Uniquely Stony Plain
Municipal Development Plan 2013

Horizon
Home
Heritage
Uniquely Stony Plain

TOWN OF
STONY
PLAIN

We thank you

Contents

Contents

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 imrprovements. 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, under-represented 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.
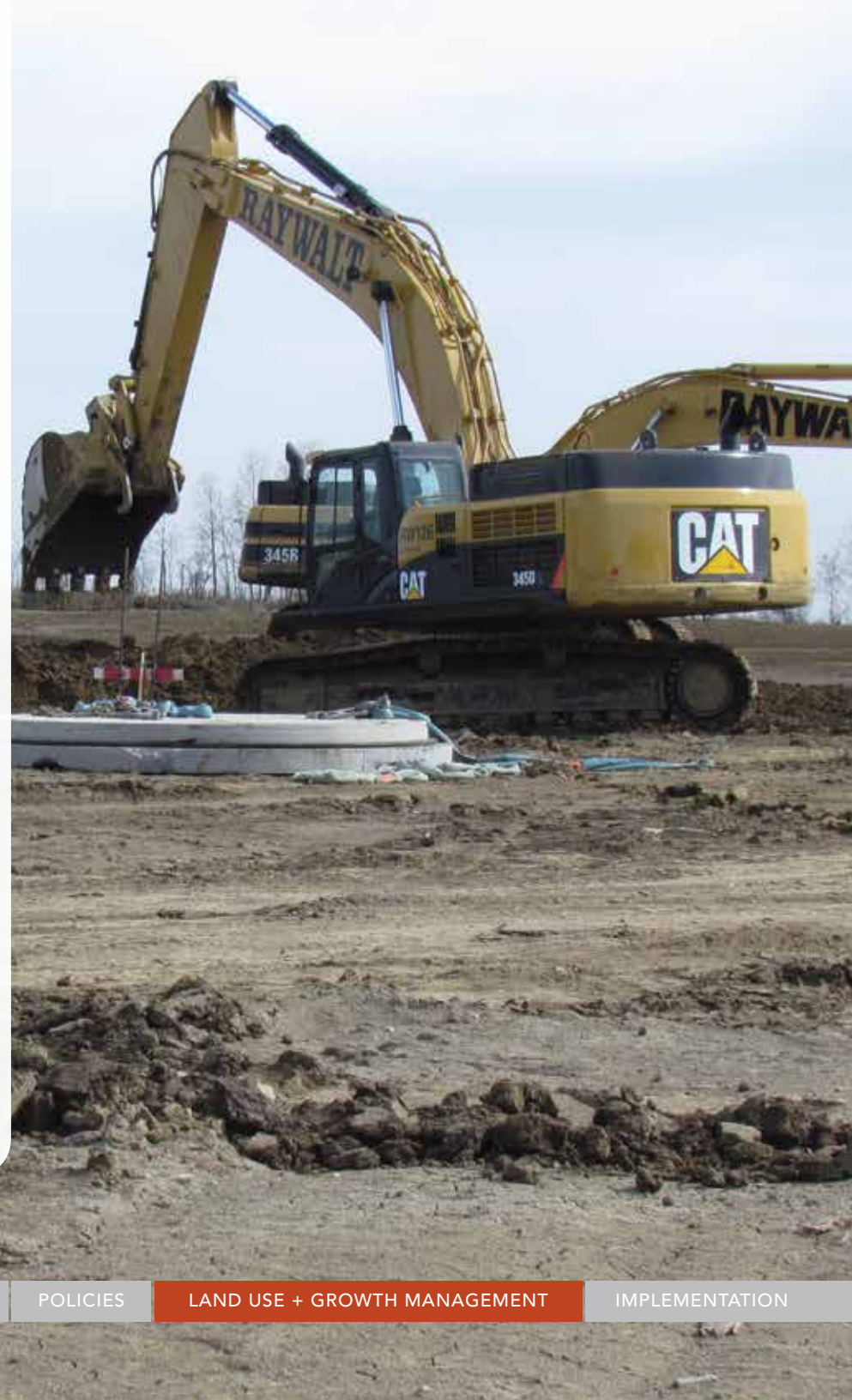
Growth Pattern and Target Densities

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

Legend

- Core Area
- Residential Areas
- Employment Areas
- Future Urban Development Areas
- Town Boundary
- Railway
- Major Roads

Glory Hills Rd
48 St / Hwy 779
Golf Course Rd
Boundary Rd
Hwy 16A
44 Ave
49 Ave
50 St / Main St
Oatway Dr
Fairways Dr
Rosenthal Rd / RR 12
79 Ave
79 Ave / Hwy 628
RR 11
48 St / Hwy 779
Golf Course Rd
Boundary Rd
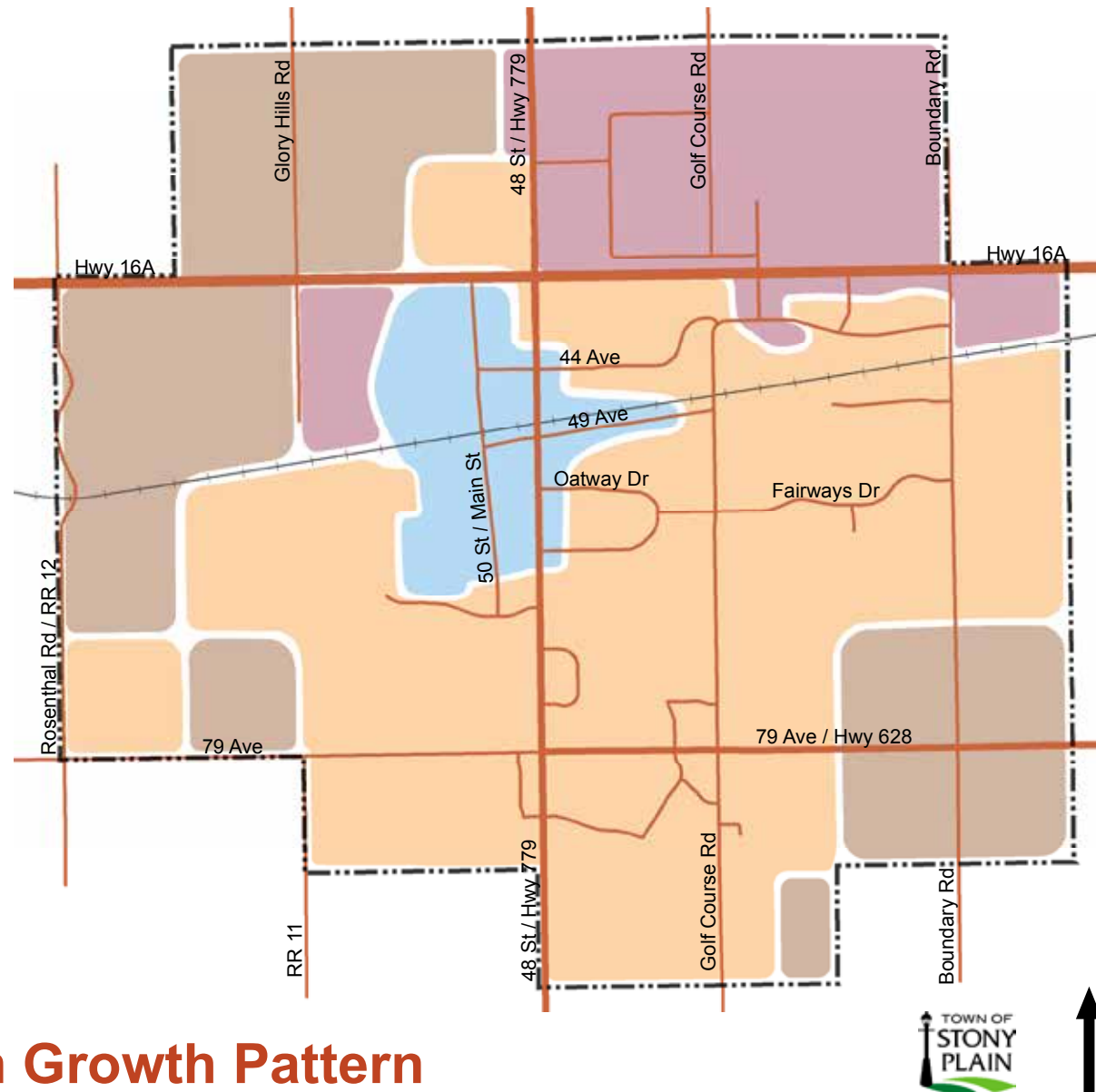
TOWN OF STONY PLAIN

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

Legend

- Existing Development
- New Residential Development
- New Employment Lands
- Intensification Area
- Town Boundary
- Railway
- Major Roads

Glory Hills Rd
48 St / Hwy 779
Golf Course Rd
Boundary Rd
Hwy 16A
Hwy 16A
44 Ave
49 Ave
Oatway Dr
Fairways Dr
50 St / Main St
Rosenthal Rd / RR 12
79 Ave
79 Ave / Hwy 628
RR 11
48 St / Hwy 779
Golf Course Rd
Boundary Rd

TOWN OF STONY PLAIN
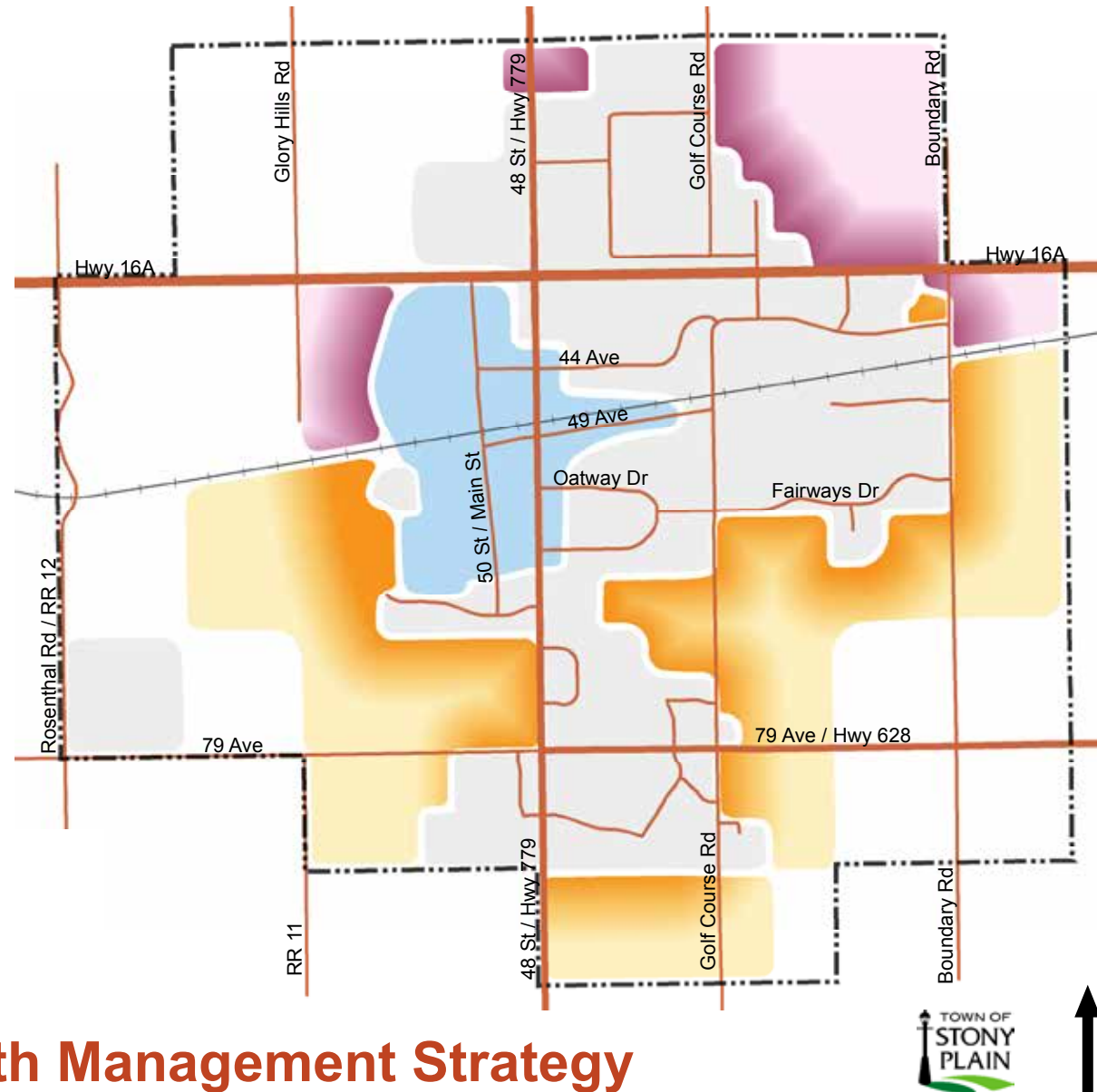
Land Use Policies

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*.

