

**TOWN OF MORINVILLE  
PROVINCE OF ALBERTA  
GRANDIN HEIGHTS AREA STRUCTURE PLAN AMENDMENT  
BYLAW 21/2014**

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

**WHEREAS**, Parts of NE 34-55-25-W4 and SE 34-55-25-W4, located in Morinville, Alberta is identified on the Schedule A as R-5 Medium Density Residential;

**AND WHEREAS**, an application has been made to amend the Grandin Heights Area Structure Plan Bylaw to re-designate portions of the above-noted property to SP – Semi Public to provide for a public park;

**AND WHEREAS**, notice of a public hearing for this bylaw held on October 28<sup>th</sup>, 2014 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.ii) by deleting the first paragraph in its entirety and replacing it with the following:

“The medium density residential proposed under the ASP is 35 dwelling units per gross hectare with some variation as may be required to accommodate efficient land usage. The only R-5 Medium Density Residential proposed is an approximate 2.65 hectare area located along the west side of Grandin Drive south of a 4.00 hectare R-4 Two Family Residential area and north and east of SP Semi Public lands, and has direct access to a collector roadway. The density proposed is considerably less than the Town’s current maximum of 54 du/ha for a Medium Density District.”
  - 1.2 amending Section 2.B.v) by appending to the second paragraph:

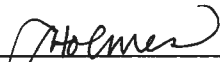
“An approximate 0.44 hectare SP Semi Public area located along the west side of Grandin Drive between a 2.65 hectare Medium Density Residential area and an existing residential cul-de-sac will tie into and provide additional public park space, pedestrian access and vehicular parking to the active recreational area to the northwest.”
  - 1.3 Deleting the Map entitled “Bylaw 24/2008 – Grandin Heights Land Use Plan” and replacing it with the Map entitled “Grandin Heights Area Structure Plan Land Use Plan”, 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.

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READ a first time the 14<sup>th</sup> day of October, 2014

READ a second time the 28<sup>th</sup> day of October, 2014

READ a third time and finally passed the 28<sup>th</sup> day of October, 2014

  
\_\_\_\_\_  
Lisa Holmes  
Mayor

  
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Debbie Oyarzun  
Chief Administrative Officer

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

