2. The current Municipal Development Plan
We thank you

Uniquely Stony Plain: Municipal Development Plan (MDP) 2013 grew from collaboration among Stony Plain residents and key stakeholders.

We kindly thank all participants for giving their time and sharing their views on making Stony Plain a better place for all.

We also thank MXD Development Strategists Ltd., C.J. Reddy and Stantec for technical advice.
Contents

OUR PLAN 5
Perspective 6
Purpose 7
Process 8
Structure 9

OUR COMMUNITY 10
History 11
Present 12
Future Growth Challenges 13

OUR VISION 14

THE THEMES 21
Environmental Responsibility 22
Community Development 23
Economic Opportunity 24
Supportive Infrastructure 25
Governance and Partners 26

THE POLICIES 27
ENVIRONMENTAL RESPONSIBILITY 28
Direction 1.1: Recognize the Town’s commitment to the health of our environment 28
Direction 1.2: Enable renewable energy innovation 29
Direction 1.3: Improve solid waste management 29
Direction 1.4: Avoid noise impacts and unwanted light 30
Direction 1.5: Address issues of community resiliency 30

COMMUNITY DEVELOPMENT 31
Direction 2.1: Maintain a high quality of life in stable areas 31
Direction 2.2: Manage for positive change in areas designated for transition 31
Direction 2.3: Design new neighbourhoods for quality of life 32
Direction 2.4: Ensure community culture is rooted in history but committed to being inclusive, dynamic and diverse 33
Direction 2.5: Provide a comprehensive leisure system for a socially connected and healthy community 34

ECONOMIC OPPORTUNITY 35
Direction 3.1: Expand and diversify the Town’s economic base 35
Direction 3.2: Implement marketing strategies 36
Direction 3.3: Enhance the viability of the historic downtown 36


SUPPORTIVE INFRASTRUCTURE 37
Direction 4.1: Adopt a ‘complete streets’ philosophy for street design 37
Direction 4.2: Promote alternative transportation as a key part of the overall transportation strategy 38
Direction 4.3: Prepare for a transit system 39
Direction 4.4: Maintain our existing services 40
Direction 4.5: Provide new services and utilities in newly developing areas 41

GOVERNANCE AND PARTNERS 42
Direction 5.1: Making the most of our financial capability 42
Direction 5.2: Governing responsibly 42
Direction 5.3: Fostering interaction and engaging the community 43
Direction 5.4: Working with neighbours and stakeholders 44
Direction 5.5: Regional partnerships 45

GROWTH MANAGEMENT AND LAND USE PLAN 46
Growth Pattern and Target Densities 47
   Figure 1: Urban Growth Plan 48
Land Requirements for Future Development 49
   Figure 2: Growth Management Strategy 51
Land Use Policies 52
   Figure 3: Future Land Use 53
   6.1 General 54
   6.2 Open Space and Parks 57
   Figure 4: Open Space and Parks 59
   6.3 Areas of Stability 60
   6.4 Areas of Transition 61
   Figure 5: Areas of Transition Map 64
   6.5 Areas of New Residential Development 65
   6.6 Employment Lands 69
   6.7 Institutional Lands 71
   6.8 Areas for Future Urban Development 72

IMPLEMENTATION 73
Actions 74
   Proposed Municipal Planning Framework 75
Amendments and Monitoring 77
Our Plan

Together, we set out this comprehensive road map for our community over the next 20 years.

The MDP will help guide land use and development. It provides guidance for creating a complete, sustainable community.

Our Plan has a Vision, Themes and Policies to help us start out on the journey and keep on track.
Perspective

The Municipal Government Act (Section 632) requires the Town of Stony Plain to have a MDP.

The Plan must specifically address future land use, development and infrastructure. It also has the authority to address other important community issues.

The Capital Region Board (CRB), under Ministerial Order, has the authority to approve municipal statutory plans and ensure compliance with the Capital Region Growth Plan: Growing Forward, within the Regional Evaluation Framework.

In the future, our Plan may be amended to align with the North Saskatchewan Regional Plan, currently being developed under the Alberta Land Stewardship Act.
Purpose

The Plan provides a framework to promote a complete, sustainable community. It looks at not just ‘what’ goes ‘where’ but allows us to integrate our own policies on:

- environment,
- community,
- economy,
- infrastructure and
- governance.

*Our community recognizes sustainability as a driving force in going forward.*

The Plan goes beyond just fulfilling its legal mandate. It builds on the Community Sustainability Plan (2005) and other Town-documents.

Sustainability is the driver for the Vision, Themes, Policies and Actions. It uses social equality, cultural vitality, economic viability and environmental responsibility to guide decision-making.

The Vision is to build on community strengths and make improvements. The Plan will establish priorities and deliver effective governance.

The Plan integrates future infrastructure needs with proposed land use requirements to support rational growth management.

It provides a roadmap for future sustainable physical growth by defining specific policies for areas of:

- stability,
- transition and
- new growth.

It estimates land requirements for the next 20 to 30 years and allocates where, and in what sequence, new developments occur. This supports our Vision based on quality of life.

The MDP is coordinated with Provincial and Capital Region planning initiatives, our neighbours and key stakeholders.
Process

We created the Plan after a comprehensive public process. We analyzed thoroughly, considered options and refined solutions.

We chose a responsible process and engaged the public and stakeholders in discussing the community’s future. Consultation was multi-faceted, and information was shared through community news and feedback. Face-to-face discussions were held throughout the planning process.

The Vision and Themes grew from community discussions on what you, the community, liked about Stony Plain and wanted in the future.
Structure

The Plan — Visions, Themes and Policies — reflect what the community wants to see over the next 20 years.

This Vision has five Themes:

• environmental responsibility,
• community development,
• economic opportunity,
• supportive infrastructure and
• responsible governance.

These five Themes form the Plan’s structure. The Plan’s comprehensive policies are organized around these Themes.

The Plan’s final section addresses Implementation — from actions, to monitoring, to amendments. The MDP is supplemented by several other reports that, while not part of this Plan, provide key background information.
Our Community

Our community is unique. It started as a service centre for the surrounding agricultural lands and has grown to be a municipality, with its own character — based on its rich heritage and a forward-looking vision.
History

Our history began in 1881, when the first homestead was established. Stony Plain was incorporated in 1907, with a population of more than 1 000 people.

