

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
GRANDIN HEIGHTS AREA STRUCTURE PLAN AMENDMENT
BYLAW 11/2015**

A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA, TO AMEND THE GRANDIN HEIGHTS AREA STRUCTURE PLAN.

WHEREAS, Parts of the East Half of 34-55-25-W4, located in Morinville, Alberta is identified on the Grandin Heights Area Structure Plan, Drawing SK38 (Land Use Plan), as Two Family Residential, Medium Density Residential, and Semi-Public;

AND WHEREAS, an application has been made to amend the Grandin Heights Area Structure Plan Bylaw to re-designate those parts of the above-noted property to Site Specific Single Detached Residential, Medium Density Residential, and Semi-Public to provide for the site specific direct control of an innovative, design-controlled mixture of compact residential development;

AND WHEREAS, notice of a public hearing for this bylaw held on June 23rd, 2015 has been given in accordance with Section 692 of the Municipal Government Act, 2000 RSA, ch. M-26, as amended;

NOW THEREFORE, the Municipal Council of the Town of Morinville, Alberta, duly assembled, hereby enacts as follows:

1.0 Grandin Heights Area Structure Plan Bylaw No. 19/2006, as amended, is hereby amended by:

1.1 amending Section 2.B.i) by adding the following paragraph to the end of the Section:

A proposed site specific single detached residential area is a specific area west of Grandin Drive between SP Semi Public lands and the R-5 Medium Density Residential site, which will be tied to a specific plan of subdivision for the direct control of residential development which provides for an innovative, design-controlled mixture of smaller home options. In order to accommodate this site specific proposal, a strip of the SP Semi-Public Municipal Reserve lands to the west, of up to ± 9 m wide (an area of ± 0.13 ha), is required to be disposed/exchanged and replaced concurrently with an equal area as part of the Municipal Reserve to be dedicated to the immediate south, and such replacement shall not be considered part of the dedication of Municipal Reserve per Section 666 of the *Municipal Government Act*. All costs associated with the necessary improvements for this exchange shall be borne by the developer.

1.2 amending Section 2.B.ii) by deleting the first paragraph in its entirety and replacing it with the following:

The R-5 Medium Density Residential proposed under the ASP is a specific area located along and fronting the west side of Grandin Drive east of the Single Detached Site Specific Residential Area, and will be tied to a specific plan of subdivision for the direct control of residential development which provides for an innovative, design-controlled mixture of smaller home options on fee simple lots. Access to Grandin Drive will be via a network of local roads with direct access to rear lanes only, with no direct access permitted from the lots to the local or collector roads.

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- 1.3 amending Section 2.B.v) by deleting from the second paragraph "...0.44 hectare SP Semi Public area located along the west side of Grandin Drive between a 2.65 hectare Medium Density Residential area..." and replacing it with:

0.28 hectare Semi Public area located along the west side of Grandin Drive between the Single Detached Site Specific and Medium Density Residential areas

- 1.4 Deleting Drawing SK38 entitled "Grandin Heights Area Structure Plan Land Use Plan" and replacing it with the Map attached hereto as Schedule "A" and forming part of this Bylaw.

2.0 That this Bylaw shall come into full force and effect upon the final passing thereof.


3.0 **SEVERABILITY**

- 3.1 If any Section or parts of this bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Sections or parts of this bylaw shall be deemed to be separate and independent there from and to be enacted as such.

READ a first time the 26th day of May, 2015

READ a second time the 23rd day of June, 2015

READ a third time and finally passed the 23rd day of June, 2015



Lisa Holmes
Mayor



Debbie Oyarzun
Chief Administrative Officer

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SCHEDULE "A" (attached to and forming part of this Bylaw)

