadows Neighbourhood

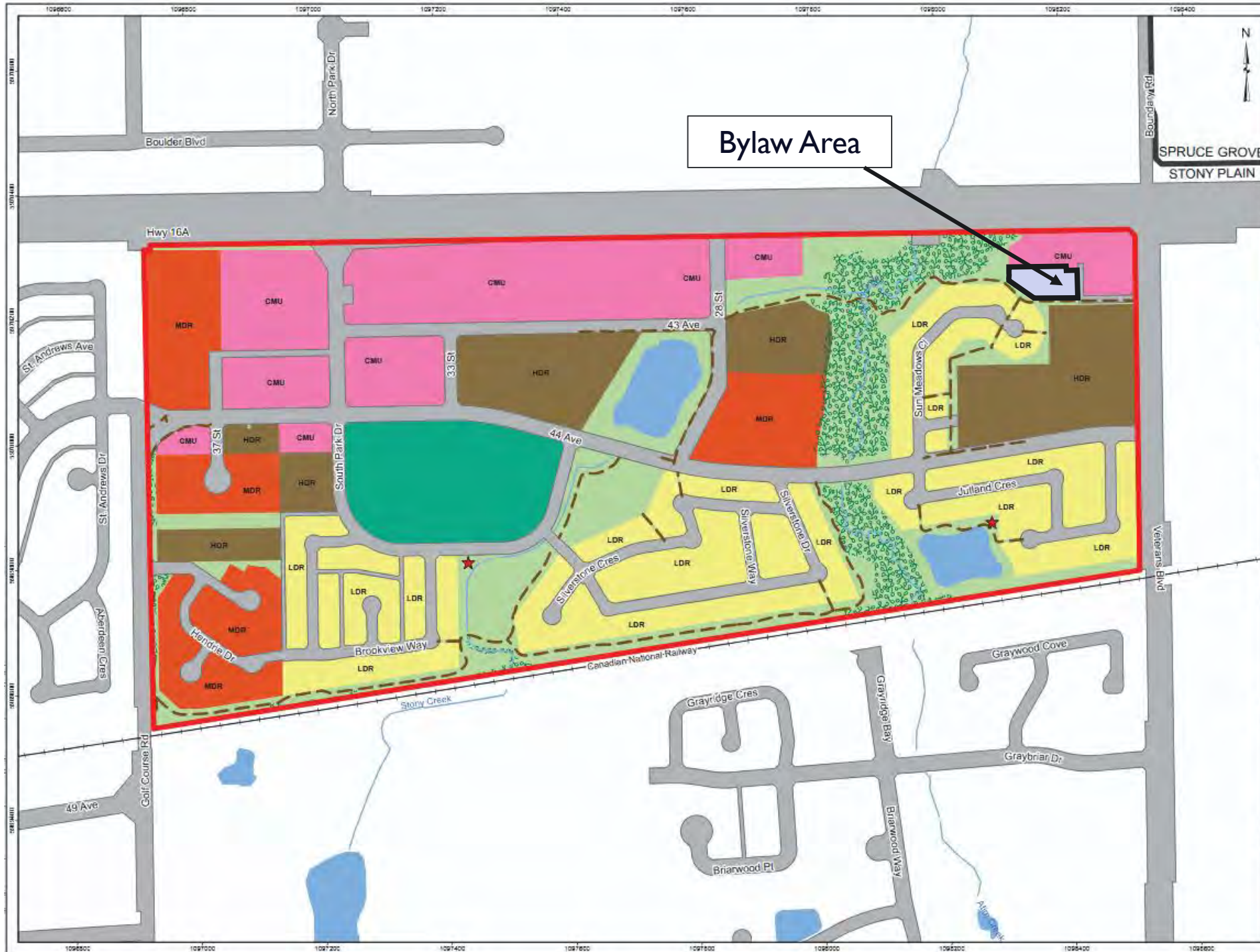
Veterans Boulevard

Sun Meadows Close

 Bylaw Area

Tanglewood at Sun Meadows Phase I

Tanglewood at Sun Meadows Phase 2



LEGEND

- ★ Playground
- Rail
- Trails
- Watercourse
- Tree Canopy
- South Business Park Area Structure Plan
- Town Boundary

Land Use Category

- CMU - Commercial Mixed Use
- HDR - High Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- Road Right-of-Way
- Stony Plain Westview Health Centre
- Town Owned Land (greenspace)

TITLE

PROPOSED LAND USE MAP

PROJECT

SOUTH BUSINESS PARK AREA STRUCTURE PLAN

CLIENT

TOWN OF STONY PLAIN

DATA SOURCES

• Data provided by the Town of Stony Plain and National Resource Canada

PROJECTION

NAD 1983 10TM AEP Resource

0 75 150 Meters

FIGURE 2

D-54 of 122-07-19

PROJECT NO. 28017

AUTHOR tessieva

ISL Engineering and Land Services

Proposed LUB Districting



Advertisement

Planning Advisory Committee

Posted on Town Website

Notification Sign

NOTICE OF PUBLIC HEARING FOR – BYLAW 2726/LUO/25

Park West R8 – Land Use Bylaw Amendment

MONDAY, August 25, 2025, at 5:00 p.m.

At the Town of Stony Plain **Council Chambers – 4905-51 Avenue**

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2726/LUO/25.

Purpose of Bylaw 2726/LUO/25 Park West R8 – Land Use Bylaw Amendment

To amend Land Use Bylaw 2726/LUO/25 to facilitate the development of South Business Park by redistributing the subject site from C2 – General Commercial District to R8 – High Density Residential District.



Council Meeting Access

Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here: www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2726/LUO/25 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue, or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, August 18, 2025, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, August 22, 2025. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click here to inspect and read the full text of [Bylaw 2726/LUO/25](#).



Next Steps





Thank you!

Questions or comments?



END OF ITEM



Adoption of Council Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
JULY 14, 2025 MINUTES OF THE
REGULAR COUNCIL MEETING
HELD IN THE TOWN OF STONY PLAIN
COUNCIL CHAMBERS AT 5:00 PM**

PRESENT:

Mayor:	William Choy
Deputy Mayor:	Melanie Loyns
Councillors:	Justin Anderson
	Pat Hansard
	Justin Laurie
	Harold Pawlechko

Chief Administrative Officer:	Tom Goulden
General Manager, Community & Protective Services:	Karl Hill
General Manager, Community & Social Development:	Lisa Gilchrist
General Manager, Corporate Services:	Ann Laing
General Manager, Planning & Infrastructure:	Brett Newstead
General Manager, Strategic Services:	Brenda Otto
Manager, Planning & Development:	Miles Dibble
Manager, Financial Services:	Teri Stewart
Manager, Infrastructure Operations:	Paul Simons
Manager, Legislative Services:	Teresa Olsen
Legislative Clerk:	Jessica Marsden

EXCUSED ABSENSE:

Councillor:	Eric Meyer
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OTHERS PRESENT:

Members of the public:

1. CALL TO ORDER

Mayor William Choy called the July 14, 2025 Regular Council Meeting to order at 5:01 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
143/07/25/SP

Moved that Town Council adopt the July 14, 2025 Regular Council Meeting agenda as presented.

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

4. PRESENTATIONS & DELEGATIONS – NIL

5. STATUTORY PUBLIC HEARING – NIL

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting Minutes – June 23, 2025

RCM Minutes
144/07/25/SP

Moved that Town Council approve the June 23, 2025 Regular Council Meeting minutes as presented.

