



Commercial, Industrial and Multi-Unit Residential Infill Policy

Authority: Council

Effective Date: August 16, 2021

Date Approved by Council: August 16, 2021

Resolution No.: 176/08/21/SP

Future Review Date: 2025

Responsibility: Council

References: Government of Alberta Efficient Use of Land Implementation Tools Compendium, Town of Stony Plain Land Use Bylaw, Municipal Development Plan, Town of Stony Plain Strategic Plan.

Replaces: Commercial, Industrial and Multi-Unit Residential Infill Policy C-CAO-023 (2017)

1.0 Purpose: To encourage development investments that will further revitalize the established commercial, industrial and multi-unit residential areas within the Town through financial incentives and nonfinancial support.

2.0 Scope: This policy will apply to existing property that will be developed for a commercial, industrial, or multi-unit residential purpose as shown on Schedule A – Map.

3.0 Definitions:

Infill: refers to eligible developable properties as indicated in Schedule A.

Town Manager: refers to the Chief Administrative Officer for the Town.

Town: refers to the Town of Stony Plain.

4.0 Statement: The Town has identified infill as an opportunity to further intensify development and optimize use of existing infrastructure through coordinated public initiatives to stimulate private investment. The benefit of a successful infill policy applies both to specific properties and neighbourhoods where the development takes place and to the Town as a whole. In addition to putting vacant or underutilized properties into more productive activity, reinvestment reduces development pressure on sensitive agricultural and environmental lands on the periphery of the Town. Furthermore, it optimizes the existing infrastructure while reducing the need to build new infrastructure. It is the intent of the Town to encourage growth and development in the core of the community, specifically in areas that are currently served by public infrastructure and services and underserved by the real estate market.

5.0 Incentives:

5.1 The following incentive options are available for use based on an application from the property owner(s), or an approved representative(s):

- 5.1.1 Rebate of development permit fee;
- 5.1.2 Consider adjustments to parking requirements;
- 5.1.3 Consider variance to setback requirements;
- 5.1.4 Consider alteration of servicing requirements; and/or
- 5.1.5 Expedite consulting and processing time with clients;

6.0 Eligibility: To be eligible, properties must be shown on Schedule A – Map and districted in the Land Use Bylaw as: R6 - Residential Comprehensively Planned, R7 - Residential Multi-Unit Building, R8 - Residential High Density, C1 - Commercial Local, C2 - Commercial General, C3 - Commercial Mixed Use and MI - Business Industrial.

6.1 No work must be performed until approved by the Town. Work that has commenced prior to approval is not eligible for policy incentives.

6.2 A signed agreement between the Town and the property owner(s), or approved representative(s), will outline the approved incentives, the deliverables for the property and the timeframe and conditions for payment.

6.3 The Town Manager is authorized to sign agreements pursuant to this policy with an applicant property owner(s) or approved representative(s).

7.0 Roles and Responsibilities

7.1 Town Council Responsibilities:

- 7.1.1 To approve this policy and any changes to this policy.

7.2 Town Manager Responsibilities:

- 7.2.1 To receive and review any application for the policy incentives;
- 7.2.2 To recommend to Council policy incentives that may be offered to applicant property owner(s) or approved representative(s);
- 7.2.3 To approve agreements with applicant property owner(s) or approved representative(s) pursuant to this policy.
- 7.2.4 To administer and monitor any agreements with applicant property owner(s) or approved representative(s); and
- 7.2.5 To ensure the development of supporting procedures to implement the policy.

8.0 Policy Review: This policy shall be reviewed by Administration every four years with any changes being recommended to Council for approval.

Schedule A – Map