During the next 60 years, Stony Plain grew slowly to approximately 1 500 people. Later, we experienced rapid growth due to Alberta’s significant natural resource development and our strong transportation connections with Edmonton. By 2011, we had more than 15 000 residents.

The population has grown more than four per cent per year in the past five years. We see a slight shift towards adults between the ages of 21 and 65 and seniors. We’ve had a small decline in the percentage of young children.

We have developed as a community with places to work, recreate and live.

Our community has a balance of all ages, income levels and family types. We have a range of housing types, prices and household orientations. We offer housing suitable for young families, older families and seniors.

Stony Plain has a stable employment base. There are businesses downtown, on main arterial roads and along Highway 16A; employment is expanding northward.
Present

Stony Plain is located approximately 17 km west of Edmonton, within Alberta’s Capital Region. On our eastern border is Spruce Grove. Parkland County surrounds both of us.

People see Stony Plain as highly livable, due to social and cultural aspects. Our traditional Main Street is the heart of the town — with murals paying homage to our rich cultural heritage.

There is a wide range of recreation and leisure facilities, including:

- a linear trail system,
- Multicultural Heritage Centre,
- Pioneer Museum,
- Community Centre,
- Heritage Pavilion and
- TransAlta Tri Leisure Centre.

Our community is welcoming and friendly, with a strong social fabric backed by exceptional volunteerism.
Future Growth Challenges

Growth pressures continue, given our livability and easy commute to Edmonton. In 2013, the CRB estimated that by 2044 Stony Plain’s population will be about 36,000, with approximately 12,000 local jobs.

New developments over the Plan’s life will bring fiscal challenges. We will need to provide the social, recreational and cultural services, and hard infrastructure, to keep the town so livable.

We aim to balance maintaining our community character, while accommodating change that comes with growth.
Our Vision

We are environmentally friendly
We are a community
We have economic opportunity
We are supported by our infrastructure
We have responsible governance
Our residents and stakeholders helped write the Vision for the future.

Community parties, a website and focused discussions captured what you valued and wanted in the future.

This Vision and the five Themes are critical in shaping the Plan and its policies. They are intended to be inspirational and realistic. Each Theme is equally important and will be integrated into our planning and decision-making over the next 20 years.
We are environmentally friendly

We have integrated social, environmental and economic goals to reinforce environmental protection and manage our environmental footprint. Stony Plain is a compact community, with a mix of uses, supported by strong, non-vehicular networks. We have fostered and retained our connections to open spaces and agricultural land.
We are a community

As Stony Plain grew, progressed and prospered, we have maintained the strong sense of belonging, friendliness and characteristics that makes our community such a great place to live.

We have housing choices for all. It feels like home because it’s safe and healthy.

Stony Plain, and its neighbourhoods, are attractive, well-maintained and have their own character.

Our community is welcoming, inclusive, close-knit and connected — both physically and socially. We celebrate our culture.
We have economic opportunity

Our residential growth is complemented by culture, tourism, institutional, industrial and commercial sector expansion. Residents and visitors access a broad range of services. The strong local business community provides many employment opportunities. Our historic downtown thrives and is the heart of the community. We are committed to growing new opportunities in appropriate locations.
We are supported by our infrastructure

We actively maintain our infrastructure, including roads, water, storm and sewer systems and community facilities in a cost-effective manner. We have a comprehensive, interconnected network of transportation options, including an extensive trail system. Infrastructure is expanded hand-in-glove with development.
We have responsible governance

The Municipality and the community have a strong connection, based on a shared Vision.

Council creatively and carefully directs development that is consistent with community values and makes wise choices for effective resource use. We deliver infrastructure, municipal and recreational services within our financial capacity, to all — young and old.

We work cooperatively with our neighbours, stakeholders and government partners.
The Themes

The Plan’s Themes are the link between our Vision and the Policies.

The five Theme statements show the major directions for the Plan’s Policies.

The Themes are the way forward for achieving our Vision. They will drive decision-making and actions.
Environmental Responsibility

We recognize the connection between the natural environment and quality of life. We strive to protect, preserve and enhance the natural systems and environmentally significant areas, while promoting a greener way of living.

Our quality of life depends on the environment’s health, including the air we breathe, the water we drink and the land we use to grow food.

We plan growth responsibly, considering the natural environment when planning for land use. We make development decisions that address the impact of these actions.

The Town’s operations and development will pay careful consideration to the natural environment.

We have a broad range of potential actions — from community stewardship to energy efficient buildings to land use patterns — that will help minimize greenhouse gases.
Community Development

We want our residents of all ages and income groups to have access to diverse housing, interconnected transportation choices and local amenities to ensure a healthy and sustainable community.

The community has areas of stability, areas undergoing positive transformation and areas experiencing new growth. New neighbourhoods, appropriately sized, are focused on a viable community centre that is easily accessible by biking and walking.

We have facilities for community gatherings and places for interaction — recreational, cultural, institutional and commercial. Land use is one part of the equation, but programming provides the means to bring these places to life.

Our natural areas and parks are protected and cherished. Stony Plain has four seasons; land use and programming must be sensitive to the climate and the environment.

Our town has been designed with innovation and quality. We attract people in the creative industries — people who take knowledge, ideas and resources, combine them with imagination, and create new concepts and products.

Actions to implement this theme relate to the different ways we build community — physical, cultural and social.
Economic Opportunity

Economic development is important for us to meet fiscal sustainability. Facilitating commercial, industrial and institutional employment opportunities is a win-win for the Town and the community. This provides the fiscal balance to support appropriate services — now and in the future.

Local economic development means local jobs, less commuting and convenient service provision to residents and businesses. Increased town centre development helps maintain and enhance our vibrancy.

Land use patterns supporting both viable and convenient employment and services, without surrounding property conflicts, will integrate economic opportunity with other goals.

We accomplish this through:

- local planning,
- a business-friendly attitude to the commercial-approvals process,
- ensuring an inventory of commercial and other employment lands,
- fostering the downtown and
- diversification and marketing, with an emphasis on culture and tourism.
Supportive Infrastructure

We highly value infrastructure maintenance and improvement as the life-blood of how our Town functions. This includes:

- recreational and cultural facilities for leisure activities;
- trees and flowers that make our community attractive;
- functional utilities, including storm, sewer and water; and
- innovation and improvement, such as increasing the amenity value of stormwater ponds.