CARRIED UNANIMOUSLY

7. COUNCIL BOARD & COMMITTEE MINUTES

7.1 Community and Social Development Roundtable – March 26, 2025

7.2 Tri Municipal Leisure Facility Corporation Board – May 15, 2025

7.3 Stony Plain Library Board – May 21, 2025

CSD, TLC, and
SPLB Minutes
145/07/25/SP

Moved that Town Council receive the Council Board and Committee minutes for information.

CARRIED UNANIMOUSLY

8. BYLAWS

8.1 Park West R8 – Land Use Bylaw Amendment

The Manager of Planning and Development gave an overview of the bylaw.

Park West R8 -
LUB Amendment
1st Reading
146/07/25/SP

Moved that Town Council:

1. give first reading to Bylaw 2726/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. authorize Administration to schedule a public hearing for August 25, 2025.

CARRIED UNANIMOUSLY

9. BUSINESS ITEMS

9.1 28 Street and Highway 16A Intersection Planning

The Manager of Planning and Development gave an overview of the report.

28 Street & HWY
16A Intersection
147/07/25/SP

Moved that Town Council authorize a budget of up to \$2.4 million in 2026 to complete work related to the 28th Street/Highway 16A intersection project with funding to be allocated from off-site levy funds in the 2026-2028 Corporate Plan.

CARRIED UNANIMOUSLY

9.2 External Auditor Appointment

The Manager of Financial Services gave an overview of the report.

External Auditor
Appointment
148/07/25/SP

Moved that Town Council appoint Metrix LLP as the Town of Stony Plain's external auditor for a three-year term beginning with the 2025 fiscal year audit, with the option to extend the appointment for an additional three years.

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 6:25 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 6:38 p.m.

9.3 Residential Waste Cart Options

The Manager of Infrastructure Operations gave an overview of the report.

Moved that Town Council:

1. direct Administration to allow for a second 240 litre cart for residential solid waste pick up in accordance with recommended fees effective September 1, 2025; and
2. direct Administration to bring amendments to Solid Waste Management Bylaw 2627/S/19 and Fees and Charges Bylaw 2709/G/24 to allow for the provision of a second 240 litre waste cart, including applicable fees, for Council consideration on August 25, 2025.

Residential Waste
Cart Options
Amendment
149/07/25/SP

Moved that Town Council amend the main motion to include the following clause:

- direct Administration to allow for residents to request a 120L waste cart in exchange for the standard 240L waste cart for residential solid waste pick up in accordance with recommended fees effective September 1, 2025.

CARRIED UNANIMOUSLY

Residential Waste
Cart Options
Amendment
I 50/07/25/SP

Moved that Town Council amend the main motion to include the following clause:

- direct Administration to remove the 0.2 hectare limitation in the Solid Waste Management Bylaw for the provision of a second organics cart.

In Favour: Councillor Justin Laurie
Councillor Pat Hansard

Opposed: Mayor William Choy
Deputy Mayor Melanie Loyns
Councillor Justin Anderson
Councillor Harold Pawlechko

DEFEATED

Mayor William Choy requested Deputy Mayor Melanie Loyns preside as Chair of the Regular Council Meeting.

Deputy Mayor Melanie Loyns assumed the Chair.

Residential Waste
Cart Options
Amendment
I 51/07/25/SP

Moved that Town Council amend the main motion to replace the first clause with:

- direct Administration to allow an additional 120L cart for residential solid waste pick up in accordance with recommended fees effective September 1, 2025.

In favour: Mayor William Choy
Deputy Mayor Melanie Loyns
Councillor Justin Laurie
Councillor Pat Hansard
Councillor Harold Pawlechko

Opposed: Councillor Justin Anderson

CARRIED

Deputy Mayor Melanie Loyns relinquished the Chair, and Mayor William Choy resumed as Chair of the Regular Council Meeting.

A vote was taken on the Main Motion as amended.

Residential Waste
Cart Options
152/07/25/SP

Moved that Town Council:

1. direct Administration to allow an additional 120L cart for residential solid waste pick up in accordance with recommended fees effective September 1, 2025;
2. direct Administration to allow for residents to request a 120L waste cart in exchange for the standard 240L waste cart for residential solid waste pick up in accordance with recommended fees effective September 1, 2025; and
3. direct Administration to bring amendments to Solid Waste Management Bylaw 2627/S/19 and Fees and Charges Bylaw 2709/G/24 to allow for the provision of an additional 120L waste cart and an exchange of the 240L cart for a 120L cart, including applicable fees, for Council consideration on August 25, 2025.

CARRIED UNANIMOUSLY

10. COUNCIL DISCUSSION

11. CLOSED SESSION – NIL

12. ADJOURNMENT

Mayor William Choy declared the July 14, 2025 Regular Council Meeting adjourned at 8:32 p.m.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

END OF ITEM



Council Board & Committee Minutes



Housing Foundation

Meridian Housing Foundation Board of Directors

Regular Meeting Minutes

April 24, 2025 at 9:00 am

- PRESENT:** Chair, Member at Large Randy Dubord
 Vice Chair, Member at Large Yvan Boutin
 Councillor Stuart Houston, City of Spruce Grove
 Councillor Melanie Loyns, Town of Stony Plain
 Councillor Rob Wiedeman, Parkland County
 Member at Large Jopie Belder
 Member at Large Cheryl Budzinski
- STAFF:** Lori-Anne St. Arnault, Executive Director
 Doreen Engelhardt, Director of Finance
 Stephanie Sabadaska, Director of Lodge Operations
 Virginia Mayer, Director of Housing
 Tera Innes, Recording Secretary
- REGRETS:** Stuart Fehr, Director of Maintenance & Asset Management
- GUESTS:** Tom Goulden, Stony Plain Town Manager – Town of Stony Plain Strategic Plan Presentation
-

1. Call to Order

The Chair, Member at Large Randy Dubord called the meeting of April 24, 2025 to order at 9:00 am.

2. Addition to/ Adoption of Agenda

Resolution #013/2025:

Moved by Member at Large Jopie Belder to approve the April 24, 2025 agenda as presented.

Carried Unanimously

3. Minutes

Resolution #014/2025:

Moved by Councillor Melanie Loyns to approve the February 27, 2025 regular board meeting minutes as presented.

Carried Unanimously

4. Information Reports

Resolution #015/2025:

Moved by Vice Chair, Member at Large Yvan Boutin to receive and file all report items as information.

Carried Unanimously

5. Special Orders

5.1 Town of Stony Plain Strategic Plan Presentation

Stony Plain Town Manager, Tom Goulden joined the meeting at 9:18 am.

Tom Goulden, Stony Plain Town Manager presented the Town of Stony Plain's 2025-2028 Strategic Plan to the Board. The presentation was concluded following a brief question and answer period on the presented plan.

Stony Plain Town Manager, Tom Goulden left the meeting at 9:57 am.

6. Unfinished Business and General Orders

6.1 Spruce Grove Lodge

Administration provided an update on construction progress and informed the Board of an upcoming contest to name the building.

6.2 Spruce Grove Affordable Housing

Administration is awaiting the provincial announcement of successful recipients of the Alberta Housing Partnership Program grant.

6.3 Maintenance Garage & Storage Area

There was an in-depth discussion about establishing a centralized maintenance garage and storage area, including potential options. Currently, MHF's maintenance inventory is spread across multiple buildings due to insufficient storage space, and the company vehicle is parked overnight above ground at an MHF property. Centralizing these operations is expected to improve efficiency and enhance vehicle security.



Resolution#016/2025:

Moved by Councillor Stuart Houston to approve the surplus funds of up to \$325,000 from the administration general account for the development and construction of a maintenance garage and storage area.

