



Development Incentive Policy

Authority: Council

Effective Date: April 28, 2025

Date Approved by Council: April 28, 2025

Resolution No.: 97/04/25/SP

Future Review Date: 2029

References: Land Use Bylaw, Municipal Development Plan, Stony Plain Strategic Plan, Old Town Community Plan, Economic Development Strategy, Highway Development Strategy, Housing Strategy, Urban Agriculture Plan, Off-site Levy Bylaw, Off-site Levy Policy, Development Agreement Security Policy

Replaces: Commercial, Industrial and Multi-Unit Residential Infill Policy C-CAO-052 (2021)

1.0 Purpose: To encourage development project investments that will further strategic priority focus areas and land uses within the Town through financial and non-financial incentives.

2.0 Scope: This policy applies to select residential, business and infill development projects that meet certain strategic priority focus areas or land uses as specified under Section 6.0 Eligibility.

3.0 Definitions:

3.1 Brownfield Sites: means to previously developed land that may be contaminated.

3.2 Business Sectors: means specific industries including Agribusiness, Logistics and Professional Services, Manufacturing, Shopping, Dining and Arts identified in the Economic Development Strategy to target and attract to Stony Plain.

3.3 Development Corridors: means urban serviced commercial and industrial areas adjacent to Highway 16A and Highway 628.

3.4 Site Intensification: means the redevelopment of land involving the addition of four or more dwellings, or a multi-storey mixed-use building or a multi-storey non-residential building.

3.5 Town: means the Town of Stony Plain.

4.0 Statement: The Town supports the development and revitalization of vacant and under-utilized properties and buildings within the town that align with strategic focus areas of the Town. Through this policy, the Town will contribute to the future development of the

community, acting as a catalyst for increased development activity and contribute to further attraction of businesses, residents and employment. By intensifying the use of properties and buildings, the Town will strengthen its property tax base and utilize existing services and infrastructure more efficiently and effectively.

5.0 Incentives

5.1 The following incentives are grouped into three broad categories and may be considered on a case-by-case basis for approval upon an application from the property owner(s), or an approved representative(s):

5.1.1 Direct Financial incentives, which include:

- a) Development Application Fee Rebate:
 - I. Reimbursement of all or a portion of applicable application fees;

5.1.2 Indirect Financial incentives, which include:

- a) Modified Development Charge Payment Conditions:
 - I. Changes to development charges (refer to Off-site Levy Bylaw and Off-site Levy Policy); and
- b) Reduced Security Requirement:
 - I. Reduction in the amount of funds required to be held for development security for a project (refer to Development Agreement Security Policy).

5.1.3 Non-Financial Incentives, which include:

- a) Expedited Application Processing:
 - I. Land development applications are prioritized during their review to reduce processing time; and
- b) Flexible Land Development Regulations:
 - I. Support for selected Land Use Bylaw and other development requirements to be varied.

6.0 Eligibility:

6.1 To be eligible, development projects must be shown on Schedule A – Map relate to one or more of the following strategic priority focus areas of the Town, which include:

- a) Business developments, which apply to:
 - I. Select Highway Development Corridors; and
 - II. Business Sectors, and
- b) Infill developments within the Old Town Community Plan boundary, which apply to:
 - I. Brownfield sites; and
 - II. Site Intensification.

- 6.2 No work must be performed until approved by the Town. Work that has commenced prior to approval is not eligible for policy incentives.
- 6.3 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.
- 6.4 The Chief Administrative Officer 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:

- a) To approve this policy and any changes to this policy.

7.2 Chief Administrative Officer:

- a) To receive and review applications for policy incentives;
- b) To recommend to Council policy incentives;
- c) To ensure that financial incentives are considered on a case-by-case basis dependent on available resources and funding;
- d) To approve agreements with applicant property owner(s) or approved representative(s) pursuant to this policy;
- e) To administer and monitor any agreements with applicant property owner(s) or approved representative(s); and
- f) 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