Our northern location is considered in the design of all infrastructure systems.

Traditionally, the design of new areas was primarily based on automobile transportation, but the desire to improve health and air quality means more emphasis on other modes of transportation. Integrating safe and accessible infrastructure for transit, bicycles and pedestrians will foster greater use and a variety of transportation options.

This shift brings quality of life benefits that can translate into increased property values, business growth and additional tourism.

The Town’s planning for new infrastructure investments and land use, especially in new areas, must consider the significant fiscal impacts they have on future sustainability.
Governance and Partners

Community development requires input and contribution from many different constituents. Working together, we set directions for services and development that meet our needs.

Open and inclusive discussion enables representation and leadership that is connected and accountable.

Good governance is critical to meeting residents’ and stakeholders’ needs. Legislative, administrative, monitoring and service systems will lead to actions taking us closer to the Vision.

Major policy directions, to ensure a fit between resources and needs, include:

- engaging the community,
- integrating decision-making and
- managing growth.

We also work closely with our neighbours, stakeholders, the development community, the CRB and other regional partners.
The Policies

This section includes the Policies for each of the Vision’s five components:

- environmental responsibility,
- community development,
- economic opportunity,
- supportive infrastructure and
- responsible governance.
ENVIRONMENTAL RESPONSIBILITY

DIRECTION 1.1

Recognize the Town’s commitment to the health of our environment

1.1.a. The Town will enter into positive partnerships with other jurisdictions, agencies, residents and businesses to promote education, awareness and community stewardship; protect and enhance the natural environment; reduce non-renewable energy use; address climate change; and manage waste.

1.1.b. The Town will green its operations, including procurement, fleet management, civic buildings and infrastructure and municipal services, where possible.

1.1.c. Land use plans, regulations and incentive programs should enable and encourage environmental innovation. This includes promoting structures that are constructed using energy-efficient design and construction practices and environmentally friendly materials.

1.1.d. The Town will encourage innovative approaches to development and operations that effectively reduce the amount of greenhouse gas emissions and provide cleaner air.

1.1.e. The Town will encourage conservation of water use through education, promotion, development of policies and bylaws — where appropriate and conservation plans for large water users.
DIRECTION 1.2
Enable renewable energy innovation

1.2.a. The accommodation of possible renewable energy sources and energy distribution systems, including, but not limited to district energy, geothermal energy or solar energy, should be encouraged in new and redeveloped neighbourhoods or on the Town’s public utility lots.

1.2.b. As the Town builds new infrastructure and replaces aging infrastructure, it will consider renewable energy alternatives to traditional sources of energy.

DIRECTION 1.3
Improve solid waste management

1.3.a. The Town recognizes the importance of managing waste in an innovative and sustainable manner; therefore, it will promote reduction, reuse and recycling in private- and public-sector operations.

1.3.b. The Town will promote the reduction of waste in the construction process and encourage the use of recycled materials or eco-certified materials for new developments and redevelopment.

1.3.c. The Town will consider adopting measures suggested by the CRB and other regional agencies.
DIRECTION 1.4
Avoid noise impacts and unwanted light

1.4.a. A noise impact study may be required to accompany any subdivision or development application for lands located within 100 m of a rail line or highway. Recommendations from the study should be incorporated in the approval conditions of subdivision or development.

1.4.b. To prevent light pollution, and to preserve the view of starry night skies for current and future residents, all new development and redevelopment should minimize the use of outdoor lighting. Nevertheless, in a northern location where winter nights can be dark, safety for pedestrians has to be considered.

DIRECTION 1.5
Address issues of community resiliency

1.5.a. The Town is committed to developing sound policy to address protection of local food production and distribution.

1.5.b. The Town will research best practices for urban agriculture and appropriate stages for support of the food production and distribution system.

1.5.c. The Town will encourage community food gardens by offering leasable allotments on select municipal reserve lands and allow for small-scale agricultural operations that are compatible with an urban built environment and existing land uses within the Town’s boundaries.
COMMUNITY DEVELOPMENT

DIRECTION 2.1
Maintain a high quality of life in stable areas

2.1.a. The character of the neighbourhood should be maintained through preservation of the main uses, form and density of development.

2.1.b. Redevelopment should be consistent with the existing neighbourhood development pattern.

DIRECTION 2.2
Manage for positive change in areas designated for transition

2.2.a. Areas for transformation could include underutilized land near, and connected to, the core area, with special opportunities, including proximity to key institutional and commercial areas and connecting corridors.

2.2.b. Each area should be individually planned for redevelopment, based on local circumstances and requirements, to provide a neighbourhood that is appropriate to its function within the urban community.

2.2.c. Redevelopment should be based on both a broader range of use and intensification of densities to support existing and future facilities.
DIRECTION 2.3

Design new neighbourhoods for quality of life

2.3.a. A conceptual or outline approach to planning of neighbourhoods, based on a section, rather than quarter-section, will provide for overall conformance of neighbourhood planning with planning principles for new neighbourhoods.

2.3.b. New residential development should be based on neighbourhood design that is interconnected with the larger community.

2.3.c. New neighbourhoods should be complete, resilient and able to adapt to change, with a mix of appropriate uses and a diversity of housing.

2.3.d. New neighbourhoods should be supported by appropriate levels of services and amenities, such as parks, schools and trails.

2.3.e. New development should include an integrated and connected system of natural features, open spaces, parks, corridors, trails and stormwater ponds.

2.3.f. New areas should have their own exceptional character, sense of place and a functional, high-quality accessible public realm.
DIRECTION 2.4

Ensure community culture is rooted in history but committed to being inclusive, dynamic and diverse

2.4.a. Cultural programs and facilities will include future needs, underrepresented groups and additional programming, with a contemporary cultural identity. Programming for all seasons will be considered.

2.4.b. The Town will encourage the expansion of cultural programming, promote public art at nodes of civic activity and throughout town and encourage artists, crafts people and creative enterprises to create, display and sell their work.

2.4.c. The Town, in conjunction with community groups, will strive to identify, conserve, maintain and creatively reuse of significant historic resources, including recognition through a variety of means — such as murals, commemorative plaques, naming and municipal designation.

