

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
CHAMPAGNE DISTRICT AREA STRUCTURE PLAN AMENDMENT
BYLAW 11/2023**

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

WHEREAS, Council at its meeting of March 28th, 2006, gave third reading to the Champagne District Area Structure Plan Bylaw No. 9/2006;

AND WHEREAS, Council found it desirable from time to time to amend the Champagne District Area Structure Plan through the passage of Bylaw 19/2012, 3/2014, and 1/2017; and

AND WHEREAS, a portion of Parcel A, Plan 782 2855, located in Morinville, Alberta is identified on the Champagne District Area Structure Plan Development Concept (Figure 6) as Duplex-side-by-side Residential;

AND WHEREAS, an application has been made to amend the Champagne District Area Structure Plan to re-designate that portion of the above-noted lands from Duplex-side-by-side with Low Density Residential land use;

AND WHEREAS, notice of a public hearing for this bylaw held on April 25th, 2023 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 Champagne District Area Structure Plan Bylaw No. 9/2006, as amended, is hereby amended by the Champagne District Area Structure Plan Amendment attached hereto and forming part of this Bylaw by:
 - 1.1 deleting "Figure 6 – Development Concept" of the Champagne District Area Structure Plan, as amended, and replacing it with "Figure 6 – Development Concept, Bylaw 11/2023" as shown on the sketch plan annexed hereto as Schedule "A".
 - 1.2 deleting "Table 1 – Area Breakdown" of the Champagne District Area Structure Plan, as amended, and replacing it with "Table 1: Area Breakdown, Bylaw 11/2023" as shown on the sketch plan annexed hereto as Schedule "B".
Where there are inconsistencies between the Champagne District Area Structure Plan text and this Bylaw, the amended table(s) described herein shall prevail and are intended to apply to the text of the Champagne District Area Structure Plan at the discretion of Council.
 - 1.3 Deleting "Table 2 – Number of Units and Population" of the Champagne District Area Structure Plan, as amended, and replacing it with "Table 2 - Number of Units and Population, Bylaw 11/2023 as shown on the sketch plan annexed hereto as Schedule "C".
- 2.0 That this Bylaw shall come into full force and effect upon the final passing thereof.

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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 28th day of March, 2023

READ a second time the 25th day of April, 2023

READ a third time and finally passed the 25th day of April, 2023

ORIGINAL SIGNED _____

Simon Boersma
Mayor

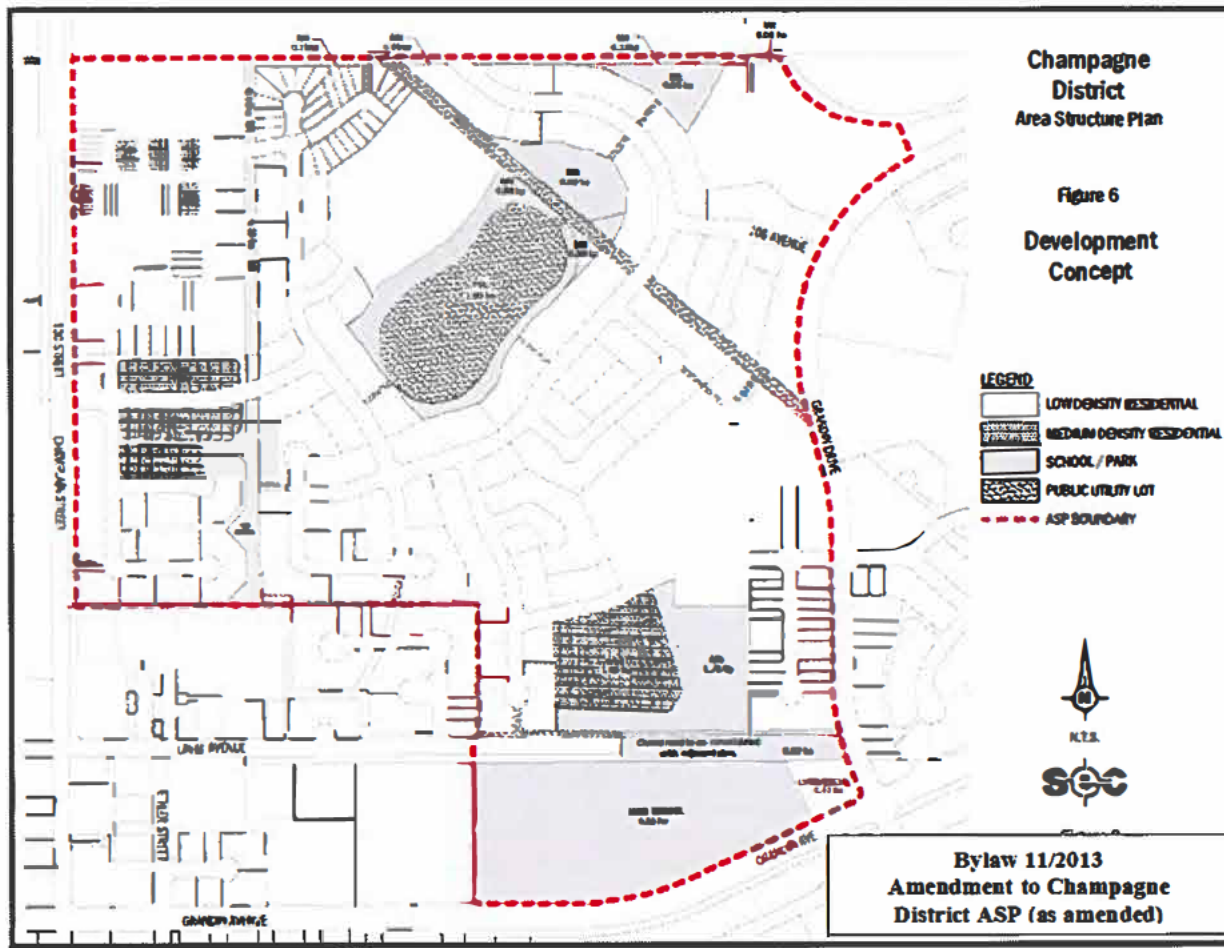
ORIGINAL SIGNED _____

Naleen Narayan
Chief Administrative Officer

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

Figure 6 – Development Concept, Bylaw 11/2023



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

Table 1: Area Breakdown, Bylaw 11/2023

Land Use	Hectares	% of GDA
Gross Area	71.44	
Public Utility Lots	4.14	
Morinville High School	5.55	
Commercial Site	0.41	
101 st Avenue – Consolidated with adjacent sites	0.92	
Gross Developable Area (GDA)	60.42	100.0%
Roads	13.19	
Municipal Reserve	6.40	
Non Residential Area	19.59	
Net Residential Area (NRA)	40.83	68.0%
Medium Density Residential	3.50	
Low Density Residential	37.33	

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

Table 2- Number of Units and Population, Bylaw 11/2023

	Low Density		Medium/High Density	Total
	Single Detached Dwelling	Duplex		
Area (hectares)	34.39	2.94	3.50	40.83
Units/ha	21	24	54	
Units	722	70	189	981
Population/Unit	3.46	3.1	2.6	
Population	2,498	217	491	3206
School Generation (units x 1.2)	866	84	226	1,176

* Please note, unit counts are approximate only and may vary at the time of subdivision.

** Hectares designated for low density may vary between housing product types at the subdivision stage.