In Favor: Chair, Member at Large Randy Dubord
Vice Chair, Member at Large Yvan Boutin
Councillor Stuart Houston
Councillor Melanie Loyns
Member at Large Jopie Belder
Member at Large Cheryl Budzinski

Opposed: Councillor Rob Wiedeman

Carried

6.4 Asset Transfer: Alberta Rose Manor

Meridian Housing Foundation submitted the signed asset transfer agreements for Alberta Rose Manor to Alberta Social Housing Corporation and is awaiting the Assistant Deputy Minister's signature on the agreements.

7. New Business

7.1 2024 Annual Report

The Board reviewed the 2024 Annual Report presented by administration and provided minor revisions to the document.

Resolution #017/2025:

Moved by Vice Chair, Yvan Boutin to approve the 2024 Annual Report as amended.

Carried Unanimously

7.2 2025 Resident Satisfaction Survey

Each March, Meridian Housing Foundation conducts a voluntary Resident Satisfaction Survey at Whispering Waters Manor and Forest Ridge Place, demonstrating compliance with Accommodation Standards. Meridian Housing Foundation implements operational goals based on the feedback received through the survey. Results are compiled and published on the Foundation's website.



7.3 Board Member Skills Matrix

Alberta's Stronger Foundations strategy requires Housing Management Bodies to ensure that board appointments are competency-based. In alignment with this requirement, Meridian Housing Foundation evaluates board member competencies and submits a Board Skills Matrix as part of its annual Business Plan to the province.

8. Closed Session

Resolution #018/2025:

Moved by Councillor Rob Wiedeman to enter closed session at 11:24 am.

Carried Unanimously

8.1 Legal & Personnel

Resolution #019/2025:

Moved by Councillor Rob Wiedeman to end closed session at 11:55 am.

Carried Unanimously


9. Date, Time and Place of Next Meeting

Meridian Housing Foundation's next regular board meeting will be held on June 26, 2025 at 9:00 am at Meridian Housing Foundation's Administration Office.

10. Adjournment

The Chair, Member at Large Randy Dubord declared the meeting adjourned at 12:05 pm.

These minutes were approved on the 26 day of June, 2025.


Chair of the Board


Vice-Chair



END OF ITEM



**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
MAY 22, 2025 MINUTES OF THE
PLANNING ADVISORY COMMITTEE
SHIKAOI ROOM
AT 4:30 P.M.**

MEMBERS PRESENT:

Chair:	Hugh Ritchie Jenilee Caterina Joe Baker Chaymie Hintz
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ABSENT:

Vice-Chair:	Manjo Ravichandraraj
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OTHERS PRESENT:

Sustainability Planner, Staff Liaison:	Evan Joyes
Manager, Planning & Development:	Miles Dibble
Legislative Officer:	Christina Michaud

1. CALL TO ORDER

The Chair called the May 22, 2025 Planning Advisory Committee meeting to order at 4:31 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption 16/05/25/PAC	Moved that the May 22, 2025 Planning Advisory Committee agenda be accepted as presented.
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CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES – May 7, 2025

PAC Minutes 17/05/25/PAC	Moved that the May 7, 2025 Planning Advisory Committee minutes be accepted as presented.
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CARRIED UNANIMOUSLY

4. BUSINESS ITEMS

4.1 Willow Park Stage 10A Land Use Bylaw Amendment

The Manager of Planning & Development provided an update on the Willow Park Stage 10A Land Use Bylaw Amendment.

Willow Park Stage 10A LUB Amendment 18/05/22/SP	Moved that the Willow Park Stage 10A Land Use Bylaw Amendment be accepted for information, and the committee supports the Willow Park Stage 10A Land Use Bylaw Amendment.
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CARRIED UNANIMOUSLY

5. DISCUSSION AND QUESTIONS

6. ADJOURNMENT

The Chair declared the May 22, 2025 Planning Advisory Committee meeting adjourned at 4:59 p.m.

Next Meeting:
August 6, 2025
4:30 p.m.
Shikaoi Room



Hugh Ritchie, Chair



Christina Michaud, Legislative Officer

END OF ITEM



Bylaws

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Park West R8 - Land Use Bylaw Amendment**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to facilitate the development of South Business Park. The proposal amends Plan 222 0123 Block 3 Lot 10 within the Land Use District Map from C2 – General Commercial District to R8 – High Density Residential District. This proposal generally aligns with the Municipal Development Plan (MDP) and the intent of the South Business Park Area Structure Plan (ASP).

RECOMMENDATION

That Town Council:

1. give second reading to Bylaw 2726/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. give third reading to Bylaw 2726/LUO/25.

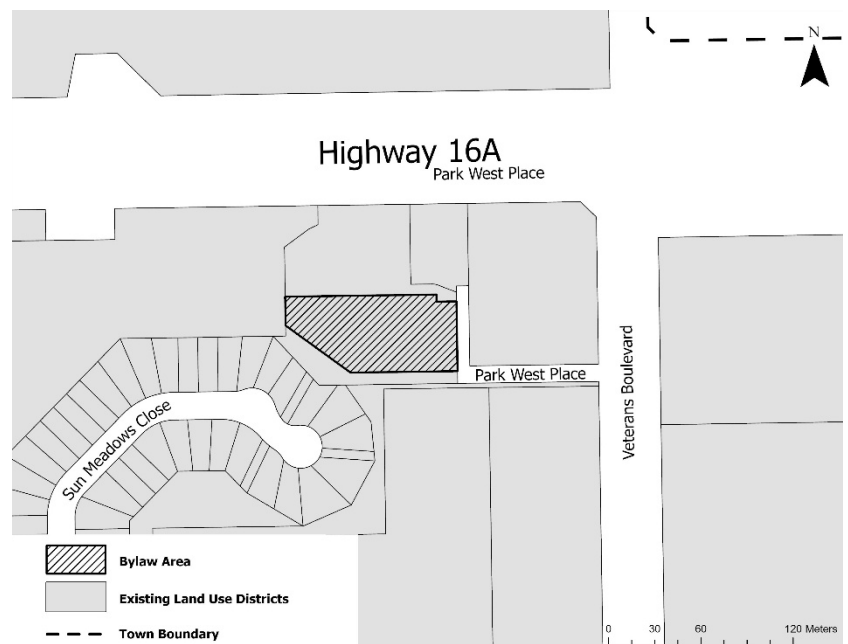
BACKGROUND

Administration is recommending an amendment to Land Use Bylaw 2719/LOU/25 for the purpose of facilitating the development of 4204 Veterans Boulevard.

The proposed amendment would facilitate the development of South Industrial Park.

From a policy standpoint, this project is supported by provincial and municipal policies under the MDP. Some applicable MDP policies include:

- 6.4.g. The Town will encourage a wide mix of residential, commercial and mixed-use development, especially land uses that complement existing and new institutional uses, including commercial uses related to tourism and park space.
- 6.1.i. The Town will encourage innovative and creative reuse and redevelopment of older commercial and institutional sites; higher density residential and mixed-use will be considered if the area is suitable for redevelopment.
- 6.1.w. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection services, except for lots in the Future Urban Development area or single isolated lots where there is evidence that municipal water and sewer connections are unavailable and alternative systems are sufficient.



- 6.4.e. The Town will encourage high-density housing as either entirely residential or a mixed-use development provided that it:
 - 6.4.e.i. is located adjacent to arterial and collector roadways and can effectively buffer residents from traffic noise and visual impacts through appropriate urban design and landscaping.
 - 6.4.e.ii. is in proximity to employment centres, shopping and other community amenities.