2.4.d. Significant archaeological, historical and cultural sites will be incorporated into the urban fabric.
DIRECTION 2.5
Provide a comprehensive leisure system for a socially connected and healthy community

2.5.a. The Town will consult with the public, the not-for-profit and private-sectors and leisure providers in the design of a comprehensive and affordable leisure system.

2.5.b. The leisure system will foster a diverse range of active and passive sports and recreation options for people at all ages and stages of life. Winter recreation activities, such as skating, curling and cross-country skiing, will be considered equally with activities for the other seasons.

2.5.c. Parks and open spaces will meet local needs through a hierarchy of dispersed parks, according to their varying recreational purposes and corresponding sizes.

2.5.d. The Town will work with School Boards to determine the need for future school sites and how reserves should be apportioned between parks and schools.

2.5.e. To provide a variety of financial sources for provision of facilities and programming, the Town will pursue funding opportunities, partnerships and sponsorships to develop, enhance and maintain various types of sports and recreation facilities, with a variety of funding formulas.

2.5.f. At the time of subdivision, the Town will require dedication of at least 10% municipal reserve in residential areas. In other areas, such as the industrial districts, the Town may take cash-in-lieu or a combination of municipal reserve and cash-in-lieu.

2.5.g. The location of municipal reserves will be guided by optimum siting for schools and recreation purposes and not the location of stormwater management facilities or other constrained lands, such as pipelines or utility areas.
ECONOMIC OPPORTUNITY

DIRECTION 3.1
Expand and diversify the Town’s economic base

3.1.a. The Town will support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.

3.1.b. The Town will foster employment growth, especially from existing businesses by improving relationships and understanding local business needs.

3.1.c. The Town will support development in new economic areas, such as the eco-industry, knowledge-based, wellness and creative sectors.

3.1.d. The Town will foster awareness and understanding of the economic importance of arts and culture, including festivals and other large gatherings, to the community.
DIRECTION 3.2
Implement marketing strategies

3.2.a. The Town will develop strategies to enhance its brand and generate awareness as a community of creativity and growth.

3.2.b. The Town will build awareness of what Stony Plain offers as a destination for residents, tourism and businesses, by marketing to attract creative, independent people in a variety of economic sectors.

3.2.c. The Town will encourage partnerships and resource-sharing among local and regional groups, in order to advance region-wide economic development and tourism strategies.

DIRECTION 3.3
Enhance the viability of the historic downtown

3.3.a. The Town will continue to develop Old Town as a niche regional destination, based on its unique identity, small-scale commercial experience and local events.
SUPPORTIVE INFRASTRUCTURE

DIRECTION 4.1
Adopt a ‘complete streets’ philosophy for street design

4.1.a. The Town will design a transportation system that is based on a philosophy of an interconnected system of ‘complete streets,’ which integrates and serves all users — including drivers, transit users, bicyclists, rollerbladers and pedestrians — and those who use scooters, wheelchairs and strollers.

4.1.b. The Town will place a high priority on bicycle facilities, sidewalks and other footpaths for all-season access, maintenance and snow clearing.

4.1.c. The Town will encourage safe access routes for all travelers in construction areas and ensure major pedestrian and bicycle routes are not disconnected by construction activities.
DIRECTION 4.2
Promote alternative transportation as a key part of the overall transportation strategy

4.2.a. The Town will create a walkable environment by enhancing streets to be more pedestrian- and age-friendly for all users, through planning and design, by developing a sidewalk and trail infrastructure strategy and by managing traffic.

4.2.b. The Town will provide the foundation for a bicycle-friendly community, where people feel safe and comfortable riding their bikes for fun, fitness and transportation.

4.2.c. To expand the range of alternative modes within the overall transportation system, the Town will consider other modes of active transportation (such as rollerblading and cross-country skiing), which are used occasionally, seasonally or regularly.
DIRECTION 4.3
Prepare for a transit system

4.3.a. The Town will work with its partners to determine how to provide a future commuter service, such as an intermunicipal bus including possible sites for park-and-ride facilities.

4.3.b. To prepare for the future transit development of local transit service, the Town will explore possible bus stop locations and facilities and encourage intensification in the downtown, along main corridors and potential future transit routes.

4.3.c. The Town will continue to serve the transportation needs of seniors and residents with disabilities.
DIRECTION 4.4

Maintain our existing services

4.4.a. The Town will continue to maintain existing infrastructure systems — including roads, sidewalks, trails and other community facilities, through a comprehensive infrastructure maintenance program, in order to reduce and avoid unnecessary capital replacement.

4.4.b. The Town will continue to provide reliable emergency services by supporting the RCMP, the Fire Department, social services and other emergency services.

4.4.c. The Town will continue to ensure an aesthetically pleasing and functional community through provision of community landscaping and related services.
DIRECTION 4.5

Provide new services and utilities in newly developing areas

4.5.a. The developer of land will bear the costs of development, through such mechanisms as off-site levies, bylaws and development agreements. This includes the provision of full services to the Town’s standards, and in accordance with the Town’s Master Plans and studies for infrastructure, having regard for long-term maintenance and expansion of infrastructure to new developments.

4.5.b. The Town will use a balanced approach, using low-impact development principles in the management of stormwater, by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote evapotranspiration (the return of water from the earth’s surface back to the atmosphere) and infiltration and reduce erosion.

4.5.c. The design of stormwater management facilities will enhance the natural function and visual landscape.

4.5.d. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection systems, except for single isolated lots in the Future Urban Development area, where there is evidence that municipal water and sewer connections are unavailable.

4.5.e. The Town will require joint-use of utility pipeline corridors, transportation corridors, transmission lines and other utility rights-of-way and structures of a compatible nature to minimize adverse visual, environmental or safety impacts and fragmentation of properties, unless the developer or applicant can prove that such co-location is impossible or unsafe.

4.5.f. The Town will promote public safety by consulting with appropriate agencies and stakeholders about land uses and setbacks from highways, railway lines, pipelines, landfills, sour gas facilities and utility rights-of-way.
GOVERNANCE AND PARTNERS

DIRECTION 5.1  
Making the most of our financial capability

5.1.a. The Town will be fiscally responsible by ensuring expenditures are matched to sustainable revenue-sources.

5.1.b. The Town will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while still ensuring the needs of residents, business and other stakeholders are met — today and in the future.

