

# APPENDIX C

## MUNICIPAL DEVELOPMENT PLAN KEY POLICIES

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OBJECTIVES	KEY DIRECTIONS
ENVIRONMENTAL RESPONSIBILITY	<p>DIRECTION 1.4</p> <p>Avoid noise impacts and unwanted light</p> <p>1.4.a. A noise impact study may be required for lands located within 100 m of a rail line or highway.</p>
COMMUNITY DEVELOPMENT	<p>DIRECTION 2.1</p> <p>Encourage a diversity of non-market affordable housing options</p> <p>2.1.d. The Town will explore opportunities for innovative housing types that increase affordability and meet the needs of diverse populations, including prefabricated homes, tiny homes, secondary suites, laneway homes, zero lot line development, cohousing and homes that facilitate multigenerational living.</p>
ECONOMIC OPPORTUNITY	<p>DIRECTION 3.1</p> <p>Expand and diversify the Town's economic base</p> <p>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.</p> <p>3.1.b. The Town will foster employment growth, especially from existing businesses, by improving relationships and understanding local business needs.</p> <p>3.1.c. The Town will support development in new economic areas, such as e-commerce, the eco-industry, knowledge-based, wellness and creative sectors.</p> <p>3.1.d. The Town will educate the community to foster awareness and understanding of the economic importance of arts and culture, including festivals and other large gatherings.</p> <p>3.1.e. The Town will work with public and private partners to foster diversity and creativity by supporting new economic opportunities, such as co-working spaces, and maintain a collaborative business environment.</p>

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	<p>DIRECTION 3.2</p> <p>Implement marketing strategies</p> <p>3.2.a. The Town will develop strategies to enhance its brand and generate awareness as a community of creativity and growth.</p> <p>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.</p> <p>3.2.c. The Town will participate in regional partnerships and encourage resource sharing among local groups to support regional competitiveness at a global scale.</p>
<p>SUPPORTIVE INFRASTRUCTURE</p>	<p>DIRECTION 4.5</p> <p>Provide services and utilities in newly developing areas</p> <p>4.5.d. 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.</p> <p>4.5.e. 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.</p>
<p>RESPONSIBLE GOVERNANCE</p>	<p>DIRECTION 5.4</p> <p>Working with neighbours and stakeholders</p> <p>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.</p> <p>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.</p> <p>5.4.e. The Town will work with Parkland County and the City of Spruce Grove throughout the planning process to ensure compatible land uses in adjoining areas; and formal circulation for review and comment on land use applications (new or amended statutory plans, land use bylaw, subdivision, and discretionary use permits) within 0.8 km of municipal boundaries.</p> <p>DIRECTION 5.5</p> <p>Regional partnerships</p> <p>5.5.e. The Town will work with federal, provincial 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</p>

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GENERAL LAND USE POLICIES	<p>corridors through a collaborative planning approach to support development in priority growth areas.</p> <p>These policies apply generally to new development and redevelopment within the town of Stony Plain.</p> <p>6.1.a. Development and redevelopment will be designed to protect, manage and enhance environmental components.</p> <p>6.1.b. The Town will explore opportunities to provide incentives for private development to meet green development standards.</p> <p>6.1.c. The Town will encourage sustainable development and construction practices that retain trees and tree stands and manage urban forests to promote management and enhancement of trees on public and private lands; including a strategic tree-planting and maintenance program for its own lands and rights-of-way that will establish requirements through design guidelines, the Land Use Bylaw and area structure plans to increase tree canopy on private lands.</p> <p>6.1.e. The Town will encourage all new development and redevelopment to explore opportunities to protect local water quantity and quality using low impact development features, such as green roofs or walls, permeable pavement, rain gardens, xeriscaping and bioswales.</p> <p>6.1.f. 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.</p> <p>6.1.g. The Town will encourage remediation and re-use of contaminated land to support brownfield redevelopment, subject to a phase 1 environmental site assessment, and if required, a phase 2 and 3 environmental site assessment, prior to subdivision approval or issuance of development permit.</p> <p>6.1.m. The Town will encourage and support new development and redevelopment to implement alternative, local, renewable electricity generation including, but not limited to, district energy, solar energy or wind energy.</p> <p>6.1.n. The Town will encourage all development and redevelopment within 100 m of a rail line or highway to complete a noise impact study to provide recommendations to incorporate in the approval conditions of subdivision or development.</p> <p>6.1.o. The Town will adhere to the land use pattern as shown in Figure 4: Future Land Use (page 50).</p> <p>6.1.s. The Town will allow a range of uses to ensure a complete and balanced community to meet growth challenges in a sustainable manner and promote diverse residential development and associated home-based businesses, including:</p>

