

Report to Council

☒ For Council Decision ☐ For Council Direction
☐ For Council Information



TOPIC:	Land Use Bylaw Amendment No. 10/2025	July 8, 2025
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PURPOSE:

To present Council with Land Use Amendment, Bylaw 10/2025, for 1st Reading, to amend Land Use Bylaw 2/2024, to redistrict a land legally described as Plan 252 0687; Block 1; Lot 10 from Medium Density Residential (R-3) District to Medium/High Density Residential (R-4) District.

RECOMMENDATION:

That Council approve 1st Reading of Land Use Amendment Bylaw No. 10/2025, to amend Land Use Bylaw No. 2/2024.

RATIONALE:

The proposed amendment seeks to facilitate medium to high density residential development, permitting a diverse range of housing forms. The proposed redistricting helps support intensification in areas with adequate infrastructure.

REPORT INFORMATION:

On May 15, 2025, Administration received an application to amend Land Use Bylaw 2/2024 to redistrict approximately 0.957 hectares of land legally described as Plan 252 0687; Block 1; Lot 10 from Medium Density Residential (R-3) District to Medium/High Density Residential (R-4) District.

Attachment #3-Key Map, identifies the location of the subject lands within Morinville. Attachment #4-Redistricting Plan, illustrates the proposed district boundary. This also demonstrates the compatibility of the proposed R-4 District with the existing land use districts of the adjacent properties. Attachment #5-R-3 & R-4 District Regulations provide the regulations for comparison and context regarding the planning implications of the amendment.

Key planning considerations:

- Support for mixed use and commercial viability: Higher density encourages a critical mass of residents, which in turn supports nearby local businesses along 100 Street.
- Housing diversity and lifecycle accommodation: The proposed amendment creates the opportunity to introduce a variety of housing forms (rental units) beyond traditional single detached dwellings. Higher density and diverse forms allow residents to stay in the same neighbourhood through different stages of life.

- Proximity to surrounding amenities: Residents in the proposed development will benefit from access to the nearby school, adjacent green pathways, and the integrated stormwater management trails for walking and recreation.
- Efficient use of public infrastructure: The proposed increase in density aligns with smart growth principles by using existing services.

The proposed amendment supports increased housing availability, supports the viability of nearby commercial services, and leverages existing infrastructure and services.

The amendment aligns with the Westwinds Area Structure Plan (ASP), which classify the subject land under the category of Medium/High Density Residential as shown in Attachment #6- Figure 2: Development Concept, ASP.

IMPACT:

N/A

NEXT STEPS:

Should Council approve 1st Reading of Bylaw No. 10/2025, Administration will advertise and schedule a public hearing for the August 26, 2025, Regular Meeting of Council, or another date as directed, as per the *Municipal Government Act*.

PREVIOUS COUNCIL ACTION:

At the November 13, 2018, Regular Meeting of Council, Council approved Land Use Bylaw 13/2018 to amend Land Use Bylaw 3/2012 by redistricting part of SE 33-55-25-W4 & Part of Plan 032 4958; Block 1; Lot 1 from Urban Reserve (UR) to Medium Density Residential (R-3) District.

ALIGNMENT:

Municipal Development Plan:

Residential Land Use Policies –
Housing Composition:

- Policy 8.23. - Morinville shall encourage a diversity of housing types, forms, levels of affordability, and densities in residential areas.
- Policy 8.24. - Morinville shall encourage higher residential density developments in appropriate locations supported by quality design, access to local amenities and services, and infrastructure capacity.

Inclusionary Housing:

- Policy 8.29. - Morinville shall support a range of housing types and forms throughout the community.

Westwinds Area Structure Plan (ASP):

- Policy 2.1: Morinville shall encourage a mix of land uses that create opportunities for living, working, playing, shopping and learning.

- Policy 2.3: The Developer should provide opportunities for a variety of housing options and types such as: single detached homes, semi-detached homes, and townhomes with either with front attached or lane accessible garages; and, condominiums and rental apartments, to encourage a diverse and inclusive community that caters to a wide range of income, age and social groups.

CONSULTATION/ENGAGEMENT:

Administration circulated the application to relevant stakeholders, and no concerns were raised.

PRESENTER:	A. Gupta, Development Planner	ATTACHMENTS: <ul style="list-style-type: none">• Presentation• Bylaw No. 10/2025• Key Map• Redistricting Plan• R-3 and R-4 District Regulations, Land Use Bylaw• Figure 2- Development Concept, Westwinds Area Structure Plan
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