Legend

- Areas of New Residential Development
- Areas of Employment Lands
- Area of Transition
- Areas of Stability
- Areas of Future Urban Development
- Parks
- Natural Areas
- Town Boundary
- Railway
- Major Roads

Glory Hills Rd

48 St / Hwy 779

Golf Course Rd

Boundary Rd

Hwy 16A

Hwy 16A

44 Ave

49 Ave

Oatway Dr

Fairways Dr

50 St / Main St

Rosenthal Rd / RR 12

79 Ave

79 Ave / Hwy 628

RR 11

48 St / Hwy 779

Golf Course Rd

Boundary Rd

TOWN OF STONY PLAIN
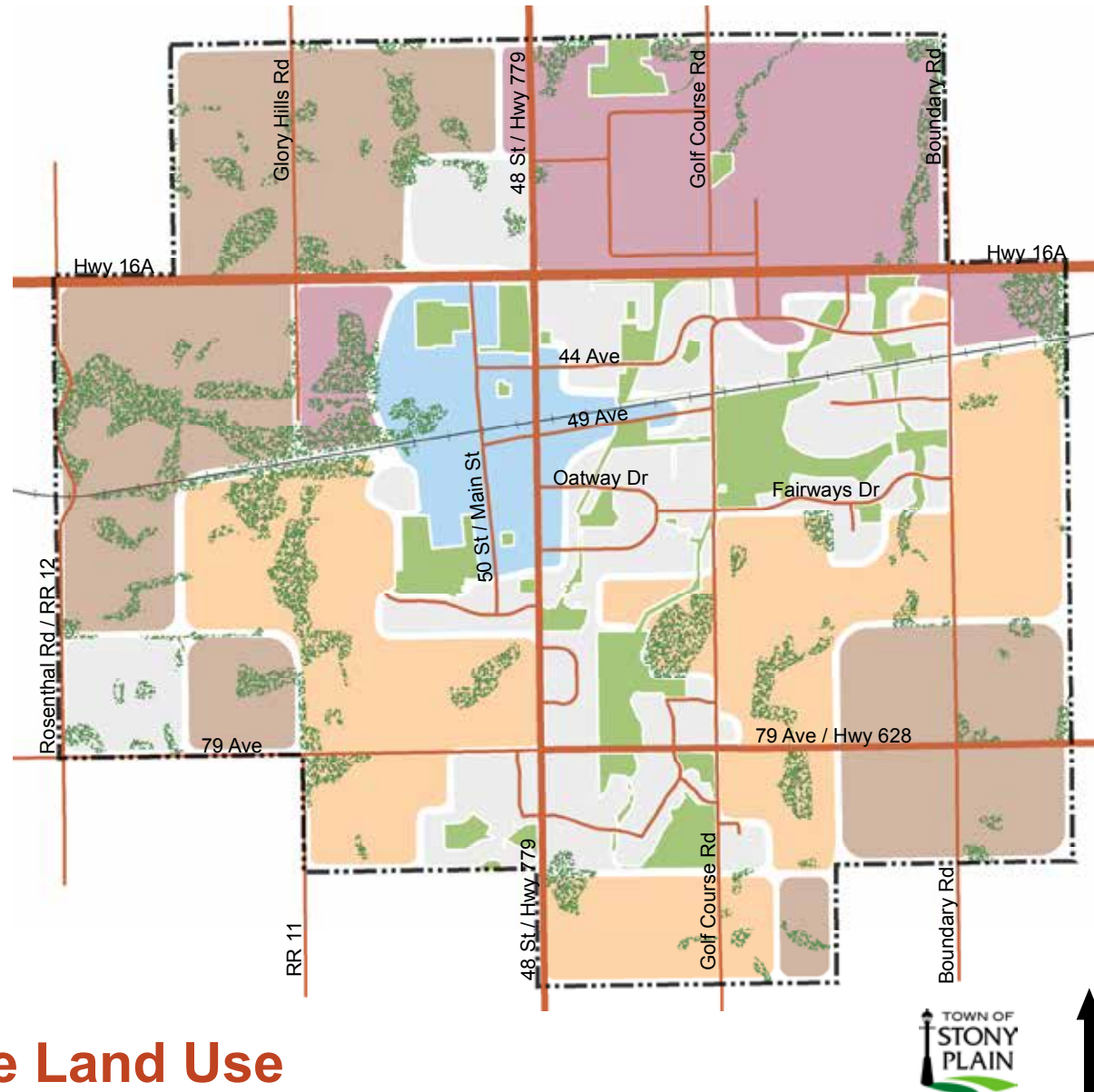
Figure 3: Future Land Use

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.
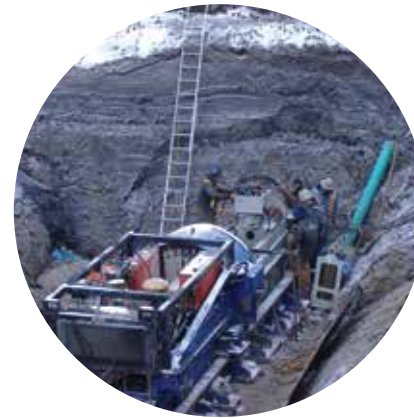
6.2 Open Space and Parks

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

Legend
- Parks
- Natural Areas
- Town Boundary
- Trails
- Stream Courses
- Railway
- Major Roads

Glory Hills Rd
48 St / Hwy 779
Golf Course Rd
Boundary Rd
Hwy 16A
Hwy 16A
44 Ave
49 Ave
Oatway Dr
Fairways Dr
50 St / Main St
Rosenthal Rd / RR 12
79 Ave
79 Ave / Hwy 628
RR 11
48 St / Hwy 779
Golf Course Rd
Boundary Rd

TOWN OF STONY PLAIN

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.

Legend

- ▨ Special Study Area
- ▧ Old Town
- ▧ Old Town North
- ▧ Highway 779 Corridor
- ✳ Major Community Facilities
- ┼┼┼ Railway
- ─── Major Roads
- ─── Minor Roads

Key Plan

Hwy 16A
Hwy 779
Hwy 628

Hwy 16A
44 Ave
48 St / Hwy 779
49 Ave
50 St / Main St
Oatway Dr
Brightbank Ave
Golf Course Rd
55 Ave
57 Ave
48 St / Hwy 779
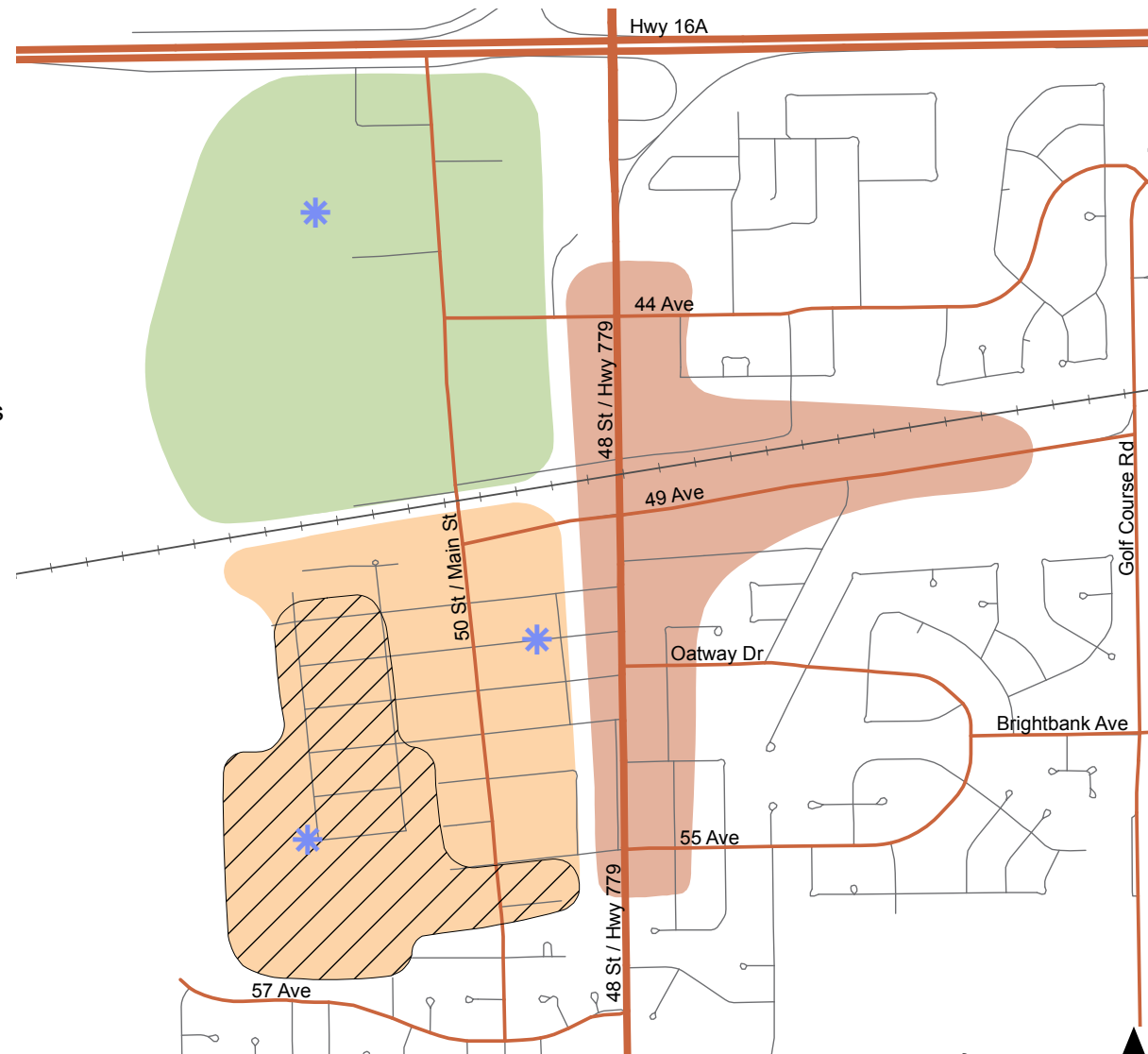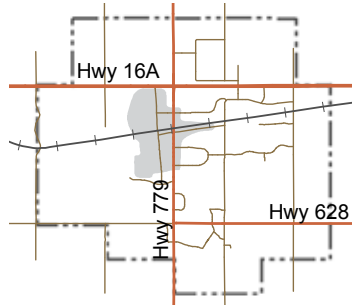
Figure 5: Areas of Transition

TOWN OF STONY PLAIN

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

CORPORATE PLANNING FRAMEWORK

Financial Planning

Nonstatutory Plans

COMMUNITY PLANNING FRAMEWORK

Statutory Plans
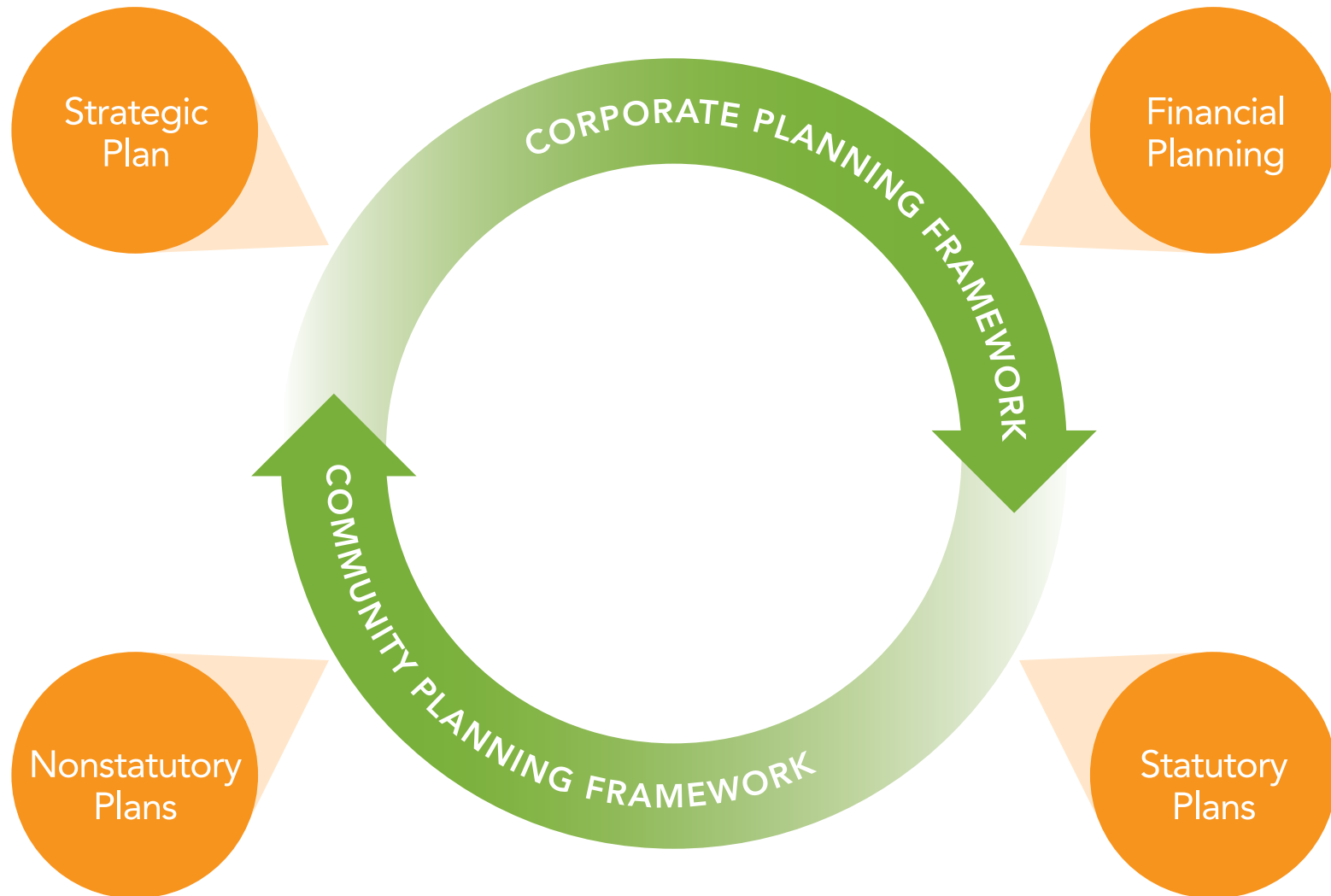
The Corporate Planning Framework is part of the Town's governance process. The Strategic Plan establishes the general course of action, within a set time framework, and documents Council priorities. The Strategic Plan, the foundation for achieving the Vision established with community consultation, is 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.

TOWN OF
STONY
PLAIN

4905 - 51 Avenue, Stony Plain, Alberta T7Z 1Y1 Canada

Background Report

Supplemental Material for Uniquely Stony Plain: Municipal Development Plan 2013

Contents

Contents

Contents

Introduction

This document provides contextual information and supplemental details for the 2013 Municipal Development Plan.

It contains information on:

- the legal and policy frameworks in which the Municipal Development Plan was created;

- the process of Plan Development

- an overview of major plans, policies and strategies of the Town;

- details on environmental and climatic conditions;

- the developmental history;

- the population growth;

- the economic situation; and

- the Growth Management Framework that provides the foundation for the policies in the Municipal Development Plan.