The proposed amendment aligns with the intent of the South Business Park Area Structure Plan (ASP). It would introduce high-density residential options near the highway corridor. The ASP's Proposed Land Use map designates this area as CMU - Commercial Mixed Use. According to the ASP, commercial mixed-use developments can integrate residential components within the same building or feature standalone high-density residential developments within commercial areas. The proposed housing form is compatible with the surrounding neighbourhoods and land uses.

Redistricting the subject area to the R8 District 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 would have access via the existing Sun Meadows Close and be serviced using existing water, sanitary and stormwater infrastructure located along the road right-of-way. Servicing stubs exist to the proposed lots along the North side of Sun Meadows Close.

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

South Business Park ASP (Bylaw 2656)

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Partners
 - Cultivating a strong organizational structure and the processes that deliver effective and efficient services.

STAKEHOLDER AND PUBLIC PARTICIPATION

Administration met with the Planning Advisory Committee (PAC) on August 6, 2025, presented this application and answered questions. The PAC had no concerns with the application and felt the location and type of development made sense given the local context and location. They felt it was similar to existing developments to the west that have worked well in those locations. Given this, the PAC made and passed a motion in support of the Park West R8 Redistricting.

The public hearing held on August 25, 2025 provided an opportunity to receive feedback from the greater community.

COMMUNICATION

Bylaw 2726/LUO/25 was advertised in accordance with the standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town website and a notice sign installed on the property in advance of the public hearing. The sign was installed 10 days prior to the public hearing, meeting the minimum 10 days required in the Public Advertisement Bylaw. This item will be included in the Council Highlight's news release.

ATTACHMENTS

See the Public Hearing agenda item for attachments.

Prepared by: Ernest Chan, Junior Planner

Reviewed by: Evan Joyes, Acting Manager, Planning and Development

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

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Solid Waste Management Bylaw Amendment

EXECUTIVE SUMMARY

During the July 14, 2025 Regular Council Meeting, Council made motions to amend Solid Waste Management Bylaw 2627/S/19 to provide additional services. Administration has brought back the amended bylaw for consideration.

RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2730/S/25, a bylaw to amend Solid Waste Management Bylaw 2627/S/19;
2. give second reading to Bylaw 2730/S/25;
3. give unanimous consent to consider third reading to Bylaw 2730/S/25; and
4. give third reading to Bylaw 2730/S/25.

BACKGROUND

During the solid waste service update presented on July 14, 2025, Council made motions to include additional waste bin options into the Solid Waste Management Bylaw. The following was Council's direction:

1. Upon resident request, swap, at no cost, a smaller 120L waste bin for the standard 240L bin currently provided by the Town.
2. Upon request by a resident, provide a second 120L waste bin to supplement the current 240 L waste bin for biweekly service. Fees for the bin, delivery, and biweekly service pickup will be charged. If the resident would like to stop this supplemental service a bin pickup fee will be charged.

To transact Council's direction, the following are the recommended amendments for addition to the Solid Waste Management Bylaw 2627/S/19:

Section 7.5.0

Upon request, the Town may allocate a 120L waste bin to a residence in exchange for the standard 240L waste bin. This bin is not subject to any additional charges set out in the Fees and Charges Bylaw. A resident may request to exchange a 120L waste bin for a standard 240L bin, this request is subject to an additional fee as set out in the Fees and Charges Bylaw.

Section 7.6.0

Upon request, the Town may allocate one additional 120L waste bin to a residence or accessory dwelling subject to all additional fees for supplemental bin as set out in the Fees and Charges Bylaw.

FINANCIAL IMPACT

The proposed changes to the Solid Waste Management Bylaw will be implemented on a net cost recovery basis therefore will not impact other user fees.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Partners
 - Cultivating a strong organizational structure and the processes that deliver effective and efficient services.

COMMUNICATION

A communication plan has been created to provide information regarding the change to solid waste management for residents with an implementation date of September 1, 2025. This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Amending Bylaw Solid Waste Management
2. Amending Bylaw Presentation

Prepared by: Paul Simons, Manager, Infrastructure Operations

Reviewed by: Teri Stewart, Manager, Financial Services

Reviewed by: Teresa Olsen, Manager, Legislative Services

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

Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2730/S/25

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW 2627/S/19 FOR THE COLLECTION, REMOVAL AND DISPOSAL OF REFUSE

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 Bylaw 2627/S/19 for the collection, removal and disposal of refuse;

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 “Solid Waste Management Amending Bylaw”.

2.0.0 General

2.1.0 Bylaw 2627/S/19 is hereby amended by this bylaw.

2.2.0 That the following clauses be inserted under Sections 7.0.0 Subscriptions:

7.5.0 Upon request, the Town may allocate a 120L waste bin to a residence in exchange for the standard 240L waste bin. This bin is not subject to any additional charges set out in the Fees and Charges Bylaw. A resident may request to exchange a 120L waste bin for a standard 240L bin , this request is subject to an additional fee as set out in the Fees and Charges Bylaw.

7.6.0 Upon request, the Town may allocate one additional 120L waste bin to a residence or accessory dwelling subject to all additional fees for supplemental bin as set out in the Fees and Charges 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 every five years, or as deemed necessary.

5.0.0 Effective Date

5.1.0 This bylaw shall take full force and effect September 1, 2025.

Read a first time this day of, AD 2025.

Read a second time this day of, AD 2025.

Given unanimous consent this day of, AD 2025.

Read a third time this day of, AD 2025.

Mayor William Choy

Ann Laing
General Manager, Corporate Services



Town of Stony Plain Amending Bylaw 2627/S/19 – Solid Waste Management

Introduction

- July 14: Administration presented options to Council for Solid Waste bin sizes
- July 14: Council made recommendations through motions changes to Solid Waste Management Bylaw
 - 120L waste carts be available for exchange of existing standard 240L size
 - Additional 120L waste cart upon request

BYLAW AMENDMENT

Add Section 7.5.0



Exchange Standard 240L Waste bin for 120L

- No fees or charges for exchange

Add Section 7.6.0



Request an additional 120L waste bin for Biweekly service

- Fees for cart, delivery and biweekly service

* Termination of small bin will result in a fee

- Upon request to Public Works
 - Website request
 - Direct telephone request
 - Bin delivery within 5 business days

Council Motions

That Town Council:

1. Give first reading to Bylaw 2730/S/25, a bylaw to amend Solid Waste Management Bylaw 2627/S/19;
2. Give second reading to Bylaw 2730/S/25;
3. Give unanimous consent to consider third reading to Bylaw 2730/S/25; and
4. Give third reading to Bylaw 2730/S/25.

Next Steps



Thank you!

Questions or comments?



END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Fees & Charges Amending Bylaw – Solid Waste Carts

EXECUTIVE SUMMARY

Planning and Infrastructure provided an update to Council on additional solid waste cart options at the July 14, 2025 regular Council meeting, which results in a required amendment to the Fees & Charges Bylaw.

RECOMMENDATION

That Town Council:

1. give first reading to Bylaw 2729/G/25, a bylaw to amend Fees and Charges Bylaw 2709/G/24, to amend solid waste fees;
2. give second reading to Bylaw 2729/G/25;
3. give unanimous consent to consider third reading to Bylaw 2729/G/25; and
4. give third reading to Bylaw 2729/G/25.

BACKGROUND

Council requested options for the provision of solid waste carts to residents in the Town. Planning & Infrastructure provided an update on July 14th with subsequent information provided August 25th. As a result of the information presented, the Fees & Charges Bylaw is being amended to align with the options put forth.