DIRECTION 5.2  
Governing responsibly

5.2.a. The Town will develop formal policies in areas under its jurisdiction that will allow a strategic framework for municipal action. Legislative compliance, best practices and strategic intent will guide the discussion. When making decisions, the Town will consider alternatives based on policies, to ensure long-term planning and strategic objectives.

5.2.b. The Town will promote best practices and innovation in service delivery.
DIRECTION 5.3
Fostering interaction and engaging the community

5.3.a. So that all interests can be addressed in decision-making, the Town will provide a variety of engagement processes, both formal and informal, to reach representation from everyone in the community, including residents, businesses and the development industry.

5.3.b. The Town will focus on exemplary customer service.

5.3.c. The Town will develop partnerships with stakeholders who play an active role in the community, including other governments, businesses, community groups and service providers.

5.3.d. The Town will encourage life-long learning opportunities for leisure and post-secondary education.
DIRECTION 5.4
Working with neighbours and stakeholders

5.4.a. The Town will continue its existing collaborative relationship with Parkland County and the City of Spruce Grove, including the support of mutually beneficial service agreements.

5.4.b. The Town will work to identify new areas for collaboration in the delivery of programs, services and facilities operation, economic development and land use planning.

5.4.c. The Town supports the use of alternative dispute resolution mechanisms to resolve issues and concerns to the mutual benefit of all, with the filing of statutory appeals to deal with intermunicipal planning disputes as a last resort.

5.4.d. The Town will endeavour to foster and strengthen partnerships with businesses, government, School Boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

5.4.e. The Town will work with Parkland County and the City of Spruce Grove throughout the planning process — from conceptual design to development — to ensure compatible land uses in adjoining areas. The Town will formally circulate for review and comment land use applications (new or amended statutory plans, land use bylaw, subdivision and discretionary use permits) within 0.8 km of its municipal boundaries.
DIRECTION 5.5
Regional partnerships

5.5.a. The Town will actively participate in CRB committees.

5.5.b. The Town will ensure its municipal policies and bylaws conform to CRB’s plans and policies, especially regarding the CRB’s mandates relating to regional land use, intermunicipal transit, geographic information services and affordable housing.

5.5.c. The Town will participate in the formulation of the North Saskatchewan Regional Plan, as required.

5.5.d. The Town will work with Government of Alberta to ensure the Town’s needs are met.

5.5.e. The Town will work with the Province, CRB, Railway operators and regional utility providers to protect existing and future regional infrastructure including highways, railways and major utility corridors, such as regional water lines, wastewater lines and power line corridors. A collaborative planning approach is necessary due to future growth of the priority growth areas.
Growth Management and Land Use Plan

The Capital Region Board’s Growth Plan: Growing Forward, places Stony Plain in a Priority Growth Area. Growth is expected and will be encouraged.

The CRB’s September 2013 projections indicate that Stony Plain’s population will be about 36,000, with approximately 12,000 local jobs, by 2044.

This section of the Plan focuses on the physical aspects of growth management and land use.
Growth Pattern and Target Densities

A general land use pattern for the ultimate community development is in Figure 1: Urban Growth Pattern (page 48). It shows the approximate location and types of development.

Growth should occur in a more urban pattern, reducing intrusion into the region’s agricultural lands. This requires redevelopment and new contiguous development at targeted densities. The target density range for new residential lands in Stony Plain is 25 to 30 dwelling units per net residential hectare (ha), according to the Capital Region Growth Plan.

Using the Board’s population and density of development information, we can determine the quantity and timing of land required for future development. This enables us to only approve detailed plans for lands that may be used within the timeframe. The community can grow in a sustainable and managed way.

*Connectivity is a key community vision component.*

The most obvious physical links are the roads, trails and pedestrian ways. To maintain our community’s connectedness, they should be linked to existing networks originating from the established core. New development needs to be adjacent to existing development. This will enable the Town to provide services efficiently.

This physical connectivity will also foster social connectedness by strengthening access to existing services including cultural, recreational, institutional and economic facilities.

Municipal sustainability must be integrated into all activities, including our fundamental business. We have two trunk sewage collection lines located between the central developed areas and the Town’s east and west boundaries. They can accommodate the largest portion of the Town’s ultimate land development needs. If these two utilities determine the location of future land development, then there is little limitation.
Figure 1: Urban Growth Pattern
Land Requirements for Future Development

Future land requirements, particularly for residential development, depend on many factors, including:

- population,
- density of dwellings,
- housing markets,
- average household size,
- demographics and
- population distribution between new and existing areas.

Our population is aging, household sizes are shrinking and housing costs for a single-detached home are escalating more rapidly than the rate of increase for gross or disposable income. We can expect that demand for other types of housing will increase. Flexibility to allow for demographic shifts is a component of the Plan.

This MDP is based on conformance with the CRB’s most recent projections for population and employment, dated September 2013. Given the CRB’s residential density targets, Stony Plain will require approximately 550 ha of land for greenfield residential development over the next 30 years. Greenfield refers to land that has never been used for intensive purposes and is green or new, without the need to first demolish structures. The land requirement is based on 15% of residential demand being satisfied through infill or redevelopment in the existing built-up area. Greenfield development will be directed into the darker shaded areas in Figure 2: Growth Management Strategy (page 51).

The Town will consider market conditions and the fact that not all areas will develop, due to ownership.
The Town currently has about 5,600 jobs, with the CRB of forecasting an increase to 12,000 by 2044. Most of these jobs are found in employment lands, which include industrial and commercial activities.

Industry has traditionally developed north of Highway 16A and east of Highway 779, keeping it separate from residential neighbourhoods. We have good transportation access to Highways 16 and 16A.

Approximately 100 ha has been developed, and another 100 ha are being developed. An additional 200 ha should be reserved for future industry over the next 20 to 30 years.

There is currently about 60 ha of commercial land, mainly located along Highways 16A and 779, arterial roadways and in the historic downtown area.

The focus for new commercial shopping will be on neighbourhood convenience centres in new residential developments, as outlined in the policies for new residential development. We will make strengthening existing commercial nodes within the historic downtown, and development along Highway 16A and Highway 779, through infill and intensification, a priority.

Figure 2: Growth Management Strategy (Page 51) indicates where growth will be encouraged. Contiguous development is planned. The Figure shows future development further in lighter tones. Long-term urban development, well beyond the timeframe of this Plan, is shown in white.