Legal, Policy and Procedural Contexts

As a statutory document, a municipal development plan (MDP) must meet certain criteria, yet may contain many additional elements. Each MDP is unique based on the distinct policy and planning framework that it is developed within. This includes pertinent provincial legislation and regulations, as well as relevant municipal plans, policies and strategies.

The legal technicalities for a MDP are described below, followed by an explanation of the planning and policy frameworks in the Town of Stony Plain. The latter is expanded in more detail, with an overview of each of the major plans, policies and strategies that the Town has recently developed.

Legal Requirements of a Municipal Development Plan

The Municipal Governance Act (MGA) of Alberta specifies the powers, operational abilities and requirements for Municipalities in the Province. Regarding MDPs, it requires under Section 632(1) that all municipalities with a population greater than 3500 must by bylaw adopt a MDP. It states that a plan must address or contain the following:

- future land use within the municipality;

- the manner of and the proposals for future development in the municipality;

- the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;

- the provision of the required transportation system either generally or specifically within the municipality and in relation to adjacent municipalities;

- the provision of municipal services and facilities either generally or specifically;

- policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities;

- policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards; and

- policies respecting the protection of agricultural operations.

A plan may also address or contain statements about:

- proposals for the financing and programming of municipal infrastructure;

- the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;

- environmental matters within the municipality;

- the financial resources of the municipality;

- the economic development of the municipality;

- any other matter relating to the physical, social or economic development of the municipality; or

- regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.

Planning Framework in Stony Plain

The legal framework for planning in the Town of Stony Plain is hierarchical in structure and framed within provincial legislation and regulation, which includes the Alberta Land Stewardship Act and the MGA, as well as its Capital Region Board, and Subdivision and Development Regulations.

Legal Framework for Planning in the Town of Stony Plain

Alberta Land Stewardship Act	Capital Region Board Regulation	Municipal Governance Act (MGA)			
North Saskatchewan Regional Plan	Capital Region Growth Plan	Municipal Development Plan (MDP)	Area Structure Plans (ASP)	Land Use Bylaw (LUB)	Subdivision and Development Approvals
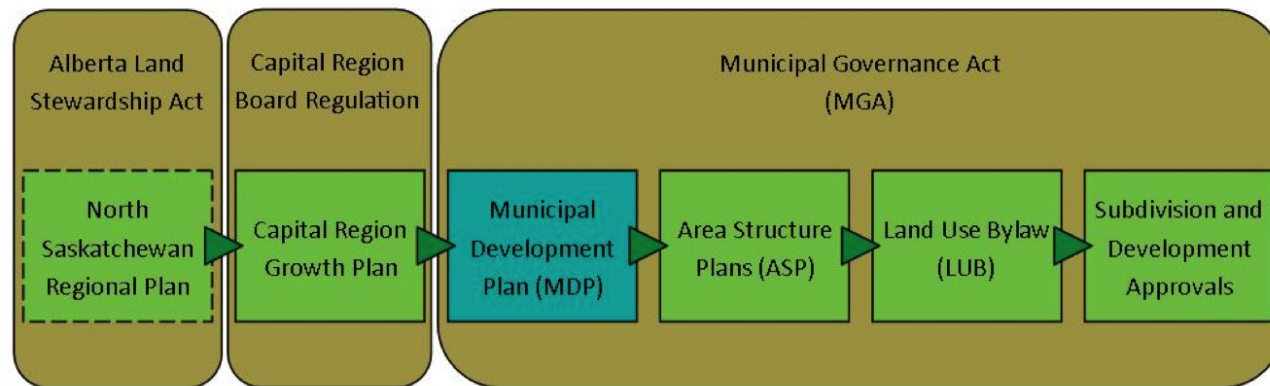
The Alberta Land Stewardship Act sets out the highest level of provincial planning legislation through the Land Use Framework, which breaks the province into seven regions based on watersheds to provide regional planning to the whole province. The Town of Stony Plain is part of the North Saskatchewan Region, which does not currently have a regional plan in place. Once in place, the North Saskatchewan Regional Plan would replace the Alberta Land Use Policies, which are a set of provincial policies that provide general guidance regarding local land use planning. These policies are currently the highest level of policies affecting planning in Stony Plain.

The Capital Region Board, which was commissioned by the Capital Region Board Regulation in 2007, has put in place the Capital Region Growth Plan. This plan enacts certain criteria that the Town must follow when making land use planning decisions and plans.

The MGA specifies and describes the planning tools a municipality must, as well as may, use for land use planning. These include a MDP, intermunicipal development plans, area structure plans, area redevelopment plans and a land use bylaw. Details governing subdivision and development of land are also prescribed in the MGA as well as its Subdivision and Development Regulation.

A MDP sets out the vision and policies for the overall development of the Town. Area structure plans and area redevelopment plans set out requirements for specific areas and often include pre-engineering for major infrastructure and transportation routes. The Land Use Bylaw divides a municipality into districts, provides regulations and control regarding the use and development of land and buildings, both broadly and within each district, and specifies the duties and powers to subdivision and development authorities. The Town of Stony Plain does not have any intermunicipal development plans or area redevelopment plans, but has numerous area structure plans. It is through the Town's MDP, Land Use Bylaw and area structure plans that the MDP guides subdivision and development approvals.

Policy Framework in Stony Plain

The Town of Stony Plain has and is affected by a wide variety of policies. They come from various federal, provincial and municipal legislation as well as other plans, strategies and standards. The MDP is an important policy document for the Town that contains policies on many different topics, ranging from environmental and social issues to growth management and economic development. Due to this diversity, certain policies in the MDP pertain to topics covered by another municipal policy document or legislation from another level of government or another organization. In most cases the policies in the

MDP have been written to align with similar policies in other policy documents that affect the Town. Such policies are often more general or boarder in nature than those found elsewhere as the MDP is an umbrella document for the Town. Similarly, policy documents with a more focused subject matter often provide more detailed policies regarding the topics covered by the MDP.

Overview of Major Town of Stony Plain Plans, Policies and Strategies

Municipal Development Plan

The MDP completed in 2005 replaced the previous MDP from 1998 as the principal planning document for the Town. It was prepared in accordance with Section 632 of the Municipal Government Act and provided direction for Council, Administration, developers, property owners, residents and adjacent municipalities to manage growth and development within the community. The plan presented a historical overview of the Town, along with its regional setting context and population growth projections. The Town's vision, as presented in the Strategic Plan, was specified with ten guiding principles. Goals, objectives and policies are itemized for each of the principles, which formed the structure of the plan. A growth management and urban form section discussed emerging trends and put forth a future land use concept. The plan concluded with an implementation section

Community Sustainability Plan

In order to be proactive in the realm of sustainability, the Town created a Community Sustainability Plan in 2007. The plan discussed the definition of a community and the importance of sustainable planning. It recited the vision from the 2005 MDP and presented a mission statement with associated core values. After an additional discussion about good governance, the plan described four core strategies, which provide the heading

for the remainder of the document. Under each one, a list of strategic action items are listed and explained. These items provided guiding actions for many of the initiatives of the Town for the years following the creation of the plan. A summary of each action item including its status is presented below.

STRATEGIC ACTION ITEM	STATUS	COMMENTS
1.1 Create a downtown redevelopment plan including the pursuit of cultural amenities and the promotion of mixed use development	Working	Area Redevelopment Plan scheduled for 2014. Downtown working group undertaking preliminary work. Cultural Master Plan covers cultural amenities in the Downtown. Municipal Development Plan covers mixed-use development in the Downtown.
Identify redevelopment opportunities for the downtown (e.g. mixed use, commercial transition, back alley development)	Working	Area Redevelopment Plan scheduled for 2014. Downtown working group undertaking preliminary work. The Main Street Streetscape Plan identifies various features.
Pursue the addition of cultural amenities in the downtown core through the development of a Civic Square to attract residents and visitor	Planned	Required properties being incrementally acquired. Part of long-term capital infrastructure budget. Cultural Master Plan mentions a cultural facility.
Establish private sector partnerships for the development of facilities and cultural amenities in the downtown (e.g. cinemas, performing arts centre)	Planned	Area Redevelopment Plan scheduled for 2014. Cultural Master Plan covers partnerships and cultural amenities downtown but not jointly.

Establish private sector partnerships for the development of facilities and cultural amenities in the downtown (e.g. cinemas, performing arts centre)	Planned	Area Redevelopment Plan scheduled for 2014. Cultural Master Plan covers partnerships and cultural amenities downtown no direct linkage however. Part of the Main Street Streetscape Plan.
Develop marketing strategy to promote the downtown redevelopment plan in an effort to attract various business types that will compliment proposed cultural amenities	Planned	Area Redevelopment Plan scheduled for 2014. Cultural Master Plan covers partnerships and cultural amenities downtown but not jointly.
Investigate the gradual increase of height and density permitted in the downtown core	Completed	Part of Land Use Bylaw. Intended for a downtown Area Redevelopment Plan.
Encourage the establishment of new developments that accommodate commercial space on the ground floor and residential on subsequent floors	Completed/ Ongoing	Part of Land Use Bylaw. Intended for a downtown Area Redevelopment Plan. Examples of mixed-use development can already be found in Downtown.
1.2 Investigate affordable housing initiatives and plausible mechanisms for initiating projects to ensure a mix of housing options	Completed/ Planned	Awaiting a Capital Region Board initiative and toolkit on affordable housing that is currently being developed. No official initiatives however an unofficial initiative is in place. Three options were explored: creating a housing authority, directly influencing the market and partnering with non-profit organizations, which was chosen. Examples include partnerships with Habitat for Humanity and Good Samaritan Society.

Establish affordable housing plan that will include the designation of sites as part of neighborhood planning and develop incentives for developers to construct affordable housing projects	Incomplete/ Planned	Awaiting a Capital Region Board initiative and toolkit on affordable housing that is currently being developed. Decision to pursue development incentives and designate site was turned down.
Invite developers of assisted/non-assisted housing to invest in Stony Plain	Incomplete/ Planned	Awaiting a Capital Region Board initiative and toolkit on affordable housing that is currently being developed. Developers were not invited because a different option was pursued.
Study future aging impact on housing options	Planned/ Working	Awaiting a Capital Region Board initiative and toolkit on affordable housing that is currently being developed. Part of Municipal Development Plan review.
1.3 Create social linkages in the community through the promotion of structural and physical infrastructure connectivity in neighborhood development	Ongoing	Connectivity is supported in the Land Use Bylaw, as well as the Urban Design Toolkit and the Planning for Complete Communities. Also, part of Municipal Development Plan review.
Pursue higher density structures not exceeding six stories to be placed along arterial roads at the periphery of neighborhoods	Completed/ Ongoing	Allowed when appropriate and market viable. A specific district type, R-4, was added to the Land Use Bylaw to allow for higher density structures.
Identify areas in the community where densities can be increased	Completed/ Ongoing	Areas identified in the Land Use Bylaw (mainly Downtown). Municipal Development Plan review will revisit the identification of appropriate areas for increased density.

Locate future schools and commercial sites at the edges of neighborhoods and intersections of arterial roads bordering several neighborhoods	Completed/ Ongoing	Areas identified in the Land Use Bylaw (mainly Downtown). Municipal Development Plan review will revisit the identification of appropriate areas for increased density.
Review the Land Use Bylaw to permit sensible integration of mixed housing types and densities in neighborhoods	Working	Part of Municipal Development Plan review. Need to look at the intent of this item, since it would promote car use. Currently working with a school board to identify the location of future school sites.
Promote bi-generational homes to house extended families	Completed/ Planned	The Land Use Bylaw was reviewed for this in 2008. The item will be readdressed during the Land Use Bylaw review that will commence after the Municipal Development Plan review is completed.
Explore the establishment of a linear park	Completed	Bi-generational homes are supported and allowed through mechanisms like secondary suites and large format housing. There has however been no explicit promotion of bi-generational homes.
1.4 Foster a safe community through the provision of preventative and response services	Ongoing	The implementation of the Municipal Enforcement Business Plan. Also concerns providing space for emergency vehicles, and supporting firefighters and RCMP. A recent example is the 2012 Third Quarter Fire Department Report. Positive ticketing by Peace Officers is a good example of this item.

Pursue safe community designation	Incomplete	This was a task for the Safe Communities Working Group. They were disbanded and amalgamated into the Community Wellness working group, which may have also been disbanded. It is intended to still be pursued.
Continue to provide quality emergency response services to residents	Ongoing	RCMP provides safety jointly with the Peace Officers. The Town employs 3 Firefighters who work with 60 volunteer firefighters to provide fire respond services. Medical services are provided for by the Province although the municipality provides locations for their response vehicles.
Promote anti-vandalism programming through the implementation of the Vandalism Strategy	Incomplete	The Vandalism Strategy and Action Plan was accepted by Council in September of 2005 and sent to the Policing Committee for review and implementation. Its implementation status is unknown. It is intended to still be pursued.
Continue to support the regional police advisory committee	Ongoing	The status of the regional policy advisory committee is unknown; however the Joint Community Policing Committee provides a similar role.
1.5 Complete a recreation master plan, including a regional component	Incomplete	A recreation master plan has not been completed however less comprehensive recreational plan such, as the Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan, have been completed. Both include some regional components.

Initiate discussions with Parkland County and City of Spruce Grove regarding the requirements for a recreation master plan for the region	Complete	Discussions took place and led to the completion of the Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan.
Conduct an inventory of existing infrastructure relating to recreation amenities in all three municipalities	Complete/ Incomplete	The Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan have been completed. This covers most of this item. Outdoor facilities, especially in other municipalities, have still not been inventoried however.
Research examples of other municipal partnerships related to the creation of a recreation master plan	Complete	Comparisons and best practices have been part of the Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan.
Confirm partnership approach to project	Complete	The Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan were both done in partnerships.
Identify funding sources for plan development	Complete	The Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan were paid for using municipal funds from more than one municipality.
Establish timelines for project	Complete	The Tri-Municipal Indoor Facilities Study and the Leisure Services Master Plan were completed based on timelines.

