

TOWN OF MORINVILLE
PROVINCE OF ALBERTA

BYLAW 24/2008

A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA,
TO AMEND BYLAW 19/2006, THE GRANDIN HEIGHTS AREA STRUCTURE
PLAN.

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the
Municipal Council of the Town of Morinville, may, by bylaw, adopt an area structure
plan for an area; and

WHEREAS on July 11, 2006, Council adopted, Bylaw 19/2006, the Grandin Heights
Area Structure Plan; and

WHEREAS an application was received by the Planning and Development Department
to amend the Grandin Heights Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Grandin Heights Area Structure
Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal
Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the Town
of Morinville duly assembled enacts as follows:

- (1) The Grandin Heights Area Structure Plan is hereby amended by:
 - a. deleting Section 2.B.ii) Medium Density Residential and substituting:

“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 R5 Residential medium density proposed is a approximate 3.09 ha. area located along the west side of Grandin Drive between a 4.00 hectare R-4 Residential area and an existing low-density residential cul-de-sac. The density proposed is considerably less than the Town’s current maximum of 50 du/ha for a R5 district. This area backs onto municipal reserve land, and has direct access to a collector roadway.

There exists a small odd shaped area in the extreme north corner of the ASP, which is situated north of Pipeline Right-of-Way 5255 KS consisting of 1.7 hectares of land. It is proposed that the north portion of 0.5 hectares be dedicated as municipal reserve with the remaining land being designated as R4 Residential.”
 - b. deleting the Map entitled “Notre Dame / Grandin Heights Overall Proposed Land Use Plan” and substituting therefor the Map entitled “Bylaw 24/2008 – Grandin Heights Land Use Plan” attached hereto as Schedule “A” and forming part of this Bylaw;

- c. adding in Section 6 - Development Sequence, in the second sentence of paragraph one and between the words "...estate lots (RE)..." and "... and townhouse condominium units (R5)." the following "semi-detached units";
- d. deleting in Section 6 - Development Sequence the second paragraph, and substituting therein "The first phase of the medium density residential consists of approximately 90 dwelling units at the north end of the designated multiple family area along Grandin Drive."

(2) SEVERABILITY

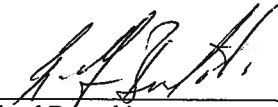
If any Section or Section of this Bylaw or parts thereof are found in any court of law to be illegal or beyond the power of Council to enact, such Section or Sections or parts thereof shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

(3) That this Bylaw shall come into full force and effect upon the final passing thereof.

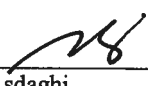
READ a first time this 26th day of August, 2008

READ a second time this 23rd day of September, 2008

READ a third time and finally passed this 23rd day of September, 2008



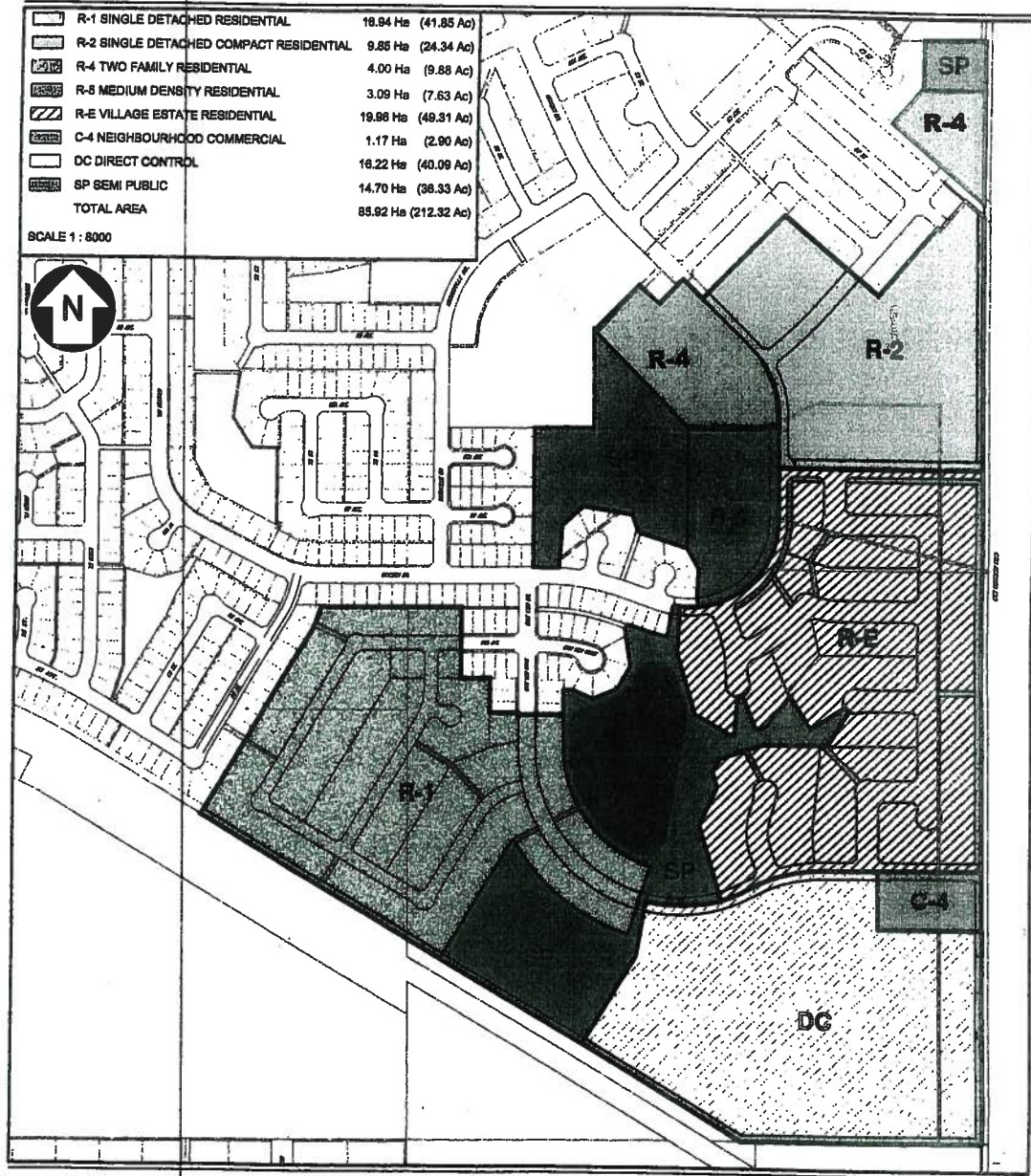
R. Lloyd Bertschi
Mayor



Milad Asdaghi
CAO

SCHEDULE "A"

(attached to and forming part of this Bylaw)



TRANS AMERICA GROUP MORINVILLE, ALBERTA	
- Bylaw 24/2008 - Grandin Heights ASP Land Use Plan	
	DRAWING NUMBER: SK38