Our MDP will be reviewed and revised to fit changes in circumstances and growth rates.
Figure 2: Growth Management Strategy
Land Use Policies

Policies for each land use category are listed here. These policies are to be used in combination with the more general strategies for each Theme.

Policies are given by land use, including:

- Open Space and Parks,
- Areas of Stability,
- Areas of Transition,
- Areas of New Residential Development,
- Employment Lands,
- Institutional Lands and
- Future Urban Development.

The boundaries and alignments shown on Figure 3: Future Land Use (page 53) are approximate. They may need minor adjustments when defined in the Land Use Bylaw and by supporting analysis; these changes won’t affect the Plan.
Figure 3: Future Land Use
6.1 General

6.1.a. The Town will allow a range of uses to ensure a complete and balanced community to meet the challenges of growth in a sustainable manner and promote diverse residential development and associated home-based businesses, including:

- a range of seniors housing, with preferred locations within easy walking distance of shopping, medical services and other amenities;
- land for economic purposes, including commercial space that meets modern shopping practices; and
- places for industrial development as well as open space and institutional uses to support the needs of both residents and employees.

6.1.b. The Town will adhere to the land use pattern as shown in Figure 3: Future Land Use (page 53).

6.1.c. The Town will promote adjacent development so that infrastructure will be extended in a logical and efficient manner.
6.1.d. The Town will require residential development to conform to the density targets established by the CRB.

6.1.e. To promote management and enhancement of trees on public and private lands, the Town will develop and implement a strategic tree-planting and maintenance program for its own lands and rights-of-way. It will establish requirements through design guidelines, the Land Use Bylaw and area structure plans to enhance the tree canopy on private lands.

6.1.f. Built form and neighbourhood design should positively contribute to the environment and encourage local biodiversity, by incorporating natural elements and features.

6.1.g. Landscaping in new developments and redevelopments should avoid invasive species, minimize pesticide use and implement xeriscaping, or low-water maintenance, principles.
6.1.h. In accordance with all applicable Provincial Acts and Regulations, the Town may require an environmental site assessment to be conducted in support of rezoning, subdivision or development applications.

6.1.i. Should a site be suspected of contamination through the Phase 1 Environmental Site Assessment (ESA), a Phase 2, and — if required, a Phase 3 ESA, will be completed prior to subdivision approval or the issuance of a development permit for the subject site.

6.1.j. Stripping of land for development of new areas will be close to the time of construction, and soils will be segregated to enable them to be reused as much as possible.
6.2 Open Space and Parks

6.2.a. The Town will work with the CRB and its neighbouring municipalities to protect and restore the natural systems and environmentally significant areas that connect us, such as the Atim Creek corridor.

6.2.b. Environmentally significant lands and appropriate buffers between these lands and other uses will be identified, at the request of the Town, through a biophysical and environmental review, prepared by an accredited professional environmental scientist — as part of the land development planning and review process.

6.2.c. The Town will require the protection, enhancement and conservation of hazardous or environmentally significant areas — including wetlands, watercourse, water bodies and their associated riparian areas — through appropriate techniques, such as environmental reserve dedication and conservation easements, donations and bequests.

6.2.d. An environmental review shall be provided by the land developer or landowner to support an area structure plan, rezoning or a subdivision application when one or more of the following occurs: potential wildlife corridor; ecological function, including wetlands; habitat for significant species; home to rare floral; or area of scientific interest.
6.2.e. The Town will require that future parks and trails be designated during the neighbourhood planning process.

6.2.f. The Town will require that new area structure plans and subdivision applications connect municipal and environmental reserves throughout the plan area and adjacent developments or municipalities.

6.2.g. The Town will require that new area structure plans and subdivision applications be designed to incorporate and enhance environmentally significant lands, by keeping pre-existing woodlots and vegetation intact, planting complementary native and non-invasive plant species and increasing tree plantings, while still providing for recreational opportunities, parks and open spaces.

6.2.h. The Town will require agricultural best practices or the natural environment to be maintained until development occurs.
Figure 4: Open Space and Parks
6.3 Areas of Stability

6.3.a. Areas of stability are mature areas that are unlikely to see pressure for change in the lifetime of the Plan. As such, the Town will only allow a redevelopment or infill development if it is in context with the existing neighbourhood and complements the character of the area. The following will be considered:

- compatibility in height, scale and design of other buildings in the neighbourhood;
- continuity with nearby streetscape and lot patterns;
- compatibility with surrounding land uses;
- appropriate landscaping, provision of parking/loading and preservation of existing vegetation;
- adequate infrastructure capacity;
- traffic impact;
- preservation and integration of buildings considered to have historical and/or architectural significance; and
- community consultation.
6.4 Areas of Transition

Areas of Transition, in which change may occur over the timeframe of the Plan, are Old Town, Old Town North and the Highway 779 Corridor, as shown on Figure 5: Areas of Transition (Page 64). Although each area will change and intensify, each will have its own unique character.

6.4.a. Historic Old Town

6.4.a.i. This area will maintain and expand its role as a pedestrian-oriented, mixed-use precinct, with retail, office, arts and culture, wellness, tourism, civic and entertainment uses.

6.4.a.ii. The historic areas and buildings will be respected, and adaptive reuse of historic buildings will be encouraged to allow for uses supportive of the cultural and tourism industry, including bed-and-breakfast operations, gallery/studio spaces and live/work structures.

6.4.a.iii. High-density housing, either as entirely residential or in mixed-use projects, will be encouraged if the development:

- exhibits quality design;
- is thoughtfully integrated with the existing neighbourhood;
- is supported by the existing infrastructure capacity; and
- is supported by all required traffic and parking impact studies.

6.4.a.iv. New development and redevelopment must provide convenient pedestrian-oriented and barrier-free access.
6.4.a.v. A Special Study Area will be established west of Main Street, which includes residential areas, the Multicultural Heritage Centre, the site of the former Memorial Composite High School, the (old) Good Samaritan Society residences and the Town’s major recreational facilities. The purpose is to determine a unique combination of partnerships and uses that will enhance existing institutional, cultural and recreational uses — in order to redevelop the area in a phased, collaborative and creative manner.