Pursue increased green space allocations in future neighborhoods above current 10% standard as part of Area Structure Plan negotiations	Complete/ Incomplete	Needs to be reworded as the allocation of green space is done during Subdivision not Area Structure Plan negotiations. Additional green space beyond 10% would have to be purchased, unless the development included a high-density residential component, which can allow up to an additional 5% of the land as green space.
1.6 Cultivate improved service delivery for persons' with disabilities	Complete	Item has been accomplished through initiatives such as the Home Support Program, Adopt a Driveway and Salvation Army Partnership.
Review existing program options to identify potential gaps	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
Investigate the implementation of the enhancement and/or addition of programs and services	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
Pursue partnerships to aid in the establishment of new initiatives	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
1.7 Facilitate enhanced service delivery for seniors	Complete	Item has been accomplished through initiatives such as the Home Support Program, Adopt a Driveway and Salvation Army Partnership.

Review existing program options to identify potential gaps	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
Investigate the implementation and/or addition of programs and services to promote aging in place	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
Pursue partnerships to aid in the establishment of new initiatives	Planned/ Ongoing	Item is informally achieved on an outgoing basis. The FCSS Outcome Measure Program is currently being initiated towards meeting this item more formally.
1.8 Create a corporate communications strategy to promote municipal initiatives, services and programs	Complete	The Corporate Communication Strategy was completed in 2008
Devise communication tools to facilitate community input and participation in municipal initiatives, services and programs	Complete	Tools were devised and specified in the 2008 Corporate Communication Strategy.
2.1 Create a business development plan focused on business attraction, tourism, and marketing to promote economic diversity	Complete	The Economic Development Strategy and Action Plan is a business development plan.

Work with the Chamber of Commerce to provide opportunities for education and communications/networking to share information and ideas	Ongoing	The Cultural Master Plan makes direct reference to working with the Chamber of Commerce. The Economic Development Strategy and Action Plan indirectly refers to working with the Chamber of Commerce.
Support promotion of local events and festivals	Ongoing	Initiatives within the Cultural Master Plan and Economic Development Strategy and Action Plan involve the promotion of events. Community Facilities, such as the Golf Course and Pavilion, help facilitate local events.
Encourage development that keeps the downtown core central	Ongoing	Sections within the Cultural Master Plan and Economic Development Strategy and Action Plan purpose directly supporting the downtown.
Enhance and support regional event opportunities	Ongoing	Initiatives within the Cultural Master Plan and Economic Development Strategy and Action Plan deals with tourism. Community Facilities, such as the Golf Course and Pavilion, help facilitate regional events.
Maintain and increase relationships with partners to exploit consumer targeted opportunities for local businesses	Ongoing	This item is not clear and needs rewording. Working with partners and creating new and strengthening existing relationships with partners is stressed in both the Cultural Master Plan and Economic Development Strategy and Action Plan.

Continue to implement the business relations program aimed at recognizing new, expanding and long-standing businesses in Stony Plain	Ongoing	Part of both the Cultural Master Plan and Economic Development Strategy and Action Plan.
Pursue opportunities related to investment in tourism development initiatives	Ongoing	Initiatives within the Cultural Master Plan and Economic Development Strategy and Action Plan deals with tourism.
Encourage home based businesses	Working	Strategies to encourage house based businesses are currently being developed. Cultural Master Plan indirectly encourages home based businesses associated with the creation of a culture industry.
Work with the City of Spruce Grove, Parkland County and the TransAlta Tri Leisure Centre on the Regional Sport Tourism Strategy	Complete	The Tri-Municipal Regional Recreation and Culture Indoor Facility Strategy was approved in 2010. The Leisure Services Master Plan contains a sport tourism component and is a regional document. Additional work is aimed at creating a Tri-Municipal Region sports tourism position.
2.2 Develop a 10 year capital plan to address facility, physical infrastructure and trail system requirements	Complete/ Working	10-year capital plan exists for facilities and infrastructure. An informal 3-year plan exists for trails while a longer term plan is being created.
Research innovative ways of making our operations more efficient and cost effective	Incomplete	No research associated to this item is known to have occurred. More exploration is needed.

Forecast financial needs based on growth requirements	Incomplete	No financial forecast associated to this item is known to have occurred. More exploration is needed.
Ensure adequate financial resources to meet future needs	Incomplete/ Working	Some financial resources may be set aside to meet future needs, such as for upcoming trail developments; no comprehensive formal method of resource allocation regarding this item is known to have occurred.
Ensure the appropriate funding for the completion of the Trails Master Plan	Ongoing	Annual funding has been put in the budget for the creation of trails.
2.3 Maintain and enhance a financial management plan that identifies and accommodates present and future operational resources	Incomplete/ Working	Some recent financial management initiatives have begun to identify and accommodate future operational needs. More exploration is needed.
Research innovative ways of making our operations more efficient and cost effective	Incomplete	No research associated to this item is known to have occurred. More exploration is needed.
Forecast financial needs based on growth requirements	Incomplete	No financial forecast associated to this item is known to have occurred. More exploration is needed.
Ensure adequate financial resources to meet future needs	Incomplete/ Working	Some financial resources may be set aside to meet future needs, such as for upcoming trail developments; no comprehensive formal method of resource allocation regarding this item is known to have occurred.

2.4 Ensure the appropriate policies and practices are in place for effective management of financial operations	Incomplete	More exploration is needed.
Establish long-term reserves for un-funded liabilities	Incomplete	More exploration is needed.
Continue to develop a financial trend report as a financial management tool	Incomplete	More exploration is needed.
Develop comprehensive policies to ensure that appropriate funding is available for future capital and operating needs	Incomplete	More exploration is needed.
2.5 Continue to actively pursue government and alternative funding sources	Ongoing	Town Staff and Councillors are on email lists and keep in touch with individuals and organizations that send out information on new and existing funding opportunities. Funding information is activity forwarded to relevant individuals for review.
Monitor the new and on-going federal and provincial initiatives for infrastructure funding	Ongoing	Town Staff and Councillors are on email lists and keep in touch with individuals and organizations that send out information on new and existing government-related funding opportunities regarding infrastructure. Funding information is activity forwarded to relevant individuals for review.

Work with MLA's office concerning provincial grant programs that may be available	Ongoing	Town Staff and Councillors are on email lists and keep in touch with individuals and organizations that send out information on new and existing provincial grant programs. Funding information is activity forwarded to relevant individuals for review.
Continue to collaborate on cost sharing opportunities with neighboring municipalities	Ongoing	Town Staff and Councillors are on email lists and keep in touch with individuals and organizations that send out information on new and existing inter-municipal funding opportunities. Funding information is activity forwarded to relevant individuals and other municipalities for review.
3.1 Create a transportation plan which addresses linkages north, south, east, west; parking; alternatives to vehicle reliance; and public transportation requirements	Complete	The Transportation Study was completed by the Sustainable Transportation Working Group, which is in essence a transportation plan.
Undertake study regarding alternative parking locations and strategies (e.g. removing visual aspects of vehicles from the landscape)	Completed/ Incomplete	The Transportation Study broadly discusses parking conditions in Town. The Downtown Parking Study contains an in depth look at parking locations and strategies, but only for the Downtown area.
Investigate plausibility of local transportation services	Complete	The Transportation Study reviewed local transportation options in Town.

Explore collaboration with neighboring municipalities on engaging in an inter-municipal transit system	Complete	The Transportation Study discussed a possible regional transit system. Talks have taken place with neighbouring municipalities regarding a regional transit system. The Capital Region Board is conducting a review on regional transit.
Use GIS technology to map sidewalk conditions and provide inventory and recommendations on the enhancement of current construction of new pedestrian and cycling connections using downtown as the hub	Completed/ Incomplete	10-year infrastructure inventory done, adjusted yearly. A GIS inventory for sidewalks has been completed but it does not include sidewalk conditions. A sidewalk replacement program however exists as part of the Street Improvement Program. It is based on a 10-year infrastructure inventory that is updated annually. Although pedestrian and cycling connections have been reviewed in the downtown area, they have not been used as a hub for additional enhancements to the network. Both the Transportation Study and Trails Master Plan discuss pedestrian and cycling connections.
Integrate the Trails Master Plan into the new transportation plan	Complete	The Transportation Study reviewed the Trails Master Plan and incorporated mainly of its concepts.
Pursue roads system that fosters more connection amongst neighborhoods	Complete	The Transportation Study encourages road connectivity.

3.2 Continue to pursue cultural exchange programs	Ongoing	The cultural exchange program continues annually under an agreement that was signed between Stony Plain and Shikaoi in 1985.
Plan and implement a student/adult delegation to Shikaoi	Ongoing	The cultural exchange program continues annually for students and nearly annual for adults.
Plan and host a student delegation from Shikaoi	Ongoing	The cultural exchange program continues annually from students.
3.3 Create a west development plan and update the Municipal Development Plan	Working/ Incomplete	West Development Working Group was dissolved and it was decided that no west development plan would be created. Instead a developer approach was decided on where developers would submit area structure plans for the area for reviewed. Developers have currently submitted several area structure plans that are being reviewed. The Municipal Development Plan is being reviewed and the west development plan area is being looked at during this review.

Establish development plan focused on lands located west of the downtown core that includes plausible partnership initiatives and funding support	Working/ Incomplete	West Development Working Group was dissolved and it was decided that no west development plan would be created. Instead a developer approach was decided on where developers would submit area structure plans for the area for reviewed. Developers have currently submitted several area structure plans that are being reviewed.
Review the Municipal Development Plan and identify potential areas of enhancement to support sustainable development practices	Working	The Municipal Development Plan is being reviewed and pertinent concepts from the Community Sustainability Plan are intended to be incorporated within the new document.
3.4 Increase presence of other artistic endeavors to complement and enhance the murals program	Ongoing	Artistic endeavours are being promoted through the Cultural Master Plan. A Mural Committee was part of the Creative Culture Committee, which was dissolved. The Culture Roundtable that replaced it contains a new Mural Committee that is pursuing this item.
Review the terms of reference for the mural committee	Incomplete	The new Mural Committee is not keeping the old Mural Committee's terms of reference.
Identify potential opportunities for the inclusion of other artistic and cultural endeavors	Ongoing	The Cultural Master Plan promotes the identification of artistic and cultural opportunities.
Pursue a revised terms of reference	Incomplete	The new Mural Committee is not pursuing terms of reference at this time.

3.5 Establish architectural guidelines for commercial and residential development	Complete	The Architectural Guidelines Work Group completed the Urban Design Toolkit.
Research other municipal practices	Complete	Other municipal practices were researched during the creation of the Urban Design Toolkit.
Gather input from development industry	Ongoing	The development industry was consulted during the development of the Urban Design Toolkit. Their input continues to be gathered for other projects.
Develop guidelines to promote the heritage theme and enhance environmental stewardship practices	Complete	The Urban Design Toolkit specifies guidelines to promote environmental and heritage development aspects.
Review the integration of mandatory benches/lamppost/bulletin boards in future street designs	Complete	The Municipal Development Standards specifies required street design elements.
Pursue beautification options along Highway 16A including a review of signage and the Land Use Bylaw	Complete	A Highway 16A district overlay was created that required the inclusion of elements such as basic fences, landscaping, and other aesthetics. Use of the overlay was discontinued since it had limited success and did not resolve the controversy as provincial rules are still mandated.

3.6 Review the need for a community information and volunteer centre	Complete	Mainly a FCSS initiative. A method for community and information requests was set up though FCSS. A physical place was not created only a means to allow for more community and volunteer information to be acquired. The recently created and FCSS maintained Green Book for example serves as a regional community resource regarding a range of topics.
Review practices in other communities to determine role of municipality	Incomplete/ Ongoing	Item is informally done on an outgoing basis; however no formal study has been completed.
Review practices in other communities to determine role of municipality	Incomplete/ Ongoing	Item is informally done on an outgoing basis; however no formal study has been completed.
Determine required enhancements and new initiatives to promote the efficient and effective exchange of community information	Incomplete/ Ongoing	Item is informally done on an outgoing basis; however no formal study has been completed.
Identify available communication mechanisms to encourage volunteerism	Incomplete/ Ongoing	Item is informally done on an outgoing basis; however no formal study has been completed.
Determine opportunities for the promotion of volunteer activities in the community	Incomplete/ Ongoing	Item is informally done on an outgoing basis; however no formal study has been completed.

3.7 Establish plan to promote community health and wellness	Ongoing	No official community health and wellness plan has been developed but Community Services provides community health and wellness on a continual bases.
Pursue communication activities that will promote a walk-able community	Ongoing	Various activities are put on by the Town that encourage walking within communities.
Identify opportunities to endorse existing recreation amenities and facility usage	Ongoing	Item is not clear and needs to be rewording. Recreation amenities and facility usage is supported throughout the year.
Establish partnerships with local community groups, recreation and sports associations to encourage active living	Ongoing	Partnerships with local groups and sports associations are in place that encourages active living.
4.1 Implement the Environmental Stewardship Strategy	Ongoing/ Complete/ Incomplete	Most actions stated in the Environmental Stewardship Strategy have been completed or are continuing to be done. Some however have not been done or are not still being pursued. See the Environmental Stewardship Strategy Review below for completed and going action items.

Continue to pursue activities as per the timelines and measurements provided in the Environmental Stewardship Strategy adopted by Town Council in 2007	Ongoing/ Complete/ Incomplete	Most actions stated in the Environmental Stewardship Strategy have been completed or are continuing to be done. Some however have not been done or are not still being pursued. See the Environmental Stewardship Strategy Review below for completed and going action items.
14.2 Create communications campaign to promote environmental initiatives as per the Environmental Stewardship Strategy	Ongoing/ Complete	Various communication initiatives have been started and completed or continue to be done regarding the actions stated in the Environmental Stewardship Strategy. The Wipe Out Waste campaign is a good example.
Devise communication tools to facilitate the exchange of key messages associated with environmental initiatives	Ongoing/ Complete	Various communication initiatives have been started and completed or continue to be done regarding the actions stated in the Environmental Stewardship Strategy. The Wipe Out Waste campaign is a good example.