The amended Fees & Charges Bylaw will be effective October 1, 2025 to ensure operational capacity for implementation and time for residents to enroll in the additional service if interested.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure.
 - Developing facilities and amenities to meet the needs of our current and future residents and stakeholders.
- Environmental Responsibility
 - We take a practical, balanced, sustainable actions to protect the environment for our residents, today and in the future.

COMMUNICATION

If Council approves the amended Fees and Charges Bylaw, the revised solid waste rates will be formally communicated to utility customers through monthly billing statements, as well as via public notices in the local newspaper and the Town's social media channels. This item will be included in the Council Highlights news release.

BUDGET/FINANCIAL IMPACT

The intent of the revised Fees & Charges is for a net cost recovery for the additional waste bin.

ATTACHMENTS

1. Fees & Charges Amending Bylaw 2729/G/25
2. Solid Waste Fees Schedule – Redline

Prepared by: Teri Stewart, Manager, Financial Services
Reviewed by: Teresa Olsen, Manager, Legislative Services
Reviewed by: Ann Laing, General Manager, Corporate Services
Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2729/G/25

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW 2709/G/24 TO ESTABLISH FEES AND CHARGES FOR THE PROVISION OF CERTAIN LICENSES, GOODS AND SERVICES

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 Bylaw 2709/G/24 for the purpose of establishing fees and charges for the provision of services provided by or on behalf of the municipality;

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 “Fees and Charges Amending Bylaw”.

2.0.0 General

2.1.0 Bylaw 2709/G/24 is hereby amended by this bylaw.

2.2.0 Schedule A is amended by replacing the Solid Waste Fees section and is 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 annually, or as deemed necessary.

5.0.0 Effective Date

5.1.0 This bylaw shall take full force and effect October 1, 2025.

Read a first time this day of , AD 2025.

Read a second time this day of , AD 2025.

Given unanimous consent this day of , AD 2025.

Read a third time this day of , AD 2025.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

Solid Waste Fees

<u>Description</u>	<u>Fee</u>
Solid Waste billing	
All Residential Dwellings, except Apartment	\$17.57
Senior Lodges as defined in the Alberta Housing Act (per unit/per month)	\$8.69
Apartment Buildings (per unit/per month)	\$14.06
Institutional Facilities as approved by the Town Manager	\$17.57
Each additional Organics and or Waste Cart for Institutional Facilities (per unit/per month)	\$10.00
Each additional Waste Cart pickup (per unit/per month)	\$15.00
Additional Waste Cart & Delivery one time fee	\$140.00
120L Waste Cart Discontinuance Pickup Fee	\$35.00
Additional fees	
Each additional Organics Cart for Residential lots greater than 0.2 ha (.5 acre) (per unit/per month)	\$10.00
Cart replacement due to lost, stolen or broken Carts	
Organic Cart	\$105.00
Waste Cart	\$105.00

Solid Waste Fees

<u>Description</u>	<u>Fee</u>
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<u>Additional Waste Cart & Delivery one time fee</u>	<u>\$140.00</u>
<u>120L Waste Cart Discontinuance Pickup Fee</u>	<u>\$35.00</u>
Additional fees	
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Cart replacement due to lost, stolen or broken Carts	
Organic Cart	\$105.00
Waste Cart	\$105.00

END OF ITEM



**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.

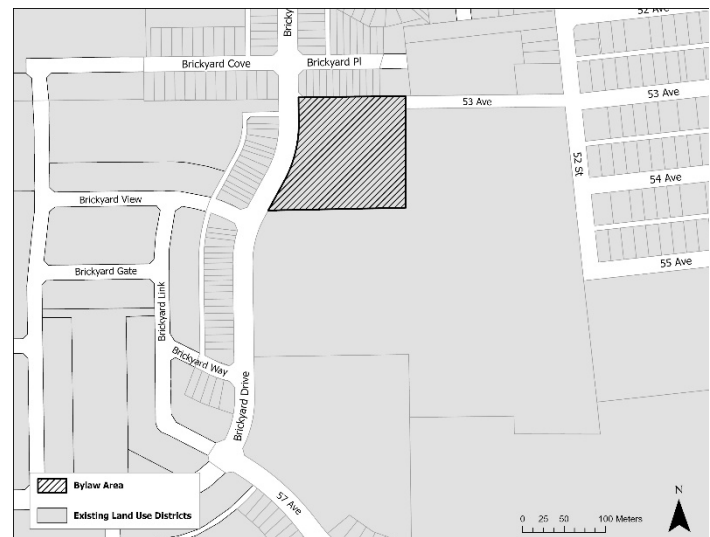
The proposed amendment would redistrict a portion of Town-owned land in Old Town South to P2 – Community Services District to facilitate the development of a school. The intent is to pre-district the land to support the relocation of École La Trinité to a permanent site from the temporary site off 55 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