6.4.b. Old Town North

6.4.b.i. Intensification of development along Main Street north of the CN Railway tracks towards the institutional node, which includes the Heritage Pavilion and the Pioneer Museum, will be encouraged. The concept is to link institutional uses in Old Town with those in Old Town North by both land use and a variety of transportation options.

6.4.b.ii. A wide mix of residential, commercial and mixed-use development will be encouraged and industrial developments with be discouraged. In particular, land uses that complement the existing and new institutional uses will be encouraged, including commercial uses related to tourism and park space.

6.4.b.iii. An urban design theme for this portion of Main Street should be explored so as to provide a distinct character for future development. Methods to achieve visual and physical links should be addressed. In addition, vehicular parking should support the theme and may reduce its visual impact through such techniques as locating parking at the rear of buildings.

6.4.b.iv. Redevelopment of rural uses to a more urban form will be encouraged. Development adjacent to municipal and environmental reserves should respect these uses through such means as building orientation and amenity placement.
6.4.b.v. Trail development should enhance connectivity by providing linkages between municipal and environmental reserves as well as institutional sites.

6.4.b. Highway 779 Corridor

6.4.c.i. This area contains a wide variety of uses, ages of development and building forms. The diversity of use and building form will be preserved, and potential transformation will be examined on a fine-grained basis to ensure integration with adjacent use and development.

6.4.c.ii. Commercial development will be encouraged alongside major transportation routes, including Highway 779, 44 Avenue and 49 Avenue. The development of a more intense commercial node will consolidate retail development in the town.

6.4.c.iii. A high caliber of urban design for commercial development will be promoted to support an attractive core shopping area around the historic downtown area.

6.4.c.iv. Innovative and creative reuse and redevelopment of the older commercial and institutional sites will be encouraged. Higher density residential and mixed-use will be considered if the area is suitable for redevelopment.

6.4.c.v. Parking should support the urban development of the corridor; however, it should be limited on the street and should be broken up to reduce the visual impact.

6.4.c.vi. Adaptive reuse of residential sites, particularly adjacent to historic Old Town, will be allowed if it is generally in conformity to the adjacent development.

6.4.c.vii. Pockets of residential uses will be respected, and infill development of vacant lots or small-scale redevelopment will be encouraged, only if carefully integrated and designed to maintain the essence of adjacent housing.
Figure 5: Areas of Transition
6.5 Areas of New Residential Development

6.5.a. Combined with specific controls arising from the growth management policy framework, area structure plans that have been adopted will be re-evaluated to ensure conformity with this MDP.

6.5.b. To create new neighbourhoods that are complete and resilient, the following principles should be applied:

6.5.b.i. a variety of appropriate uses, including housing, institutions, parks and local commercial facilities should be encouraged;

6.5.b.ii. a diversity of housing types (single-detached and semi-detached/duplex, modular homes, townhomes, apartments and other forms, such as secondary suites or garage suites) for different households, income levels and lifestyles should be integrated into each neighbourhood; and

6.5.b.iii. residential development should be supported by services and amenities, with higher levels of public amenity in areas with higher density.
6.5.c. The Town may consider locations for higher density, multi-unit development outside of the downtown core, provided the following criteria are met:

6.5.c.i located adjacent to collector and arterial roadways, provided the development can effectively buffer residents from traffic noise and visual impacts through appropriate urban design and landscaping;

6.5.c.ii proximity to employment centres, shopping and other community amenities;

6.5.c.iii higher density housing forms, particularly apartments, should be adjacent to park developments or linear open spaces;

6.5.c.iv potential impact of additional traffic on the surrounding neighbourhood is addressed; and

6.5.c.v effective urban design relationship to the surroundings.

6.5.d. To promote healthy lifestyles and interpersonal relationships by means of a compact, walkable neighbourhood, the following should be incorporated:

6.5.d.i a sustainable density that makes efficient use of land;

6.5.d.ii viable commercial services and amenities that are located within walking distance;

6.5.d.iii school sites that are convenient for students in the neighbourhood; and

6.5.d.iv a safe pedestrian-friendly system.
6.5.e. To provide interconnectedness throughout the neighbourhood and to connect neighbourhoods to each other, neighbourhood design should include:

6.5.e.i. safe, convenient access;
6.5.e.ii. a fine-grained, modified grid pattern that allows for short trips and to disperse congestion;
6.5.e.iii. continuous connections;
6.5.e.iv. multi-use trails;
6.5.e.v. a balanced model, supportive of walking and cycling; and
6.5.e.vi. transit-supportive development, by locating density in relation to potential transit routes.

6.5.f. To ensure that residential development is in harmony with nature, design must:

6.5.f.i. integrate natural features, such as watercourses, to interconnect with nature and provide for biodiversity;
6.5.f.ii. include an integrated and connected system of open spaces, parks, corridors, trails and stormwater management features that are developed to maximize amenity; and
6.5.f.iii. optimize the potential for long-term tree canopy by maintaining existing tree stands where possible and a program of new planting.
6.5.g. To create unique areas with their own exceptional character and sense of place that fosters community identity and pride:

6.5.g.i. area structure plans should include design guidelines for built form and quality of the public realm, embracing the opportunity for a four-season lifestyle;

6.5.g.ii. area structure plans should include sites for future schools, developed in consultation with the Town and School Boards;

6.5.g.iii. neighbourhoods should be organized with a focus on a vibrant community/village ‘heart;’ and

6.5.g.iv. community amenities should be located to help in ‘place-making,’ creating community identity and fostering social interaction.

6.5.h. To develop neighbourhoods that are socially and physically connected, the Town will enhance opportunities for community gathering by:

6.5.h.i. reinforcing the use of gathering places through social, recreational and cultural programming by both the Town and other groups;

6.5.h.ii. working with School Boards, to enable schools to be used for community activities after school hours;

6.5.h.iii. continuing to provide support and encouragement for a diverse range of community events and festivals; and

6.5.h.iv. promoting design of facilities accessible for all, by considering age-friendly design, design for people with disabilities and consideration of safety and Crime Protection through Environmental Design (CPTED) principles.
6.6 Employment Lands

6.6.a. Commercial development along Highway 16A will be oriented to serve the needs of the vehicle-oriented public. On the south side of Highway 16A, the uses should predominantly cater to regional and local shoppers. On the north side of Highway 16A, uses should be of the business service type, to cater to the adjacent industrial developments. On both sides of the Highway, facilities — such as lodging, food outlets and automobile facilities — for the traveling public will be permitted.