Environmental Stewardship Strategy

As a result of the 2005-2007 Strategic Plan, the Town of Stony Plain developed the Environmental Stewardship Strategy to systematize and steer the environmental priorities of the Town in a unified and lasting direction. It introduced the four cogs of sustainability: social equity, cultural vitality, economic viability and environmental responsibility. It discussed the 2005-2007 Strategic Plan and gave eight key themes, which formed the structure of the remainder of the strategy. These were planning and regulation, energy, air quality, waste, transportation, water, procurement, and education and promotion. According to each of the themes, target areas were described and strategic actions were associated to each target including an action or progress and timescale.

Environmental Stewardship Strategy Review

In 2011, an update to the Environmental Stewardship Strategy was written. It briefly reviewed the purpose of the strategy and discussed the initiatives the Town had undertaken towards each theme or target area, along with describing new initiatives the Town had identified. It concluded with an action plan that specified actions, outcomes and completion status to each of the strategic targets.

Under the planning and regulation theme, the Planning for Complete Communities document for creating a sustainable areas structure plan was developed. Also towards this them, design standards were incorporated into the Transportation Study and the Trails Master Plan, which specified sustainable natural features as well.

A complete energy audit on Town facilities was completed regarding the energy theme, along with research and implementation on alternative energy sources, such as solar heating for the recently constructed Pavilion. LED traffic lights and solar powered trail lights were installed and community information brochures outlining effective energy use were completed under this theme as well.

Towards the air quality theme, the Town completed most of the milestones involved as a Partners for Climate Protection Participant. The Town also enacted an Open Burning Bylaw and incorporated an anti-idling policy under the air quality theme.

Through the Wipe Out Waste campaign the Town completed many of the action items attached to the Waste theme, including a strong commitment to recycling, compost and waste reduction, and garbage limitation. The event recycling trailer recently purchased by the Town was also obtained towards this theme.

The Town purchased a hybrid vehicle, provided a handi-bus service and reviewed the potential for public transit as initiatives linked to the Transportation theme. The Town also provided a pedestrian friendly environment through provisions in the Trails Master Plan and the Transportation Study towards meeting the Transportation theme. Further development of the Willow Park Natural Area is a great example of promoting pedestrian movement.

The Town completed guides and brochures related to water reduction to meet the strategic actions under the Water theme. The Town also enacted a Water Conservation bylaw and created a rain barrel and a salt management programs under the Water theme.

Under the Procurement theme, the Town minimized paper use by using double sided paper wherever possible and through electronic records management practices.

Towards the Education and Promotion theme, the Town continued to use a diversity of information mediums when communicating with the community and endeavored for sustainable practices through networking and partnerships, such as participating in the Capital Region Municipal Sustainability Group.

Cultural Master Plan

To strength the cultural sector and advance cultural development in the town, Stony Plain completed a Cultural Master Plan in 2012. In addition, it included objectives of capacity building, cultural preservation and sustainability, the development of community partnerships, mobilizing stakeholders, audience building, increasing market share and a heightened awareness of the cultural sector. The plan contained a vision statement generated by participants, guiding principles endorsed by Town Council and four goals with associated recommended actions. The recommendations for each of the four goals, which include town leadership, a diverse and dynamic cultural sector, grow the cultural economy, and a culturally vital downtown, have related timing and output measure attributes.

Land Use Bylaw

The Land Use Bylaw adopted in 2008 replaced the 1994 Land Use Bylaw to regulate and control the use and development of land and buildings within the municipality to achieve orderly and efficient development, and was the implementation tool for the 2005 MDP. It protects the integrity and maintains the stability of residential, commercial, institutional, industrial and park areas in the Town and defines the duties of Development Officers, the Municipal Planning Commission, Council and the Subdivision and Development Appeal Board. Additionally, it identifies districting practices that will be supportive of the current and future economic and social development of the Town by dividing the Town into land use districts. Overlays are also used as a means to alter or specify regulations for permitted and discretionary uses to achieve local planning objectives in specially designated areas. The bylaw establishes the duties of the approving authorities and the procedures and requirements for development permit applications, Land Use Bylaw amendments and appeal of decisions under this bylaw. It identifies and provides regulations that are applicable to any land use or development on any site, irrespective of the land use district in which it is located, as well as regulations that apply specifically to each distinct district.

Particular areas, parking, signs and overlays each have additional regulations described in the bylaw.

Main Street Streetscape Plan

In 2011, an initial step towards creating a redevelopment plan for the downtown of Stony Plain was taken with the completion of the Main Street Streetscape Plan. A major impetus for this plan was the need to redevelop the aging underground infrastructure. This plan took information gathered from various studies and observations of the downtown area to create an overview of a conceptual plan for phase one of the redevelopment of the downtown streetscape. It reviewed existing downtown elements, delineated areas within the downtown and proposed design concepts for prominent features of the Main Street, such as intersections and pedestrian crossings. It also defined an implementation scheme and a phasing plan. This was all done with the aim to build on the existing small town atmosphere of the historic downtown area by enhancing the pedestrian environment, establishing bicycle route linkages, improvement of landscaping and increasing seating opportunities. It also aimed to develop traffic calming features, enhance spaces for cultural events and encourage unique shopping, dining and gathering experiences.

Master Plan for Stony Plain, Alberta

In 2007, Avi Friedman Consultants Incorporated proposed a master plan for the Town of Stony Plain. Although not a Statutory Plan, it provided some concepts and designs for future development. The plan reviewed and discussed many aspects of the Town, from its regional context, historical evolution and socio-economic make-up to its growth management, parks and trail system, and community services. It specified the current status of these features and provided recent trends on them. Additionally, it presented employment, population, dwelling and other statistics. Objectives were suggested within each feature as key elements, each with three components: need, vision and action. The master plan proposed was composed of both macro scale and micro scale elements. The

macro scale elements included land uses, future evolution pattern, building density, area of economic development, park and trail system, public buildings, transportation network, shuttle bus service, and bike path system. The micro scale elements or selected sites included downtown expansion, downtown, civic square, a model neighbourhood, design guidelines for housing and a town entrance. A brief write up of each of the elements was included along with one or more maps or design concepts showcasing the element.

Municipal Development Standards

The Municipal Development Standards provide information and define minimum acceptable standards to developers and other interested parties requiring knowledge of the principles governing the development of land in the Town. The current standards were approved in 2006 and cover the procedures for development within the Town. More specifically, it defines and guides the development of roadway, sanitary sewerage, storm drainage and water distribution systems, as well as the installation of franchised utilities, mechanical plants and landscaping and fencing. Testing procedures for roadways, sanitary sewers, storm sewers, watermains, reservoirs and mechanical plants are also specified. Many diagrams are found within the document to better convey the requirements of the standards.

Planning for Complete Communities: Creating a Sustainable Area Structure Plan

In response to both the 2005 MDP and the 2007 Community Sustainability Plan, the Planning for Complete Communities was created to establish area structure plan sustainability criteria. This document requires an applicant of area structure plan application to submit a description or reasoning to each of a list of questions regarding the sustainability of their proposed development. The sustainability criteria are categorized according to their alignment with the following six categories: economic

and commercial development, environmental management, neighbourhood design, community services, transportation and infrastructure, and stakeholder involvement.

Urban Design Toolkit

The Urban Design Toolkit was produced in 2008 to provide stakeholders in the community with information on the architectural, urban design and aesthetic vision for the Town. It was created to fulfill a key strategic action item identified in the 2007 Community Sustainability Plan. It outlines the purpose and definition of urban design guidelines and provides a conceptual framework to those who are developing new or retrofit spaces in the community. Development in the Town is encouraged to follow the concepts portrayed within the toolkit, which are strongly promoted by the Town. Under each of the five urban design concepts are several subconcepts that each represent an aspect of each of the individual design concepts. Creating unique nodes, promoting quality design, enhancing safety and accessibility, respecting established character, and fostering sustainable development are the five concepts. Each subconcept is briefly described and presented with a couple of explanatory pictures. A town profile is also given, along with design and architectural guidelines specific for commercial and industrial, and residential sites, as well as streetscape design examples.

Trails Master Plan

The purpose of the 2005 Trails Master Plan was to create a comprehensive, interconnected, recreation trail system to serve existing and newly developing areas within the Town of Stony Plain. It promoted trail development, wellness and increase quality of life and supported the idea of linked parks and open spaces. The adoption of trail construction standards that are environmentally sensitive, sustainable and have low impact on the land were also part of the Trails Master Plan. It brought together a considerable amount of first-hand knowledge to provide clear guidelines for recreational trail planning and management as well. It encouraged the conservation of natural and heritage

resources, promoted the linkage of existing and potential trails, as well as the integration of regional trail system with other transportation systems. The plan also provided guidance to Town Administration on future decisions and plans related to open space, parks and trail planning and design.

Transportation Study

The 2011 Transportation Study updated the previous transportation network study from 1994 and introduced aspects of sustainability into the transportation planning framework. It explored eight ideas surrounding transportation planning:

- integrate transportation and land use planning,

- increase transit mode share,

- encourage bicycle mode share,

- travel demand management,

- pedestrian friendly environment,

- rural market capture,

- vicinity highway routes, and

- truck and dangerous goods routes.

The Study reviewed transit options for the Town and made short-term and long-term recommendations, and performed an intersection safety audit and corridor review. A travel demand forecasting model was developed that was used to conduct a traffic analysis and optimal road network. The study observed how increased development density, rail interruptions, and other factors would influence the existing network and made intersection capacity analysis recommendations and developed a capital works program.

Leisure Services Master Plan

The purpose of the Leisure Services Master Plan was to identify needs and priorities for leisure development between 2010 and 2020, focusing on sport, recreation, culture and special event programs, and service delivery. It aimed to accurately reflect the breadth of leisure opportunities available in the Tri-Municipal region in 2009. The plan reviewed the jurisdictional and financial landscape of the region, as well as the demographics of each of the three municipalities. It provided a summary of national, provincial and local recreation trends and patterns, along with recent recreation planning. It also identified eight groups of people based on their age and living arrangement within the Tri-Municipal Region to understand the needs of the regional population. The plan surveyed the organizational landscape of the leisure community by dividing them into six sectors: sports, arts and culture, health and wellness, social services, fitness, and community education. For each sector, the relevant organizations were classified and examined by their type of agency, being not for profit, public, private or partnership. The types of leisure service programs were also examined by sector in terms of opportunities and demographic groups served. Twelve strategies were recommended based on the results of the findings of the plan. Each strategy contained one or more recommendation, which each had a lead specified, as well as the order of magnitude cost and a priority or timeline linked to it.

Tri-Municipal Region Recreation and Culture Indoor Facility Strategy

The Tri-Municipal Recreation and Culture Indoor Facility Strategy built upon the success of the TransAlta Tri Leisure Centre to outline future strategies for the provision of recreation and culture facilities in the Region. The Strategy provides future direction for indoor recreation and culture facility priorities as well as management tools for the operation and planning of new facilities based of a strategic vision and associated six goals. A review of pertinent plans, strategies and other initiatives was conducted, along with an assessment

of the needs of the region. This included a significant consultation process including household surveys, stakeholder groups, open houses and personal surveys. To help guide overall decision making for future recreation and culture indoor facility development, the strategy explored four considerations: recreation and culture, spontaneous and structure use, standalone versus a "multiplex" approach, and expansion and enhancement versus building new. It outlined future priorities for indoor leisure facility development and found 27 different facility types, which were identified and ranked. The top ten facility types received a substantial written up. The strategy concluded with short-term and medium-term action items based of the information discovered to guide future decision making in meeting public demands for indoor recreation and culture facilities within the Tri-Municipal Region.

Economic Development Strategy and Action Plan

The 2012 Economic Development Strategy and Action Plan provides a clear picture of the current economic environment in Stony Plain, identifies opportunities and challenges, and builds an action plan to achieve further economic growth in a progressive sustainable manner. It assessed relevant municipal documents and discussed the economic importance of non-residential development. It also reviewed the current national, provincial and regional contexts of Stony Plain, as well as the current state of its labour force, land use policies and developments, and demographic trends. A consultation process took place, along with a SWOT analysis, which led to a summary on the competitive advantages and disadvantages in Stony Plain regarding its economic situation. From this, the strategy made six recommendations to ensure the long-term economic viability of the Town. They include:

- business engagement program,

- improving investment readiness,

- marketing strategies,

- downtown improvement,

- enhance regional partnerships, and

- build on cultural assets.

They were each given a direction and one or more associated objectives. The business engagement program for example was to improve local business relationships and better understand their needs and concerns in order to improve communication, improve local business climate, and promote sustainable business development. By marketing Stony Plain to certain businesses, maintaining and providing community data, and streamlining regulation and procedural information, investment readiness was to be improved to support existing and new businesses, while developing future employment opportunities. To overcome misconceptions and perceived barriers, create attractions and draws, and control branding and message, marketing strategies were to be created that generated awareness of Stony Plain as a destination for residents, tourism and business. The downtown improvement involved supporting its development as a unique destination to enhance services and opportunities and develop it as a niche destination within the Capital Region. Enhance regional partnerships was to maintain and strengthen tri-municipal region linkages and identify new collaboration areas for economic development service delivery by supporting the development of local labour force training and regional marketing opportunities, and improving infrastructure and transportation networks and knowledge of the local skills base. Cultural asset building was to enhance and leverage the "small town" atmosphere and integrate culture into the existing system by supporting the cultural sector and improving its internal communication.

Business Attraction and Marketing Strategy

In 2009, a Business Attraction and Marketing Strategy was developed for the Town. It assessed recent and anticipated economic activity for the region and evaluated the strengths, opportunities and challenges of Stony Plain based on the key physical and locational characteristics of the Town. It discussed modern retailing environments and dynamics and delineated the trade areas for retail land uses for Stony Plain. Furthermore, the document examined the competitive retail landscape in Stony Plain to identify market niches and under-served retail categories, and analysed the present market demand conditions is Stony Plain. An investigation of market demand and supply conditions for the industrial sector in Stony Plain was also completed. In addition, the strategy examined the future employment population of Stony Plain and assessed the employment potential of the Town. It finished with an outline of several strategies to help bring additional retail facilities to reduce retail outflow and help rejuvenate the downtown area.

