

Report to Council

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



TOPIC:	Land Use Amendment Bylaw No. 11/2025	July 8, 2025
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PURPOSE:

To bring forward administrative amendments to Land Use Bylaw 2/2024, as amended, that remove unnecessary direct control districts, align with updates to provincial legislation, and provide clarity regarding Council's authority.

RECOMMENDATION:

That Council approve 1st Reading of the Land Use Amendment Bylaw No. 11/2025, to amend Land Use Bylaw No. 2/2024.

RATIONALE:

The proposed Land Use Bylaw amendments focus on simplifying and updating the bylaw by reducing the number of Direct Control Districts and removing three (3) unused or redundant districts. This streamlining effort is intended to reduce complexity, improve clarity for applicants, and align properties with standard land use districts where appropriate.

Additional text amendments include clarifying Council's role as the approval authority and aligning the bylaw with recent provincial legislation, including changes related to election signage as outlined in Bill 54.

REPORT INFORMATION:

Redistricting:

Redistricting of the noted properties allows the removal of three (3) districts from the Land Use Bylaw (LUB). These are the Site-Specific Direct Control Duplex and Muti-Unit Residential District (DC-3-6), the Site-Specific Direct Control Small Lot Residential District (DC-3-4) and the Direct Control Special District (DC-2).

Legal Address	Civic Address	Current District	Proposed District
Plan 142 5742, Block 3, Units 2A, 2B and 2C	Units 1, 2 and 3 9810-101 Avenue	Site-Specific Direct Control Duplex and Multi-Unit Residential (DC-3-6)	Residential Mixed Form (R-X)
a portion of SW-3-56-25-W4, north of 101 Avenue	Not Assigned		

Plan 972 0345, Block 0, Lot 5	Not Assigned	Site Specific Direct Control Small Lot Residential (DC-3-4)	Residential Mixed Form (R-X)
Plan 772 2355, Block 13, Lot 33	9514-100 Street	Direct Control Special (DC-2)	General Commercial (C-2)
Plan 1259PX, Lot OT and Plan 802 0274, Lot A	10102 107 Street	Direct Control Special (DC-2)	Public and Private Service (PS)
Plan 802 0274, Lot B	10310 107 Street		
Plan 902 3167, Block 27, Lot 75	737 Grandin Drive	Direct Control Special (DC-2)	Neighbourhood Commercial (C-5)

The proposed redistricting and removal of the noted land use districts reduce the length and number of districts in the LUB. Transitioning parcels from direct control to standard districts simplifies the approval processes while adding transparency, consistency, and predictability to land use approvals.

Text Amendments

The proposed amendment to policy 1.4.2.3.0 removes the reference to Council as the Development Authority to provide clarity and avoid redundancy. Under Section 623(b) of the Municipal Government Act (MGA), Council establishes the Development Authority by bylaw. Section 641(3) of the MGA also allows Council to either make decisions on development permit applications in direct control districts or delegate that authority. As such, explicitly naming Council as the Development Authority within the Bylaw is unnecessary and may limit Council's flexibility.

Amendments to election signs for provincial elections are considered a housekeeping amendment to reflect changes to provincial legislation as presented in Bill 54.

IMPACT:

N/A

NEXT STEPS:

Should Council approve 1st Reading of Bylaw 11/2025, Administration will advertise and schedule a public hearing for August 26, 2025, Regular Meeting of Council, or another date as directed, as per the *Municipal Government Act*. Impacted landowners will be notified by mail.

PREVIOUS COUNCIL ACTION:

No Previous Council action directly pertains to the proposed Bylaw 11/2025 Report.

ALIGNMENT:

Municipal Development Plan

Residential Land Use Policies –

Housing Composition:

- Policy 8.23. -Morinville shall encourage long-range residential expansion to take place in a logical and sustainable manner that maximizes the efficient use of land and available infrastructure.

- Policy 8.24. -Morinville shall encourage a diversity of housing types, forms, levels of affordability, and densities in residential areas.
- Policy 8.25.-Morinville shall encourage higher residential density developments in appropriate locations supported by quality design, access to local amenities and services, and infrastructure capacity.

Integration of Housing Type:

- Policy 8.27.-Morinville shall support housing design that carefully buffers and/or integrates varying housing densities within a neighbourhood or on a single block or street to create smooth visual transitions between and among various housing forms.

Inclusionary Housing:

- Policy 8.30.- Morinville shall support a range of housing types and forms throughout the community.

Morinville 2022-2025 Strategic Plan:

Goal 1 - Community Building,

- *“Objective- Residents and businesses are actively engaged in and aware of decision making and planning our future”*

CONSULTATION/ENGAGEMENT:

Administration sent letters to the landowners of affected properties on May 2, 2025. One property owner wished to remain as a Direct Control District; this property and district were removed from the proposed amendment. In late May, Administration followed up via email to landowners with an email address on file. Administration received no objections to the proposed amendments.

ALTERNATIVES:

N/A

PRESENTER:	K. Oxley, Senior Planner	ATTACHMENTS: <ul style="list-style-type: none">• Presentation• Bylaw No. 11/2025• Key Map• Redistricting Plans• Proposed Redline Text Amendments (Impacted Pages Only)• Land Use Bylaw 2/2024
PREPARED BY:	K. Oxley, Senior Planner	
CLEARANCES:	M. Hay, Chief Administrative Officer T. Nisko, Interim General Manager, Administrative Services T. Auer, Manager, Planning and Economic Development	