



April 10, 2026

Town of Stony Plain  
4905 – 51 Avenue  
Stony Plain, AB  
T7Z 1Y1

**RE: Town of Stony Plain – 2026 Land Use Bylaw Update**

Dear Mayor Choy and Members of Council

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

We write in advance of first reading of the 2026 Land Use Bylaw Update to respectfully request that Council direct administration to include amendments to the R5 District within the scope of the bylaw currently before you.

We provided written comments to administration earlier this year and appreciate the collaborative process that has been undertaken. Those comments are attached for Council's reference. Our request today is specific: the current bylaw scope does not address a gap in the R5 District that would meaningfully expand Stony Plain's housing options.

The amendments we are seeking are modest. Reducing minimum lot width to accommodate 12- to 14-foot building pockets, and reducing minimum lot depth to 25 metres, would enable narrower and shallower row housing formats that respond to demonstrated market demand and support greater affordability. Accommodating Accessory Suites within the R5 District as a permitted or discretionary use — subject to appropriate parking and site regulations — would add gentle density, expand attainable rental supply, and support multigenerational living, all without changing neighbourhood character.

Both amendments are consistent with Stony Plain's commitment to housing diversity and are implementable within the current update cycle. First reading is the appropriate moment for Council to signal whether these items should be included in the bylaw's scope before it advances.

BILD Edmonton Metro is available to meet with Council or administration to discuss these recommendations at any time. We appreciate the opportunity to contribute to this process and look forward to continued engagement



Sincerely,

A handwritten signature in black ink, appearing to read "Kalen Anderson".

Kalen Anderson, RPP, MCIP  
CEO  
BILD Edmonton Metro

Copy:	Tom Goulden, Chief Administrative Officer	Town of Stony Plain
	Brett Newstead, General Manager, Planning & Infrastructure	Town of Stony Plain
	Miles Dibble, Manager, Planning and Development	Town of Stony Plain
	Reanna Rehman, Chair, Regional Committee	BILD Edmonton Metro
	Jamie Kitlarchuk, Chair, Stony Plain Working Group	BILD Edmonton Metro

## 2026 Land Use Bylaw Update – Summary Table

Category	Change	Rationale	BILD Comments
<b>Additional BILD Recommendations</b>	<p>R5 District – Reduce minimum width to accommodate 12' to 14' building pockets.</p> <p>Reduce minimum lot depth to 25m, which aligns with many other municipalities in the region.</p>	<p>Reducing the minimum width and depth for Row House units will allow for more diversity in product type and price point. The current regulations restrict a form of Row Housing that is extremely successful in the region, and developers / builders believe there is market demand for narrow and / or shallow row housing in Stony Plain.</p>	<p>BILD has identified this gap in the Town's current housing options, and encourages the Town to consider updating the applicable LUB regulations to accommodate these unit sizes.</p>
	<p>R5 District – Accommodate Accessory Suites (secondary suites) as a permitted or discretionary use, as long as the parking and site regulation requirements are met.</p>	<p>Secondary suites offer a practical way to add gentle density and more attainable rental housing within existing neighbourhoods, making better use of existing infrastructure and services without changing community character. They also support local homeowners with mortgage-helping income, and provide opportunities for aging in place and multi-generational housing.</p>	<p>Parking concerns and development standards can be regulated through appropriate LUB regulations.</p>
<b>Signs</b>	<p>Add a definition for "Sign"</p>	<p>To clarify what is regulated and ensure consistent interpretation.</p>	
	<p>Review regulations to: limit the total number of signs per site; review setbacks between signs on the same site; restrict signs for businesses not located on the site (offsite signage).</p>	<p>Lack of regulation may create a proliferation of signage on some sites.</p>	
	<p>Add a setback requirement for signs from driveways/accesses to sites.</p>	<p>To enhance safety and visibility.</p>	
	<p>Add a maximum allowable height for Election Signs.</p>	<p>Specifying a maximum height for Election Signs, in addition to the existing area limits, will improve safety, visual consistency, and fairness.</p>	
	<p>Revise Sign type definitions to focus on description rather than regulation. Move any regulations to the appropriate section.</p>	<p>Definitions should provide description of a sign, how a sign type is used, structure, material, etc. to describe the sign type and not regulate the sign type.</p>	
<b>Road and Related Matters</b>	<p>Add definitions for "Road" and "Laneway"</p>	<p>To clarify what is regulated and ensure consistent interpretation.</p>	<p>Clarify if this definition is intended to differentiate public roadways vs private internal laneways (in commercial, industrial or multi-unit site), or to</p>

Category	Change	Rationale	BILD Comments
			differentiate between public roadways and public lanes.
	Specify a minimum internal road width for uses other than residential and mixed-use developments to address current gap.	Ensures safe and efficient access for vehicles and emergency services, addresses a regulatory gap, and promotes consistent site design.	Should this be addressed through the Municipal Design / Engineering Standards? Want to avoid redundancies in different documents in order to minimize discrepancies.
	Set minimum width for access to building parkades.	To address a current gap.	
	Consider relocating the parking table.	Ease of reading and efficient organization.	
<b>Various Yard &amp; Lot Requirements</b>	Review fence heights in flankage yards, especially those abutting garages on adjacent sites.	Appropriate fence heights help maintain clear sightlines for both vehicles and pedestrians, reducing the risk of accidents when entering or exiting driveways or garages. Not all scenarios captured in Figure 3.22.1, creating a gap.	
	Review the projections section of the regulations to ensure that current regulations are not inadvertently restricting deck construction and requiring unnecessary variances for decks.	Setback requirements to decks should support practical residential development, minimize barriers for builders/homeowners, and maintain neighborhood planning standards.	Are there examples of current challenges related to this item?
	Review regulations to amend any unintended restrictions on detached rear garages in the rear yard of Zero Lot Line Developments.	Unintended restrictions can prevent property owners from building rear detached garages, which may limit development options and may create unnecessary barriers for homeowners and builders.	Which regulations are creating unintended challenges?
	Review maximum allowable site coverage for detached garages for internal Row Housing Units.	To ensure the current regulations are not inadvertently restricting detached garage construction for internal row housing units and requiring unnecessary variances.	
	Include regulations for building facades on corner lots. Specifically, infill row house development where the building front faces the flankage yard (side street), with the side of the building facing the front yard.	To enhance the neighbourhood's appearance, promote architectural consistency, and improve curb appeal.	
	Consider amending the setback requirements for proximity to a wellsite, pipeline or utility easement to reduce the required setback.	To eliminate any unintended restrictions created by the current regulations.	What are the current issues the Town is wanting to address? AER regulates the minimum setback requirements, and developers must work with the operator / licensee to ensure adequate setbacks are provided.

Category	Change	Rationale	BILD Comments
<b>Development Permit Requirements</b>	Require a development permit for swimming pools and driveway widenings.	Swimming pools and driveway widenings have an impact on site coverage, grading, landscaping, and utilities. A review is required by the Development Officer to confirm exemption. This approach streamlines administrative processes, ensures consistent review standards, and helps optimize resource management.	Driveways already have minimum width and maximum site coverage regulations. Are there many cases where these are not being adhered to?
	Require a development permit for a fascia sign.	It is necessary to review the regulation to verify if an exemption applies. This approach streamlines administrative processes, ensures consistent review standards, and helps optimize resource management.	
	Remove the requirement for internal row housing units to have rear yard access from public land.	To address issues with administering.	Please clarify that this change would allow for development of front garage / access row housing. If so, we agree with this proposed update.