Planning Process

Background Information

The development of the previous MDP began in 2004 and was eventually adopted in 2005. Since then, the Town of Stony Plain has undergone substantial growth and development. Beyond the need to update the MDP to account for this growth, the following provides a summary of the reasons for the creation of a new MDP:

- Undertake a comprehensive planning process that involves residents and stakeholders, including community engagement that will be used to guide the vision and principles determined for decision-making;

- The desire to promote the development of the Town in a manner that uses sustainability as the lens or filter to examine objectives and policies by fusing the Community Sustainability Plan and the MDP together to remove problems associated with having two separate documents and help establish a coherent vision and integrated long term plan for future growth of all aspects of community, including land use changes;

- Coordinate with Provincial and Capital Region planning initiatives, including the Alberta Land Use Framework and the CRB;

- Undertake an up-to-date growth management plan that will look at the recent growth and development and the way forward to meet the challenges of future growth and development in the region in a sustainable manner, while it balances the priorities of residents, business and industries, and looks at extent of development and location; and

- Provide an integrated and comprehensive framework linking all municipal plans and those of key stakeholders.

The plan provides strategic direction for the next 30 years and addresses more than just land use, including our economy, culture, environment, society and governance. It creates an overarching framework to link all municipal plans and policies together and adheres to the requirements for Statutory Plans as laid out in the Municipal Government Act.

Framework

An update to the 2005 MDP was scheduled to occur sometime between 2011 and 2012. A preliminary assessment of the document was done and it found that a more comprehensive review was necessary and that a new MDP was required, not simply an update of the 2005 MDP.

During the spring of 2012, a MDP and Community Sustainability Plan Steering Committee was set up to oversee creation of a new MDP that incorporated the core elements of the Community Sustainability Plan. This committee had representation from Town Administration and Town Council.

At the same time, Administration undertook work to set up a framework to begin the new MDP project. A project charter and a work breakdown structure were created to guide the development of the work. The charter sets forth the goals and parameters of the project, while the work breakdown structure laid out the steps necessary to complete the undertaking.

Initial background work for the project included various reviews, studies, analyses and exercises that aimed to better understand the history and current status of the Town and aid in the development of a vision from the community. This vision would form the structure upon which the rest of the plan, including its policies, would be formed within. Town Administration conducted extensive reviews of relevant material, such as other MDPs

and pertinent Town plans and policies. Studies were performed to identify foreseen gaps in the available data or to update outdated information like old Census statistics. Exercises were carried out to explore different scenarios in order to better understand the outcomes of certain decisions or actions. Many of these activities required additional syntheses or analyses to reveal more useful information. For example, both building permits and subdivisions were reviewed to see development patterns, the two were then compared to reveal further information that was not apparent in either dataset on their own, such as the lag time between a subdivision being subdivided and subsequent build-out. This research provided a foundation to develop policies and with the development of the vision laid out the framwork for the final structure of the MDP.

Public engagement formed a major component in the development of the plan and was used to create the vision upon which the plan is based Engagement activities can essentially be seen as filling one or more of three different roles: providing information about the MDP project to the public, helping develop a vision for the plan, or checking that the vision of the plan properly aligns with the vision of the community.

Once an initial vision of the plan was established, a framework was development to structure the policies that were created to support the vision. All of these variables were repeatedly discussed, altered and revisited to bring about a single coherent plan with a unified vision to guide the growth and development of the Town. This became the new MDP.

Public Engagement Activities

Vision and Branding

Town administration began the process of creating a brand for the engagement portion of the Municipal Development Plan review in May of 2012. A review of previous engagement event feedback and other relevant material was used to brainstorm for ideas and concepts that could be incorporated into the brand. A consultant was then hired and by June a final brand was chosen and refined. The design incorporated the concept of past, present and future and gave the title "Uniquely Stony Plain" to the project.

The vision statement for the Municipal Development Plan was derived from the feedback from the Summer Community Parties and the results of workshops involving consultants, Town administration and elected officials. It was further refined to work within the policy framework of the Municipal Development Plan document.

Engagement Events

The Municipal Development Plan review was unveiled to the public at the Tri-Municipal Trade Show in April of 2012, after initial internal consultation with Town staff to refine the engagement process. The review was further promoted at the 2012 REALTORS Reception in May and during the Farmers' Days Breakfast and Parade. A parade float were created and used during the parade to advertise the upcoming community parties and introduce the Municipal Development Plan review. Also in June, the first Community Party was held and display booths were used to gather more feedback during the Senior Week's Block Party and at a Magic Show at the Library. During July and August of 2012, six Community Parties were also used to acquire additional feedback

At each event, the public was given the opportunity to provide feedback to the questions "what do you like about Stony Plain" and "what are your hopes and dreams for Stony Plain."

Summer Community Parties

The community parties held during the summer provided the most feedback to the two aforementioned questions. Each party featured free food and ice cream, games, prizes and music, and some even included a balloon artist as well. The events allowed residents time to have face-to-face discussions with Town staff and Councilors, while meeting their neighbours and enjoying music, food and drinks.

Website

To provide information about the review and give the public an additional method to provide feedback, a website was created. Furthermore, the website provided information on each of the engagement events and revealed information about the progress of the project.

Feedback and Word Clouds

During the summer over 1200 comments were received from more than 600 people who attended the summer Community Parties and other engagement events.

From the feedback results two word clouds, one pertaining to each question, were created. The word clouds show each of the major themes found in the comments received to each of the questions. The bigger the word, the more comments received about that theme.

Cultural Activities

Youth Centre **Outdoor Pool** Museums

Flowers **Overall Satisfaction** Dog Park

Farmers Markets **Beautiful** Town Programs and Facilities **Clean Town** Town Size

Parks and Green Space

Agricultural Roots **Fun Ideas** Proximity to Services Garbage and Recycling **Skateboard Park** Local Businesses

Historic Downtown Town and Community Events Multicultural Centre

Religious Institutions

Sense of Community

Schools **Library Murals** Golf Course Lack of traffic **Spray Park**

Lack of Traffic

Paths and Trails

Town Services **Safe Community** Peace and Quiet

People in the Community

BMX Track Snow Removal Town Initiatives

Volunteerism **Friendliness**

Environment Initiatives

Preserve Sense of Community

More Development **Road Improvements** Regional Municipality

More Senior Services Facility Improvements **Preserve Heritage**

Recreational Opportunities

More Community Events Arts and Culture Scene Waste Collection Improvements Affordable Housing

Environmentally Friendly **Social Services**

More Connections

Limited Commercial Development **Safe Community** **Preserve Downtown** **Restrict Development**

More Facilities

More Bylaw Enforcement Different Council Composition

More Regional Cooperation **More Town Services**

Public Transit **More Parks** Traffic Control Maintain Infrastructure

More Youth Services **Clean Community**

Lower Taxes No Amalgamation

Less Bylaw Restrictions

More Trails

More Bylaw Restrictions **Beautiful Community** **Preserve Town Size** Great Community

Diverse Development **More Commercial** Quiet Community

More Development Control

Fall Neighbourhood Discussions

A series of meetings were held that used the technique of Neighbourhood Characterization to probe the community for ideas about the physical redevelopment of areas that would undergo transition during the next few decades. They explored the desires of the community regarding what was critical to be maintained and what could change in the future. The initial meeting was to establish facts and issues and subsequent meetings were in the form of mapping exercises. Some of the results of the discussions can be seen below in the following two images.

Stakeholder Consultation

In spring 2012, owners of parcels larger than 20 acres were contacted by mail and invited to comment on the draft Plan. A number of residents and landowners came to discuss issues with staff. In addition, major stakeholders, such as Urban Development Institute and neighbouring Municipalities, were made aware of the draft Plan and responded with their concerns and suggestions.

Mass Residential Mail Out

In May 2013, all residences were mailed a Quick Reference Guide to the MDP, which provided information on the purpose of the MDP and detailed each of the major sections within the MDP. This includes each of the five Themes as well as the land use and growth management section.

Spring Open Houses

Administration held Open Houses on Tuesday, June 11, 2013 & Wednesday, June 12, 2013 in the morning, afternoon and evening to present the draft plan and to receive comments from the general community.

Public Hearings

A public hearing was held in July of 2013 to provide the public a forum to speak before Council about the new Municipal Development Plan (MDP). Due to additional changes to the MDP required by Council to reflect new population and employment forecasts by the Capital Region Board, a second hearing was held in November as well. It followed an preliminary review of the plan by the Capital Region Board, which led to several additional changes to the plan that were approved when the second reading was given in November. These public hearing are a requirement of the MGA in order to adopt a new MDP, along with the approval of the Capital Region Board.

Environmental Conditions

Climate

Temperature

The daily average temperature in Stony Plain is about 4 degrees Celsius, while the daily maximum and minimum are 9 and -1 degrees Celsius. Daily maximums and minimums peak in July around 22 and 10 degree Celsius and trough in January at about -8 and -28 degrees Celsius. Extreme maximums peak between May and September at more than 30 degrees Celsius and extreme minimums reach around -30 degrees Celsius during December, January and February.
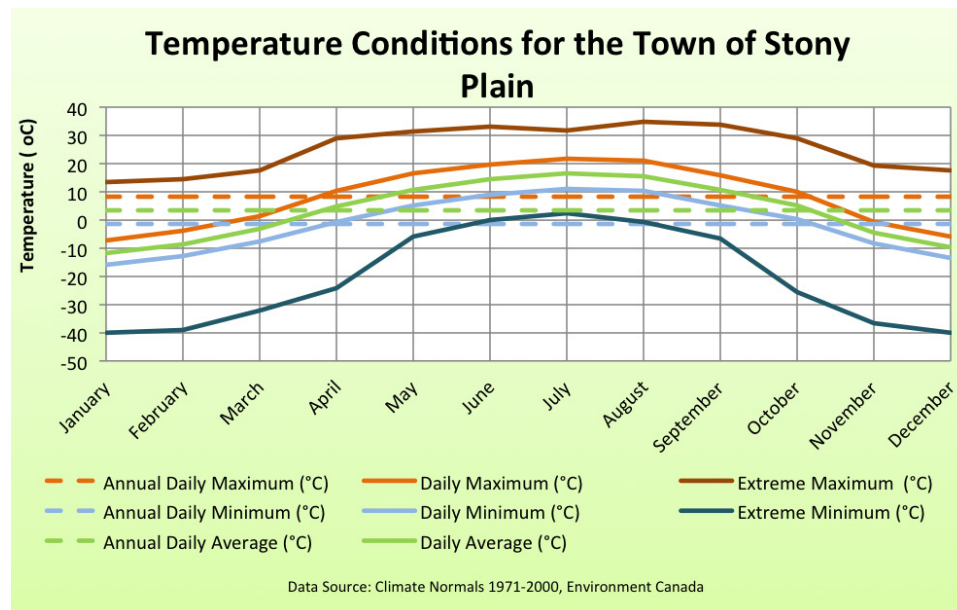
Precipitation

Stony Plain averages a little more than 40 millimetres (or centimetres in the case of snow) of precipitation per month. The most precipitation occurs as rain during May through August. Monthly snowfall peaks in November, December and January at slightly more than 20 centimetres per month. Extreme daily snowfalls nearly reach 30 centimetres and extreme daily rainfalls reach almost 80 millimetres in July, but generally are below 60 millimetres.

Precipitation Conditions for the Town of Stony Plain

Legend:
- Average Rainfall (mm)
- Extreme Daily Rainfall (mm)
- Snowfall (cm)
- Average Precipitation (mm/cm)
- Extreme Daily Precipitation (mm/cm)
- Rainfall (mm)
- Average Snowfall (cm)
- Extreme Daily Snowfall (cm)
- Precipitation (mm/cm)

Data Source: Climate Normals 1971-2000, Environment Canada
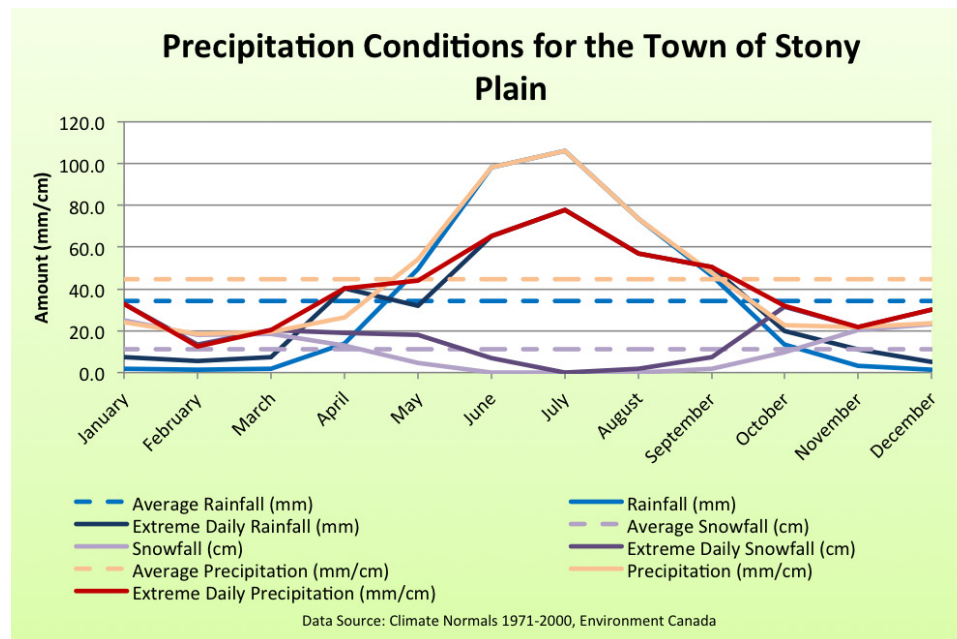
Wind

Stony Plain's average annual wind speed is approximately 10.5 kilometres per hour. The wind speeds are generally faster in the spring and slower in the summer. Maximum wind gusts range from nearly 60 kilometres per hour to just above 40 kilometres per hour. They are their highest in May and lowest in August.