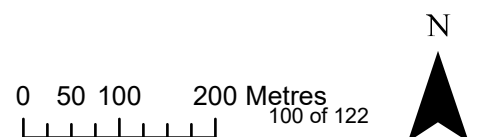


Aerial Context Map for Bylaw 2728/LUO/25

 Bylaw Area

Date Produced: 2025-07-24

Data Source: AltaLIS



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

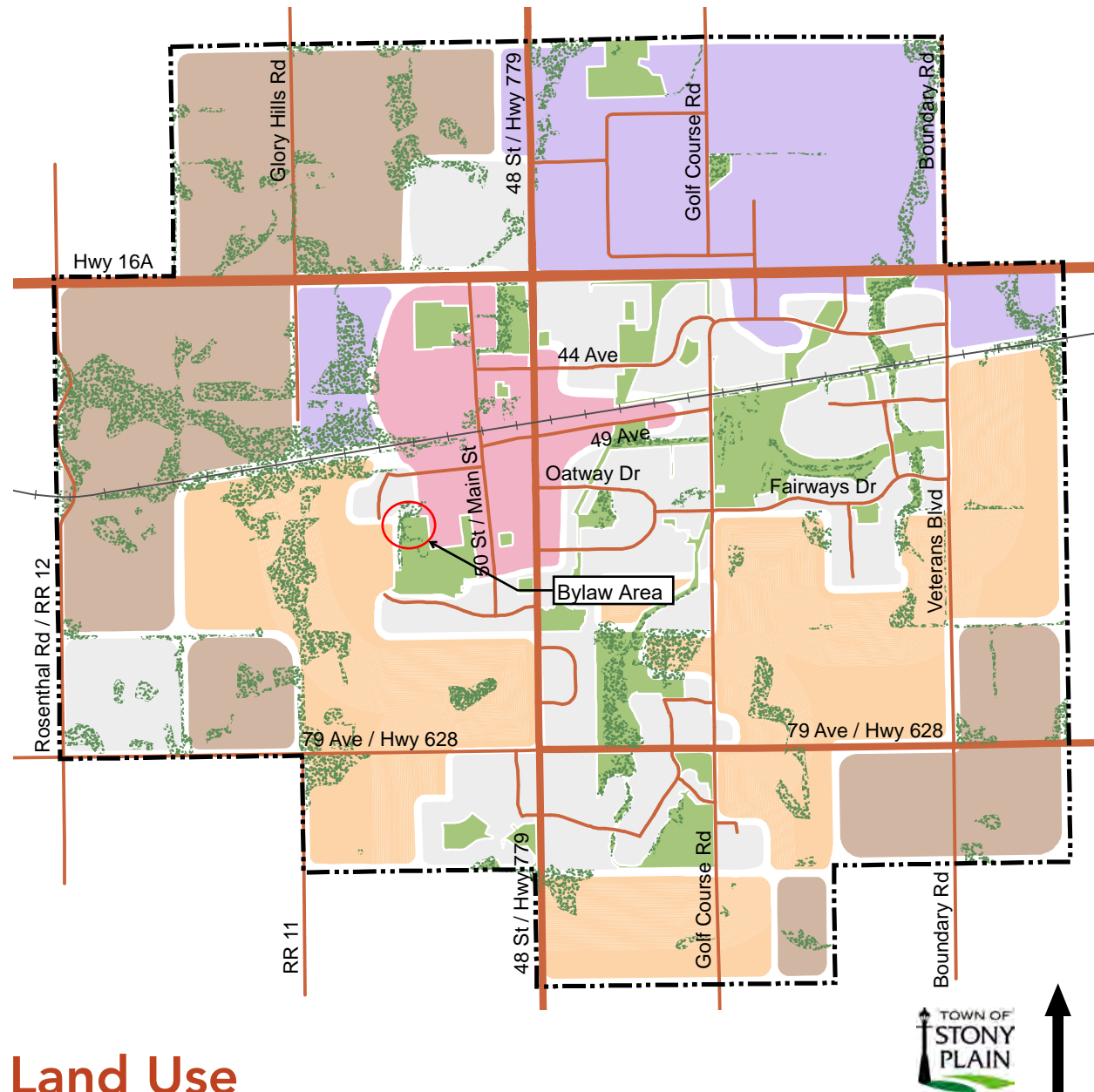
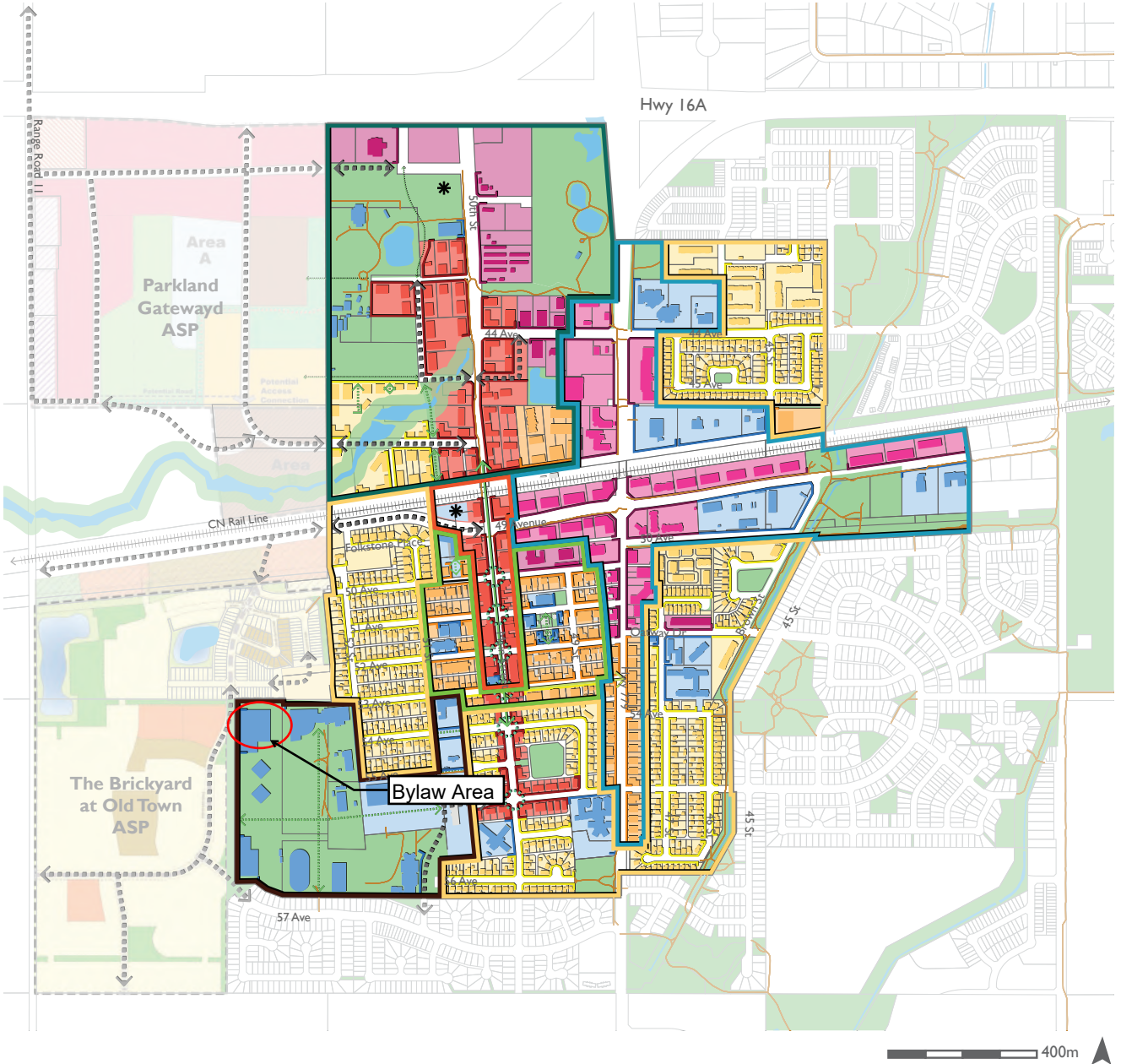