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	<ul style="list-style-type: none"> <li>• a range of seniors housing, with preferred locations within easy walking distance of shopping, medical services and other amenities;</li> <li>• land for economic purposes, including commercial space that meets modern shopping and personal service practices; and</li> <li>• places for industrial development as well as open space and institutional uses to support the needs of both residents and employees.</li> </ul> <p>6.1.t. The Town will promote high-density housing and mixed-use projects in areas adjacent to the regional transit route.</p> <p>6.1.u. The high-quality public realm should be maintained through the preservation of streetscape patterns, landscaping and high-quality building design.</p> <p>6.1.v. The Town will prioritize redevelopment and infill on vacant lots and brownfield sites.</p> <p>6.1.w. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection services, except for lots in the Future Urban Development area or single isolated lots where there is evidence that municipal water and sewer connections are unavailable and alternative systems will be required.</p>
<p><b>EMPLOYMENT LANDS</b></p>	<p>These policies apply to land identified to be developed or redeveloped for employment uses.</p> <p>6.6.a. Commercial development along Highway 16A will be oriented to serve the needs of the vehicle-oriented public where:</p> <ul style="list-style-type: none"> <li>6.6.a.i. on the south side of Highway 16A, the uses should predominantly cater to regional and local shoppers;</li> <li>6.6.a.ii. on the north side of Highway 16A, uses should support business services to cater to the adjacent industrial developments; and</li> <li>6.6.a.iii. on both sides of the Highway, facilities such as lodging, food outlets and automobile facilities will be permitted.</li> </ul> <p>6.6.b. Commercial development west of the Areas of Transition may incorporate tourist and commercial recreation-related facilities, such as golf courses, recreational vehicle parks and campgrounds, as well as business industrial uses if they are conducted indoors and do not cause a nuisance beyond the property's border.</p> <p>6.6.c. The Town will require that any development visible from the highway, public spaces and residential areas, be visually attractive.</p> <p>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.</p> <p>6.6.e. New or redevelopment of commercial sites will provide on-site pedestrian connections to the Town's pedestrian and trail systems.</p>

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<b>AREAS FOR FUTURE URBAN DEVELOPMENT</b>	<p>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.</p> <p>6.6.g. 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 and north of Highway 16A, to maintain an adequate supply of land for business.</p> <p>6.6.h. The Town will encourage light-industrial and business service uses to locate between commercial and general industrial uses on Highway 16A.</p> <p>6.6.i. The Town will allow uses supportive of the creative sector including artist fabrication and production space, and artist residential spaces, particularly in areas with light-industrial and commercial uses.</p> <p>6.6.j. The Town will direct industrial uses that may not be compatible with residential uses to locate in the interior of industrial areas due to unsightliness or nuisance factors, such as noise, dust, vibration, smoke, odours or potential environmental contamination, or issues that pose safety and risk management concerns.</p> <p>6.6.k. The Town will promote best practices in industrial area design, such as:</p> <ul style="list-style-type: none"> <li>6.6.k.i. landscaping along roads, including locally appropriate species;</li> <li>6.6.k.ii. reduction of hardscaped surfaces;</li> <li>6.6.k.iii. protection and integration of natural areas;</li> <li>6.6.k.iv. natural storm water management;</li> <li>6.6.k.v. combined facilities for district energy;</li> <li>6.6.k.vi. integration with the town's pedestrian and trail systems;</li> <li>6.6.k.vii. provision for future transit service;</li> <li>6.6.k.viii. multiple parcel sizes for a diverse mix of business sizes;</li> <li>6.6.k.ix. energy-efficient building design; and</li> <li>6.6.k.x. provision of on-site or adjacent amenities and services.</li> </ul> <p>These policies apply to land identified for future urban development.</p> <p>6.8.a. The Town will implement appropriate recommendations from provincial and regional plans to support protecting agricultural land from fragmentation and conversion, supporting value-added agriculture, diversification of agricultural enterprises and appropriate infrastructure.</p> <p>6.8.b. The Town will encourage extensive agricultural uses, such as field crops and market gardens supported by roadside produce sales, but discourage intensive agricultural uses, such as livestock operations.</p>

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6.8.c. The Town will encourage clustering agricultural uses, where possible.

6.8.d. The Town will require the completion of an agricultural impact assessment for Areas of Future Urban Development, which must identify the potential adverse impacts of proposed development on agricultural lands and existing agricultural operations, both on-site and on the surrounding area; and include recommended mitigation measures to incorporate into the planning, design and staging of development to minimize impacts and conflicts with surrounding land uses.

6.8.e. The Town will only allow uses that will not adversely impact urban settlement or that will not be detrimental to future urbanization, so that these areas are protected for future development potential.

6.8.f. The Town will encourage sites to remain as existing uses, as agricultural uses or other development uses that do not require major buildings or services, until a time when the land is required for urban development; should a road be developed to service such uses, it should be designed to accommodate future urban servicing.

6.8.g. Areas developed for future urban development should include uses that are compatible with uses in adjacent municipalities.