Wind Conditions for the Town of Stony Plain

Data Source: Climate Normals 1971-2000, Environment Canada
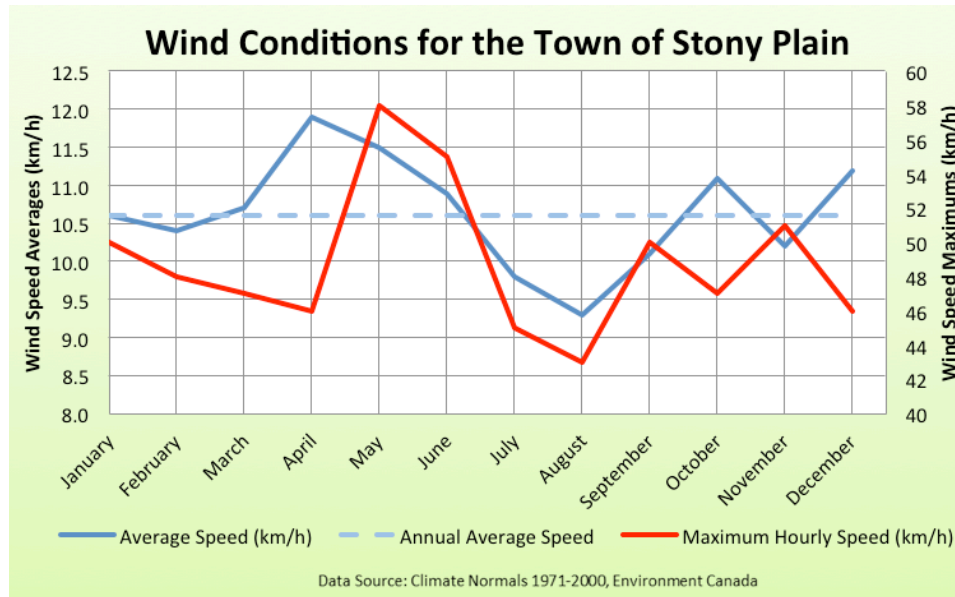
Topography

Stony Plain is relatively flat; much of the area has less than five percent slope. There are however areas with slopes between five and nine percent, which are generally found near the boundaries of the Town, and one area in the northwest that has slopes of more than ten percent.

Water Bodies and Courses

No major water bodies or courses are present in the Town; however four streams flow through it, mostly towards the north-northeast. The largest and regional significant one is Atim Creek, which runs through the eastern part of Town. The largest water bodies found in the Town are either large ponds or sloughs, or artificially created stormwater management ponds, such as those present in the Stony Plain Golf Course, Rotary Park and new subdivisions like Lake Westerra. The shallow topography of the Town and the lack of a major drainage basin keep the water table relatively high. This coupled with significant precipitation events or major spring melting and its associated run-off can create ideal conditions for local flooding events.

Geology and Soils

Stony Plain lies in the Horseshoe Canyon Geological Formation. This Upper Cretaceous formation is known for being grey in colour and mainly composed of marine sediments that are feldspathic, clayey sandstones, grey bentonitic mudstones and carbonaceous shales. Most of the soils in Stony Plain are chermozemic in nature. This means that they are black in colour, contain high percentages of humus, or organic material, phosphoric acids, phosphorus and ammonia, and are very fertile and produce a high agricultural yield.

Natural Region

The Central Parkland Natural Subregion, which is part of the Parkland Region, contains Stony Plain and is mostly cultivated with a mosaic of aspen and prairie vegetation on remnant native parkland areas. As such, most of the undeveloped areas of Stony Plain are farmed with the exception of low lying sloughs and wetlands, areas adjacent to stream courses and on hummocky terrains. These other areas contain most of the vegetated areas within the boundaries of the municipality. If the cultivated areas are left to revert back to their natural state, most of them would eventually be covered with sparse trees, among patches of bushes and grasses

Community Profile

History

The Town of Stony Plain's history began in 1881 with the development of the first homestead in the area. Originally known as Dog Rump Creek, the area became known as Stony Plain in 1892 with the construction of a post office. This name was given to the area by the Cree who inhabited the area. Later the community served as the western terminus for the CN Railway in the early 1900's. The area was incorporated as a village in 1907 and as a town in 1908.

Stony Plain's historic ties to First Nations, the railroad, the RCMP and the farming community are commemorated through the mural program.

The Town of Stony Plain is located within the Greater Edmonton Capital Region. It is approximately 17 kilometres west of the City of Edmonton; on its eastern boundary it abuts the City of Spruce Grove. Both the Town and the City are surrounded by the Parkland County. Together, the three are part of the Tri-Municipal Region that often works co-operatively.

The area is well connected; the Yellowhead Trans-Canada Highway (Highway 16) runs to the north and Highway 16 A runs through the Town, providing access to major markets and a regional trade area of 72 000 (2012).

The Town currently encompasses approximately 37 square kilometers of land.

Regional Context Map

Legend
- Stony Plain
- Other Municipalities
- Municipal Boundaries
- Capital Region Boundary
- Provincial Highways

STURGEON COUNTY

642
44
2
803
28A
37
ST. ALBERT
633
779
SPRUCE GROVE
16
16A
628
EDMONTON
21
31
PARKLAND COUNTY
770
627
216
60
DEVON
2
19
LEDUC
770
622
39
LEDUC COUNTY

10
Kilometers

May 2013
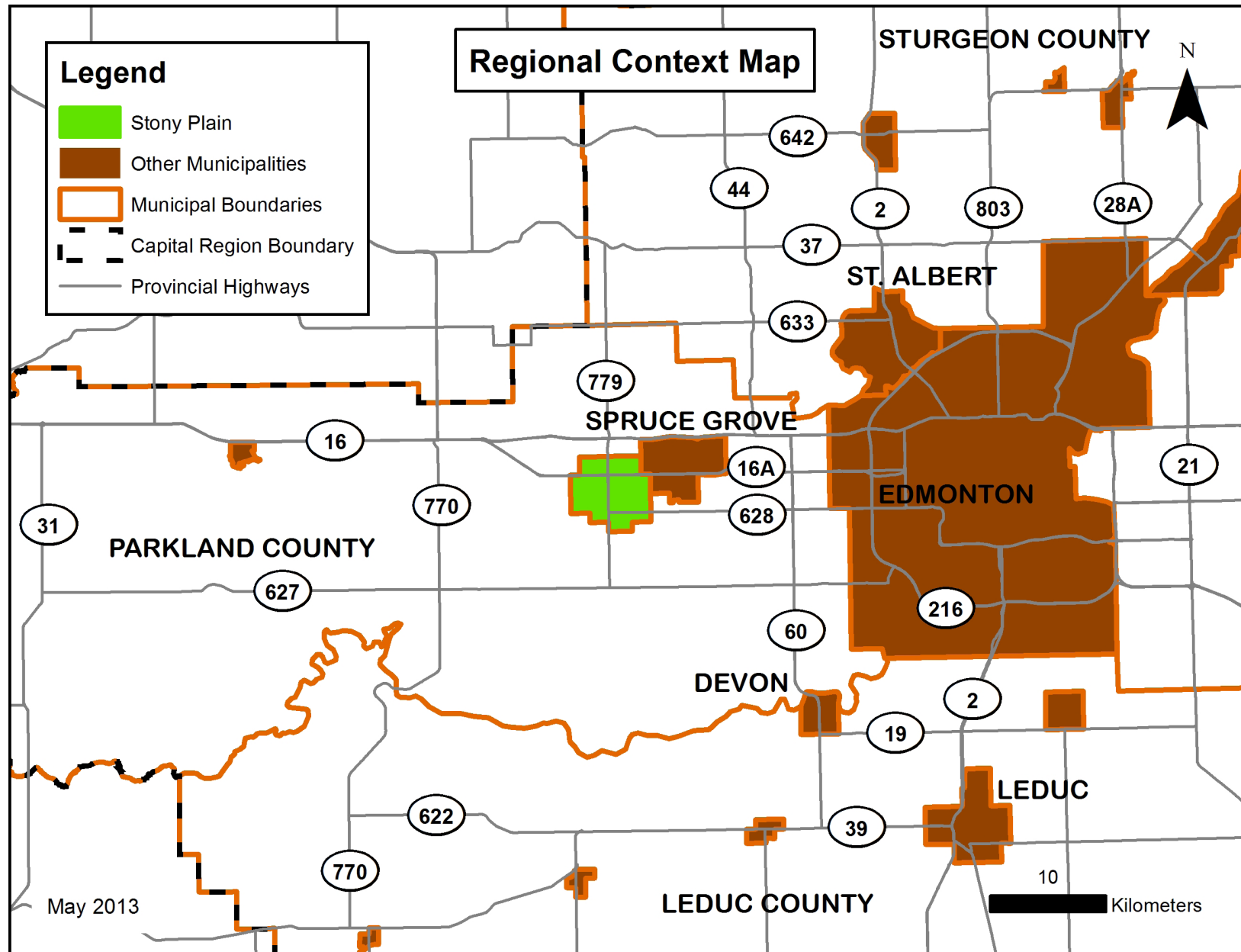
Population Growth and Projections

The population of Stony Plain has experienced rapid growth at a rate greater than the surrounding region, which is among one of the fastest growing areas in Canada. Its population composition is unique for the Capital Region and differs from its neighbouring municipalities, while its age distribution is more in line with national trends. The population growth forecast for Stony Plain is expected to continue at a high, but decreasing rate.

Population Growth in Stony Plain 1908-2011

Data source: Federal and municipal censuses, among other sources
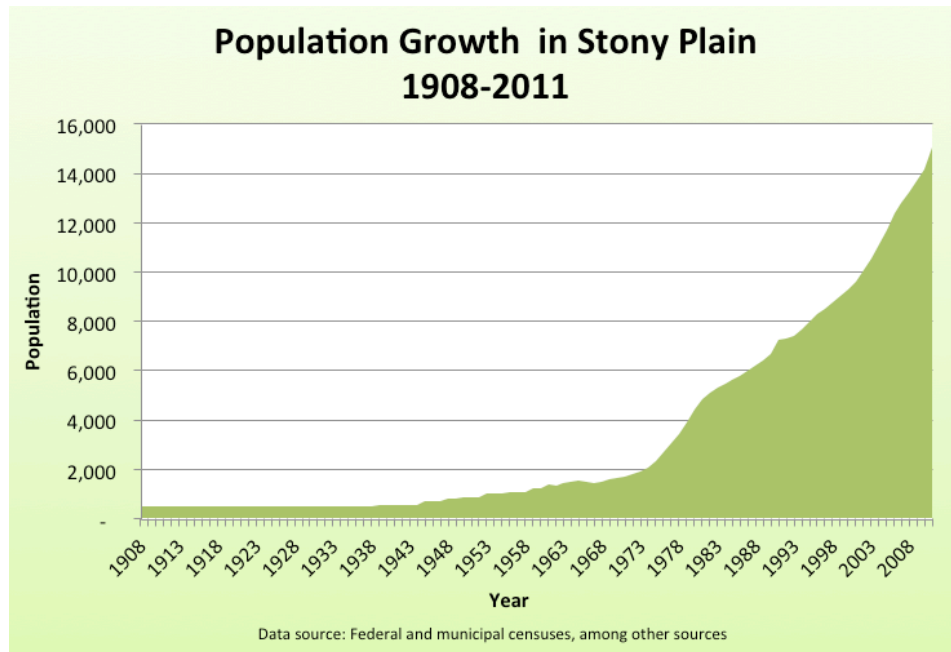
[1] The Canadian Population in 2011: Population Counts and Growth (2012), Statistics Canada

[2] The Canadian Population in 2011: Age and Sex (2012), Statistics Canada

Stony Plain was incorporated as a Town in 1908 with a population of more than 1000 people. During the next 60 years, the Town grew at a rate of less than 1% per year on average, to an appropriate population of 1500 people.

By the 1970s, the growth rate increased substantially. Between 1971 and 1991, the population of Stony Plain increased from 1700 people to 7200. This was on average a population increase of 7.3% each year. Since 1991, the population of Stony Plain grew to more than 15 000 people in 2011, at an average rate of 3.7%. Although lower than the previous twenty years, this growth rate is still very high for a municipality of its size.

The rapid growth of the population of Stony Plain is most likely the result of the natural resource based booms that occurred in Alberta between 1970s and today. Its close proximity and strong transportation connections to Edmonton continue to support its fast population growth.

Historical Population Growth Rates for Stony Plain

Growth Rate Estimates based on Population Counts

Poly. (Growth Rate Estimates based on Population Counts)

Data source: Federal and municipal censuses, among other sources
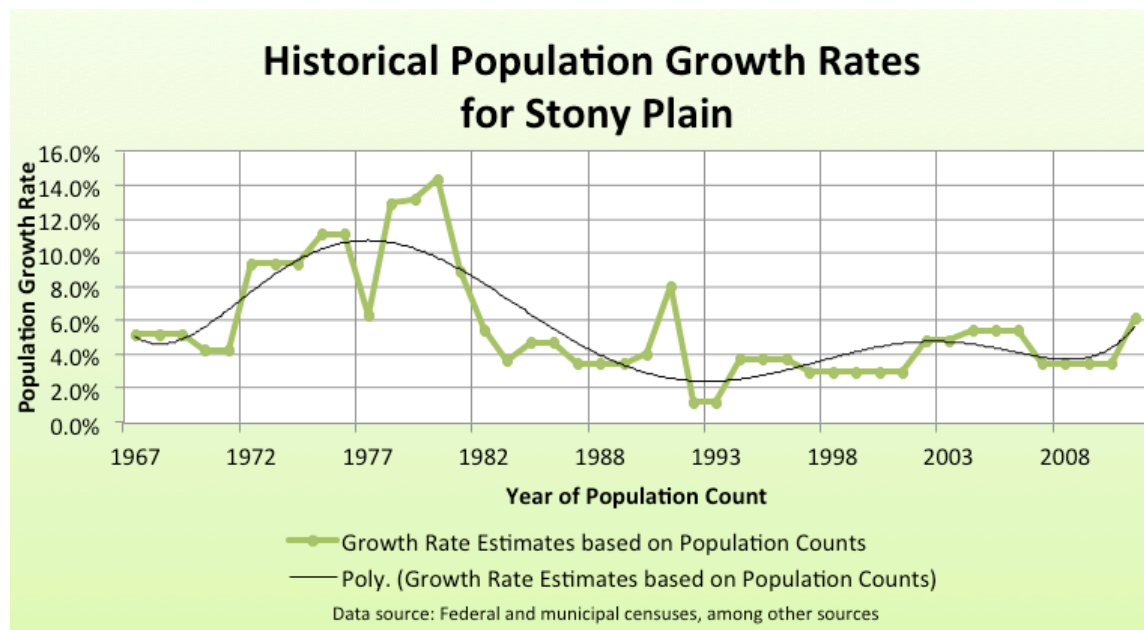
The population growth rate of Stony Plain peaked during the 1970s at rates more than 8%. Rates fell in the late 1970s, and the early 1990s, correlating to busts in the Alberta economy.