Figure 4: Future Land Use

Map 7

Future Development Concept



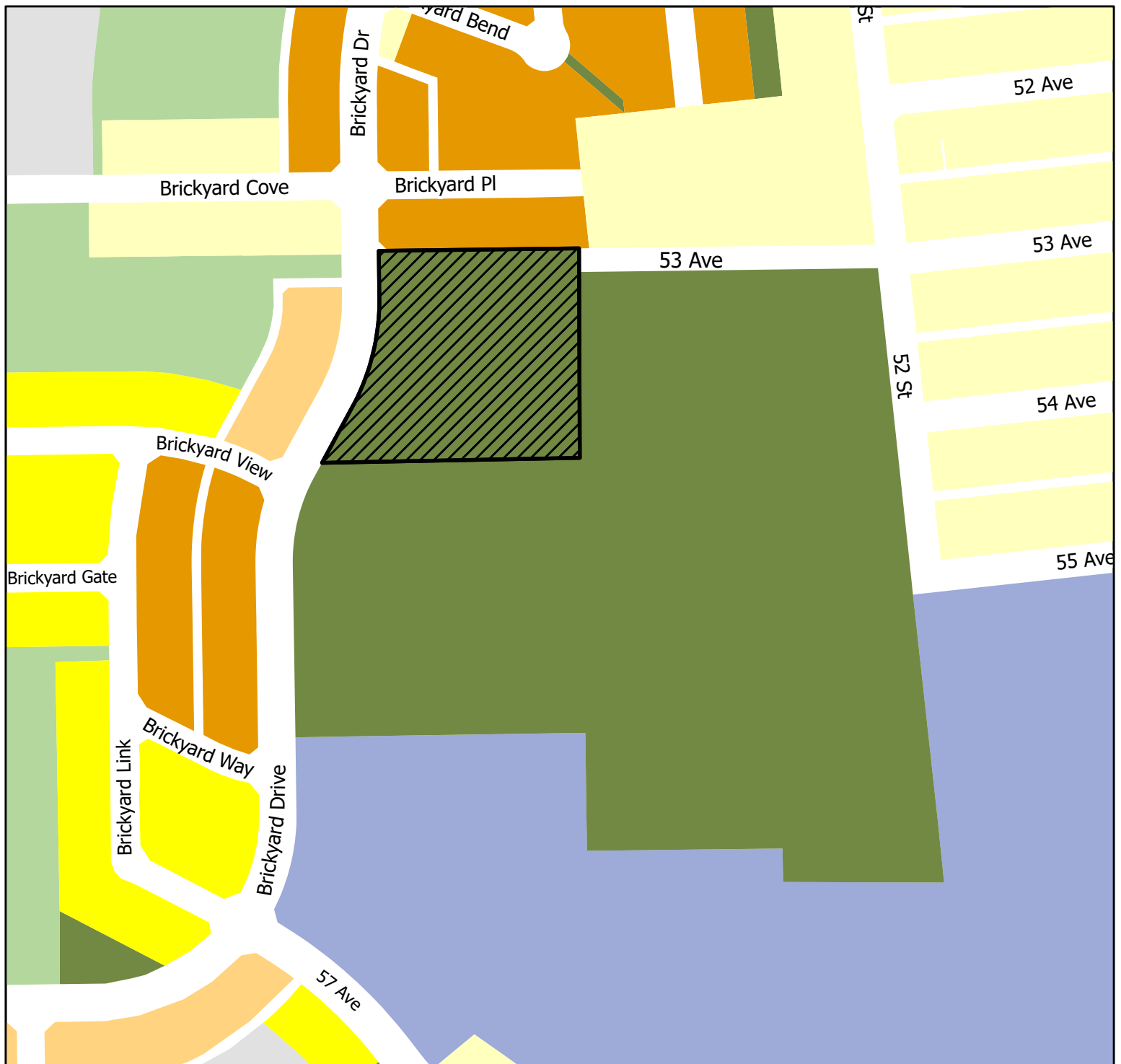
Legend

- 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

N



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:**

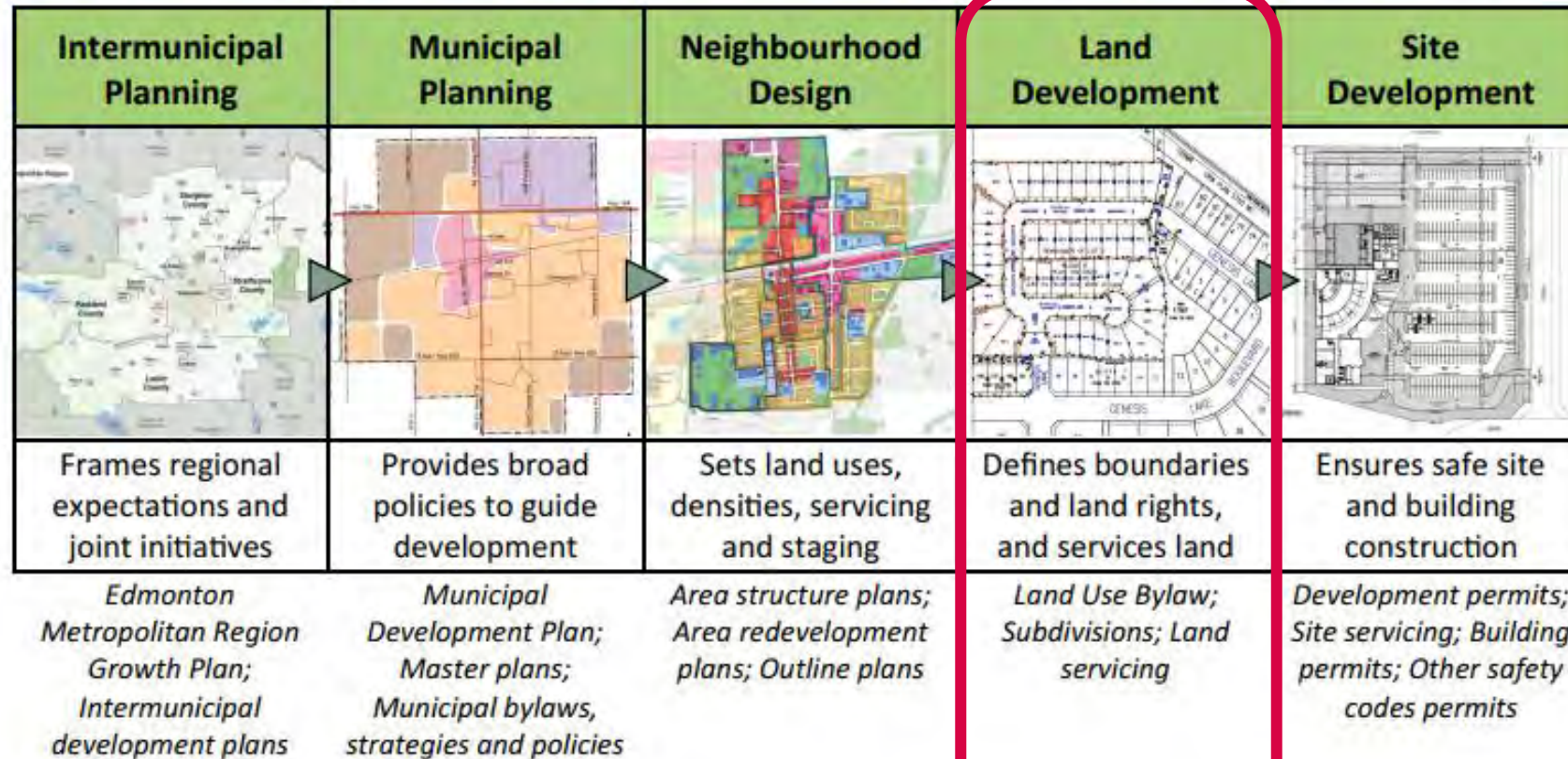
- a. Bar, Food and Drink Service, Indoor Entertainment Establishment, Indoor Sales and Service, Outdoor Entertainment Establishment and Theatre uses will only be allowed in association with a Permitted Use