6.6.b. Commercial development west of Old Town North may also incorporate tourist and commercial recreation-related facilities, including golf courses, RV parks and campgrounds. Limited light business industrial uses will be considered if they are conducted indoors and do not cause a nuisance beyond the property’s border.

6.6.c. The Town will require that any development visible from the highway, or from public spaces and residential areas, be visually attractive.

6.6.d. The Town will require commercial developments fronting on Highway 16A and arterial roadways to maintain access through service roads or other forms of shared internal accesses, where possible.

6.6.e. New or redevelopment of commercial sites will provide on-site pedestrian connections to the Town’s pedestrian and trail systems.

6.6.f. Parking areas for commercial development will ensure the safety and comfort of all pedestrians, through consideration of pedestrian movements, landscaping and architectural elements.
6.6.g. In order to maintain an adequate supply of land for business, the Town will direct large-format retail, including automobile repair and servicing, dealerships and construction supply, towards areas adjacent to Highway 16A and Highway 779 north of Highway 16A.

6.6.h. Light-industrial and business service uses will be encouraged to locate between commercial and general industrial uses on Highway 16A.

6.6.i. The Town will allow uses supportive of the creative sector — such as artist fabrication and production space, including artist residential spaces, particularly in areas with light-industrial and commercial uses.

6.6.j. Industrial uses that may not be compatible with residential development, because they are unsightly or have nuisance factors that extend outside of buildings should locate in the interior of industrial area. These nuisances include noise, dust, vibration, smoke, odours or potential environmental contamination, or issues that pose safety and risk management concerns.

6.6.k. The Town will promote best practices in industrial area design, such as:
- landscaping along roads, including locally appropriate species;
- reduction in paved areas;
- protection and integration of natural areas;
- natural storm water management;
- combined facilities for district energy;
- integration with the Town’s bike and pedestrian systems;
- provision for future transit service;
- multiple parcel sizes for a diverse mix of company sizes; and
- energy-efficient building design and provision of on-site or adjacent amenities and services, such as daycare.
6.7 Institutional Lands

6.7.a. In order to have appropriate land for institutional facilities, the Town will consider institutional and civic uses during neighbourhood planning and conduct appropriate studies from time-to-time for specialized land uses, including: community centres, schools, hospitals, special needs and assisted-living accommodations and utilities, cemeteries, number and location of snow dump sites, public works yards and protective and emergency facilities.
6.8 Areas for Future Urban Development

6.8.a. So that these areas are protected for future development potential, the Town will only allow uses that will not adversely impact urban settlement or that will not be detrimental to future urbanization. Sites may remain as existing uses, agricultural uses or other development uses that do not require major buildings or services. Should a road be developed to service such uses, it should be designed to accommodate future urban servicing.

6.8.b. Extensive agricultural uses, such as field crops and market gardens supported by roadside produce sales, are encouraged, but intensive agricultural uses, such as livestock operations, will not be supported.

6.8.c. Land use should be compatible with uses in adjacent municipalities.
Implementation

The MDP sets out broad principles for future community development. There are many ways that the dream can be turned into reality.

Over time, the actions associated with this Plan, and the progress forward, need to be evaluated and monitored.
Actions

One of the Plan’s primary actions is to institute a framework for integrated corporate planning. Sustainability validates the need for an integrated and comprehensive system. Administration requires communication and a consistent approach so that all documents and policies are in conformity. The Municipal Planning Framework diagram shows this integration with the Community and the Corporate Planning Frameworks.
MUNICIPAL PLANNING FRAMEWORK

- Strategic Plan
- Financial Planning
- Nonstatutory Plans
- Statutory Plans
The Corporate Planning Framework is part of the Town’s governance process. The Strategic Plan establishes the general course of action, within a set time framework, and documents Council priorities. The Strategic Plan, the foundation for achieving the Vision established with community consultation, is the primary implementation tool. Council’s priorities set the focus and can include specific and measureable actions.

After the direction is established, Administration can focus its efforts on achieving the major initiatives. The Town’s budget and internal business-planning processes can be designed to support the overall direction rather than individual initiatives.

There are always competing projects, but the Strategic Plan will provide guidance and help prioritize municipal budgeting and program-planning. This approach increases alignment between strategic, financial and operational planning.

Performance measurements and system-monitoring need to be developed. At the end of the Strategic Plan or Council term, the results can be re-evaluated.

MDP implementation requires a variety of actions over a sustained period. A separate document outlines methods for implementing the community’s Vision.

The Plan provides the long-term intent of the community. The Land Use Bylaw is the tool to implement the Plan’s intent for the land use, with more precise land use plans for specific areas. The Town will be flexible in responding to development opportunities in Areas of Transition; it will permit existing uses and districting to remain in place until redevelopment opportunities arise. The Town values innovation in development proposals and will consider new ideas during the implementation process.

The boundaries and alignments shown on the Figures are approximate and may be subject to minor adjustments based on area structure plans and the Land Use Bylaw. In amending the Land Use Bylaw, the Town will consider the Plan’s Vision, Themes and Policies.

The Town values innovation in new development proposals and will consider developments not contemplated within this MDP on a case-by-case basis as part of the implementation process.
Amendments and Monitoring

The Plan’s Themes and Policies will be valid for the long-term; however, the MDP will be reviewed and updated to ensure it remains relevant and is compliant with other guiding documents and statutory plans. It should be reviewed every five years. This will identify any major changes or issues that must be addressed.

Evaluating the MDP implementation progress requires careful monitoring. Using factors to represent the broader community situations as indicators will give an overall picture of community change.

The CRB is developing comprehensive indicators and a monitoring approach for Growing Forward — the region’s land use plan. The Town needs to conform to the CRB’s development principles, which:

- protect the environment,
- minimize the regional footprint,
- strengthen communities,
- increase transportation choices,
- ensure efficient provision of services and
- support regional economic development.

The Town will develop a similar set of indicators. These include:

- population;
- growth rate;
- density of development (units and persons/ha);
- housing mix;
- supply and land absorption for residential, commercial and industrial land; and
- percentage of development in transition versus greenfield areas.

Other indicators, for which data is not yet available, may be examined in the future.