

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
COEUR DE MORINVILLE AREA STRUCTURE PLAN AMENDMENT BYLAW
BYLAW 3/2025
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A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA, TO AMEND THE COEUR DE MORINVILLE AREA STRUCTURE PLAN.

WHEREAS, Council at its meeting of June 11th, 2013, gave third reading to the Coeur de Morinville Area Structure Plan Bylaw No. 7/2013;

AND WHEREAS, an application has been made to review, update and revise the Coeur de Morinville Area structure Plan, being Bylaw No. 7/2013, to ensure continued conformity with the requirements of Sections 633 and 638 of the *Municipal Government Act*, and amendments thereto, as well as the provisions of the Town of Morinville Municipal Development Plan being Bylaw No. 11/2012, and amendments thereto;

AND WHEREAS, the Municipal Council of the Town of Morinville deems it appropriate to review, update and revise the policies related to redistricting and the use of Direct Control Districts in the Coeur de Morinville Area Structure Plan, being Bylaw No. 7/2013;

AND WHEREAS, notice of a public hearing for this Bylaw held on February 25, 2025, has been given in accordance with Section 692 of the Municipal Government Act, 200 RSA, ch. M-26, as amended; and,

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

- 1.0 Coeur de Morinville Area Structure Plan Bylaw No. 7/2013 is hereby amended by the Coeur de Morinville Area Structure Plan Amendment Bylaw (No. 3/2025) attached hereto and forming part of this Bylaw by:
 - 1.1 Deleting the following clause under Chapter 4, “Low Density Residential Designation | Character Area D”, Page 60, Paragraph 1:
 - 1.1.1 *“Higher Density residential development will require an application for redistricting to Direct Control – Coeur de Morinville Residential District.”*
 - 1.2 Amending the following clause under Chapter 4, “Area D1”, Page 62, Policy 1 and replacing it with:
 - 1.2.1 *“Three-unit residential infill may be considered along the east side of 104 Street”*
 - 1.3 Amending the following clause under Chapter 4, “Area D1”, Page 62, Policy 3 and replacing it with:
 - 1.3.1 *“Two-unit residential infill may be considered throughout the area.”*
 - 1.4 Amending the following clause under Chapter 4, “Area D2”, Page 64, Paragraph 2 by deleting:
 - 1.4.1 *“and will be limited to two unit residential developments”*

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- 1.5 Amending the following clause under Chapter 4, “Area D2”, Page 64, Policy 3 and replacing it with:
- 1.5.1 *“Two-unit residential infill may be considered throughout the area.”*
- 1.6 Amending the following clause under Chapter 4, “Area D3”, Page 66, Paragraph 2 and replacing it with:
- 1.6.1 *Redevelopment of lots south of 99 Avenue will be limited to two-unit residential. Larger lots may be further subdivided provided they meet the minimum size requirements prescribed in the Land Use Bylaw. The very large lots north of 99 Avenue are expected to be able to absorb infill of slightly higher density. Very large lots will be considered for further subdivision. Infill on re-subdivided lots will have to exhibit sensitive site layout and careful architectural design to avoid crowding, obtrusive overshadowing of adjacent houses, and other similar negative impacts on the existing neighbourhood.”*
- 1.7 Amending the following clause under Chapter 4, “Area D3”, Page 66, Policy 1 and replacing it with:
- 1.7.1 *“Three-unit residential infill may be considered north of 99 Avenue, between 103 Street and 100A Street”.*
- 1.8 Deleting the following clause under Chapter 4, “Low Density Residential Designation | Area D3”, Page 66, Policy 2:
- 1.8.1 *“Further subdivision of existing lots may be supported if the resultant lots comply with the regulations of the Land Use Bylaw.”*
- 1.9 Amending the following clause under Chapter 4, “Area D3”, Page 66, Policy 4 and replacing it with:
- 1.9.1 *“Two-unit residential infill may be considered throughout the area”.*
- 1.10 Amending the following clause under Chapter 4, “Area D4”, Page 68, Paragraph 1 and replacing it with:
- 1.10.1 *“Future infill may be suitable.”*
- 1.11 Amending the following clause under Chapter 4, “Area D4”, Page 68, Policy 1 and replacing it with:
- 1.11.1 *“The design of two-unit dwelling units shall respect the character, scale and massing of existing homes.”*
- 1.12 Amending the following clause under Chapter 4, “Area D4”, Page 68, Policy 3 and replacing it with:
- 1.12.1 *“Two-unit residential infill may be considered throughout the area.”*

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1.13 Deleting this entire section and subsections under Chapter 5, Planning & Design Considerations - “Redistricting Applications, Policies”, “Minimum Application Requirements”, and “Mandatory Evaluation Criteria”, Pages 80-81.

1.14 Deleting the entire subsection under Chapter 6, Implementation | Implementation Projects, “Site Specific Direct Control”, Page 91.

1.15 Deleting the following clause under Chapter 6, Implementation | Implementation Projects, “Redevelopment & Infill Development (short term)”, Page 92, Paragraph 1:

1.15.1 *“Redevelopment and infill applicants requiring a Direct Control – Coeur de Morinville Residential redistricting shall work with the Development Officer to determine the following, as applicable:*

- *Site Coverage*
- *Building Setbacks*
- *Building Heights*
- *Street Frontage, Access & Circulation*
- *Landscaping, Parking, Lighting and Signage*
- *Residential Building Size*
- *Commercial Floor Area Ratio.”*

2.0 SEVERABILITY

2.1 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.

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COMING INTO FORCE

This Bylaw shall come into full force and effect when it receives third reading and is duly signed.

READ a first time this 14 day of January, 2025.

READ a second time this 25 day of February, 2025.

READ a third and finally passed the 25 day of February, 2025.

ORIGINAL SIGNED

Simon Boersma
Mayor

ORIGINAL SIGNED

Michelle Hay
Interim Chief Administrative Officer