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

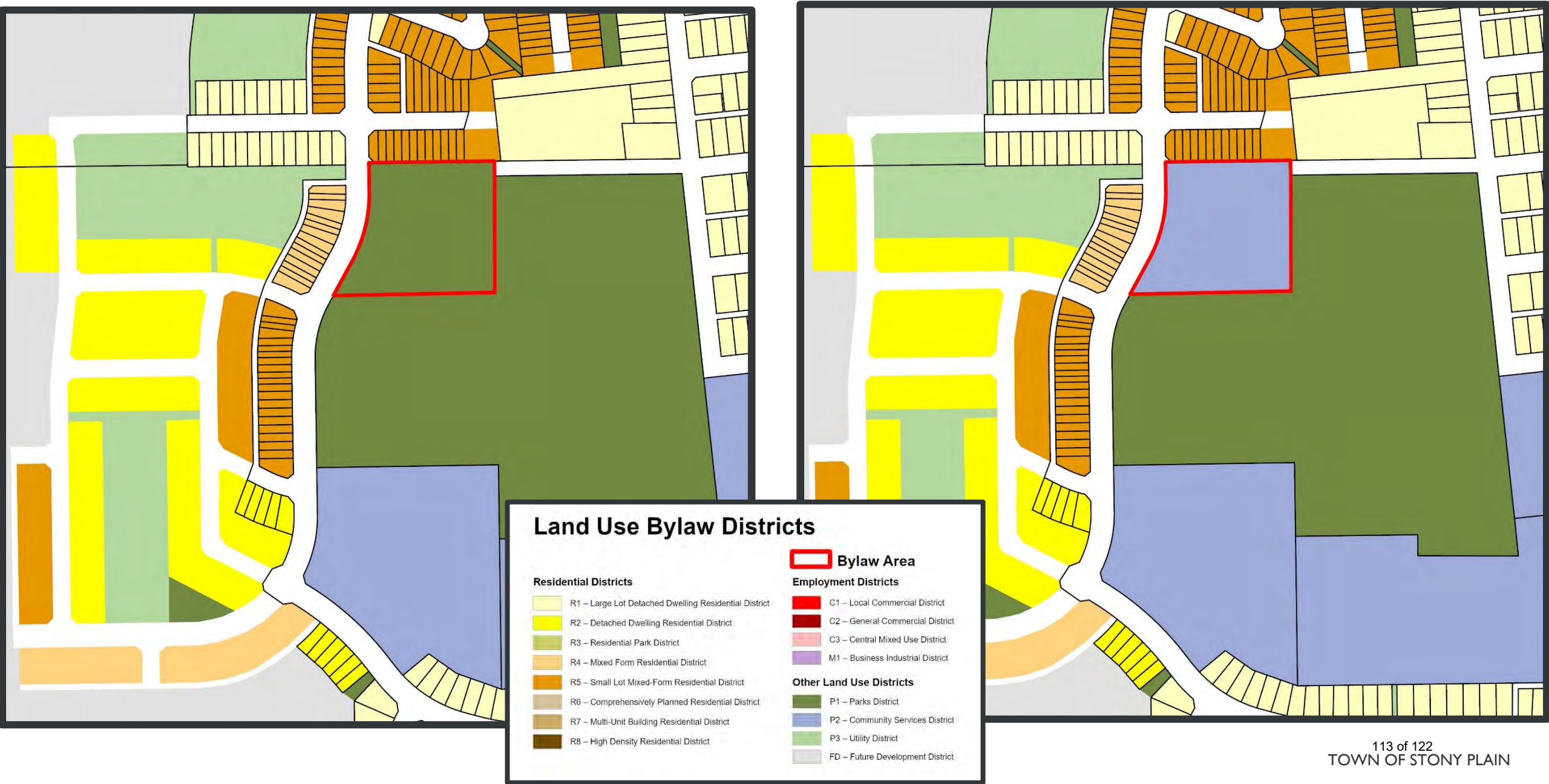
Summary of changes:

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

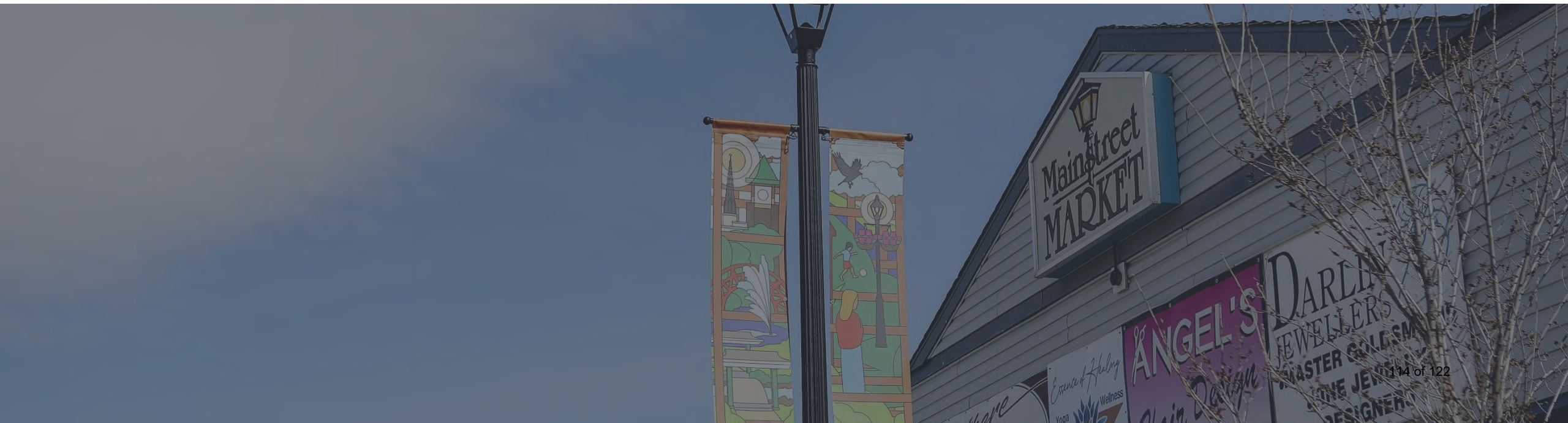


Current

Proposed



Next Steps





Thank you!

Questions or comments?



END OF ITEM



Business Items

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** August 25, 2025**SUBJECT:** Heritage Agricultural Society

EXECUTIVE SUMMARY

President Debi Mills and Managing Director Melissa Hartley will present an overview of the 2025 operations of the Red Brick Common including a facility improvement project which replaced the roof of the Red Brick High School building.

RECOMMENDATION

That Town Council accept the Heritage Agricultural Society update for information and direct Administration to consider the funding request during the 2026-2028 Corporate Plan.

BACKGROUND

The Heritage Agricultural Society is a dedicated non-profit committed to preserving and celebrating the rich heritage and community spirit of Stony Plain. The Society manages Red Brick Common—a vibrant cultural facility partially housed in the historic red brick school building, an important local landmark and designated Provincial Historic Resource. Red Brick Common serves as a cornerstone for arts, culture, and community programming.

To support the long-term preservation of the red brick school building, the Society recently undertook a much-needed facility improvement project to replace its aging roof. This work was essential to ensure the building remains safe, functional, and welcoming for generations to come.

The project received a \$100,000 grant from the Government of Alberta through an infrastructure funding program, which requires matching contributions. While the Society actively pursued matching funds from various sources, they have been unable to secure the remaining \$49,177 needed. Despite this funding shortfall, the Society proceeded with the project to avoid losing the provincial grant, which required the work to be completed in 2025. The Society is requesting one-time capital funding from the Town to support this project in the amount of \$20,000.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Community Development
 - Celebrate our community through the promotion of local art, culture, and history.

ATTACHMENTS

See associated presentation item for attachments.

Prepared by: Chantelle Laberge, Culture and Tourism Development Officer

Reviewed by: Brenda Otto, General Manager, Strategic Services

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



Council Discussion

Closed Meeting



Closed Session Chair Guide:

1. Section 197 of the *Municipal Government Act* states, councils must conduct their meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in the *Access to Information Act (ATIA)*.
2. Before closing all or any part of a meeting to the public, Council must by resolution approve the part of the meeting that is to be closed, and the basis on which, under an exception to disclosure in the *Access to Information Act (ATIA)*, the part of the meeting is to be closed.
3. Members of Council, the Chief Administrative Officer and General Managers may attend closed session discussions. Only invited guests may attend the closed session discussion.
4. All discussion of Closed Session will remain confidential, there will be no notes taken, and no recording during this time.
5. After the closed meeting discussions are completed, any members of the public who are present outside the meeting room must be notified that the rest of the meeting is now open to the public, and a reasonable amount of time must be given for those members of the public to return to the meeting before it continues.

Chair Script

- *The Closed Session of the Council meeting will not be recorded or live streamed for public viewing.*
- *The motion to revert to the public meeting, which will be recorded in the minutes, is the only motion taken during closed session.*
- *Once the motion to revert to the public meeting is made, the Council meeting will continue to be recorded and live streamed.*

This outlines the process of the Closed Session.

The Chair will now call for the motion to go into Closed Session.