In September 2013, the Capital Region Board adopted for use as a guideline population and employment forecast projections created by Stokes Economic Consulting. These were based on recent population projections by the Alberta Treasury Board and Finance. The forecasts estimated the population and employment for each municipality by 2014 and projected them out as a low case and as a high case until 2044. For each case, a final population and employment forecast was given along with the average annual percent change used to get to that value. Stony Plain was estimated to have a population of 16 700 people in 2014. For the low and high cases, the population of Stony Plain was forecasted to reach 32 200 and 40 000 people, respectively, and grow at an average annual percent change of 2.2 and 2.9, respectively.

The Captial Region Board Population Projection Scenarios for the Town of Stony Plain

——Low Case (2013)   ——High Case (2013)

Data Sources: Capital Region Population and Employment Projections (September 2013)
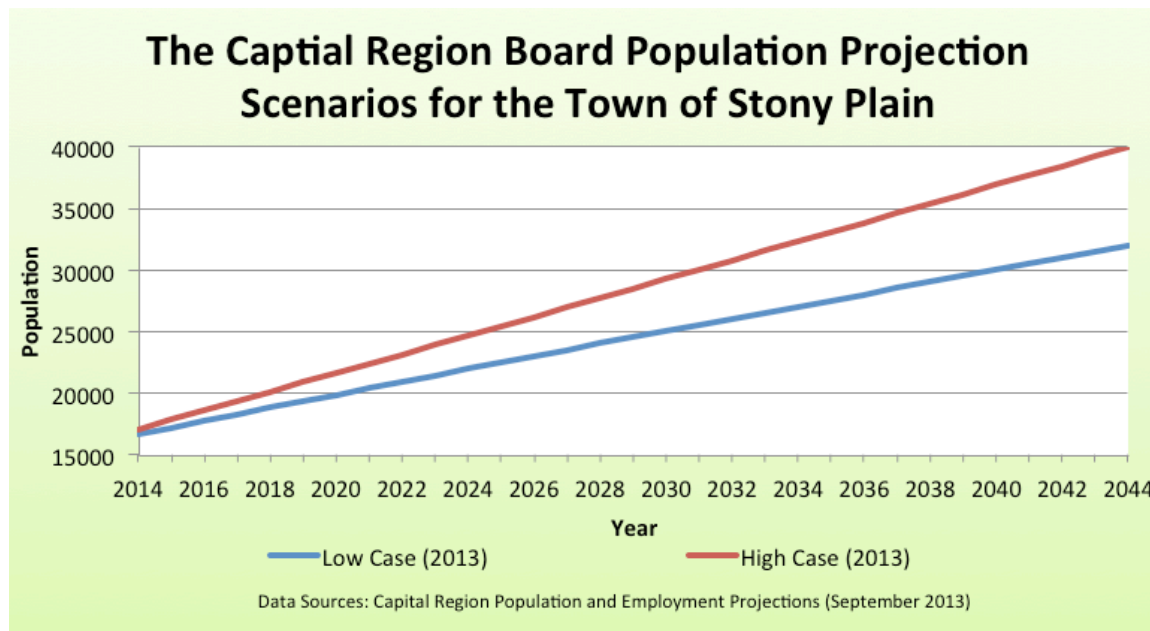
Population Characteristics and Trends

TThe 2006 population pyramid for Stony Plain reveals that there are two population peaks – one between 10-19 years and another between 40-49 years. Prior to age 25, males outnumber females in every age group. Thereafter, females always outnumber males in each age group. After the age groups 45-49, each older age group is smaller than the previous younger age group with the except of the 85+ female age group, which is slightly larger than the 80-84 age group.

The 40s age groups bulge represent the baby boomers and the younger bulge may be attributed to their children. Given that females generally live longer than males, the higher number of females than males in older groups would be expected, as would the increased number of males in younger age groups given that slightly more males are born each year compared to females.

Population Pyramid for Stony Plain, 2006

Age Group	Male	Female
85+	75	165
80-84	95	150
75-79	150	190
70-74	170	195
65-69	225	250
60-64	240	270
55-60	345	380
50-54	390	390
45-49	460	495
40-44	460	505
35-39	425	455
30-34	380	395
25-29	370	400
20-24	410	400
15-19	470	465
10-14	475	450
5-9	450	420
0-4	420	370

Percent of Total Population (12 355) with count displayed within each bar

Data Source: 2006 Census of Population, Statistics Canada

The 2011 population pyramid for Stony Plain shows a somewhat different situation than the 2006 population pyramid. The two easily distinguishable age group bulges are less evident or completely gone, while the youngest age groups are larger than in the previous population pyramid with females outnumbering males. The distribution of female age groups younger than 65 years is relatively flat, although the 40s age bulge from the 2006 population pyramid can still be seen in the age group between 45-54 years old. It is noteworthy that there are 25% more males than females aged 20-24 years old. This could be attributed to an increased number of young males coming to work in Stony Plain or a large number of females moving elsewhere for post-secondary education. As with the 2006 population pyramid, the oldest age group of females is slightly larger than the second oldest age group of females.

Population Pyramid for Stony Plain, 2011

Male   Female

Age Group	Male	Female
85+	90	200
80-84	145	190
75-79	170	250
70-74	215	295
65-69	280	300
60-64	410	440
55-60	430	470
50-54	530	555
45-49	525	555
40-44	490	520
35-39	470	495
30-34	500	515
25-29	500	535
20-24	590	470
15-19	540	525
10-14	510	475
5-9	465	420
0-4	475	505

5%   4%   3%   2%   1%   0%   1%   2%   3%   4%   5%

Percent of Total Population (15 050) with count displayed within each bar

Data Source: 2011 Census of Population, Statistics Canada

The distribution of age groups in Stony Plain became more balanced in 2011 from 2006. Most of the growth in the senior population came for natural aging of the existing population, although at least 100 females were added to the senior population due to immigration from elsewhere.

The youth, adult and senior populations of Stony Plain all increased between 1996 and 2011. Proportionally, the youth group has not experienced a lot of new growth since 1996, while the seniors group has approximately doubled in the past 15 years. The adult group has also experienced a large increase though not as pronounced as the change to the senior group. Among all of the age groups, the lowest portion of new growth occurred between 1996 and 2001, as compared to the new growth between 2001 and 2011.

Town of Stony Plain Population Growth 1996-2011

Youth (0-19 years old) Adult (20-64 years old) Seniors (65 years old and over)

Data Source: 1996, 2001, 2006 and 2011 Censuses of Population, Statistics Canada
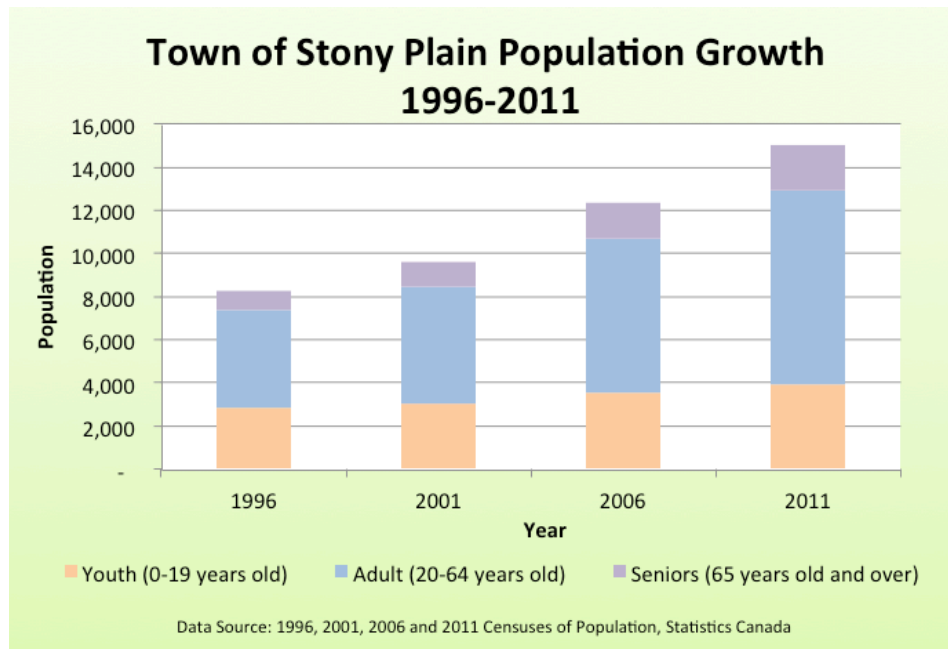
Stony Plain has been growing consistently during the past 15 years and at an increased rate during the most recent 10 years. In absolute terms, most of the growth has occurred in the adult portion of the population, while the senior portion of the population has grown the most relative to its 1996 population. The youth portion continues to grow, but at a slower relative rate than the other two groups.

Town of Stony Plain Population Growth 1996-2011

Seniors (65 years old and over)

Adult (20-64 years old)

Youth (0-19 years old)

| - | 2,000 | 4,000 | 6,000 | 8,000 | 10,000 |

Population

- Population in 1996
- Population Growth 2001-2006
- Population Growth 1996-2001
- Population Growth 2006-2011

Data Source: 1996, 2001, 2006 and 2011 Censuses of Population, Statistics Canada
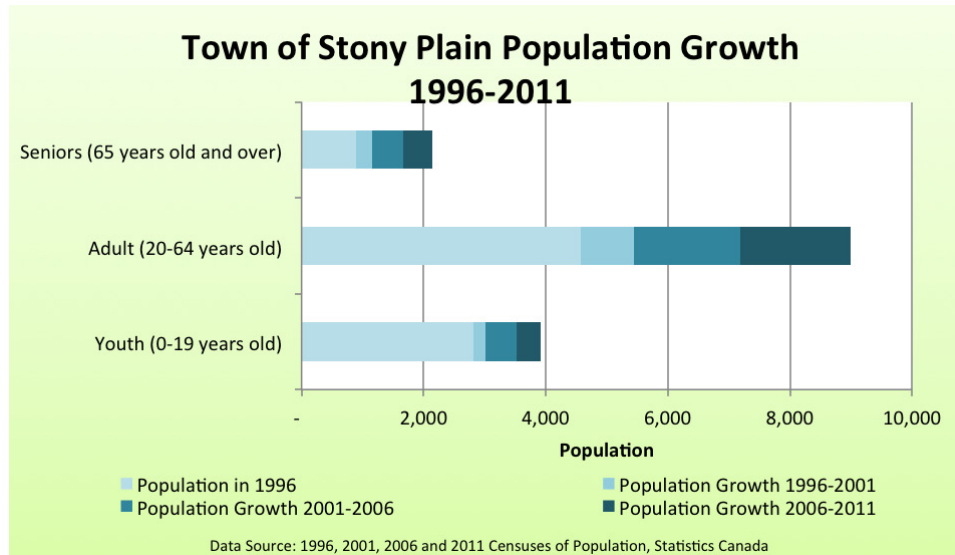
The overall average annual population growth rate for Stony Plain varied between approximately 3% and 5%. The growth rate for youth remained the lowest throughout the period between 1996 and 2011 and varied between 1.5% and 3%. This is well below the overall growth rate and the adult growth rate, which was slightly above the overall average annual growth rate that ranged from 3.5% to nearly 6%. The senior average annual growth rate was the highest of the three age groups and ranged between 5% and 7.5%. It was the only growth rate age group that did not have its lowest rate between 1996 and 2001 and peak between 2001 and 2006. Its lowest point was in 2006-2011.

Town of Stony Plain Average Annual Population Growth Rates 1996-2011

Legend:
- Youth (0-19 years old)
- Adult (20-64 years old)
- Seniors (65 years old and over)
- Total Population

Data Source: 1996, 2001, 2006 and 2011 Censuses of Population, Statistics Canada
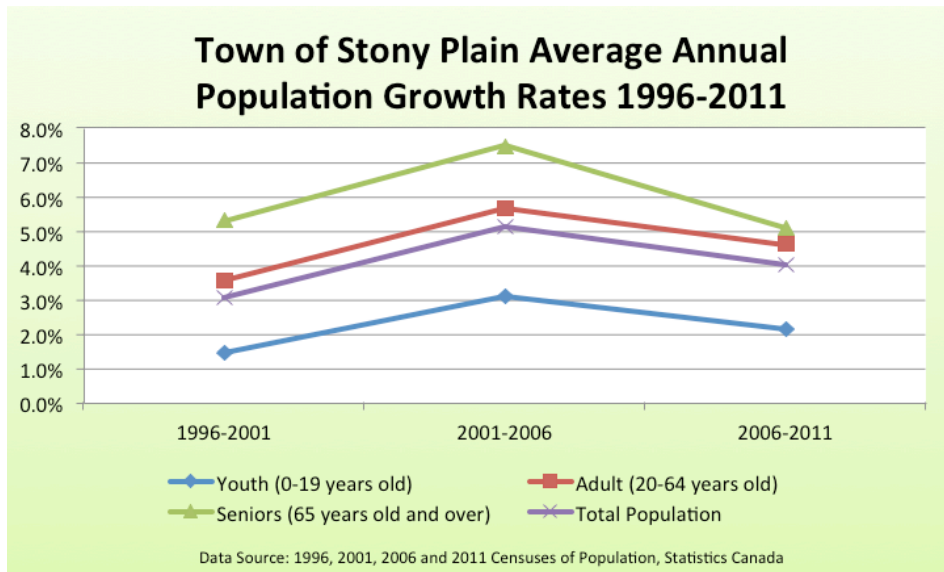
The population of Stony Plain appears to have grown older between 1996 and 2011. The percentage of the population less than twenty years old has decreased from 34% to 26%, while both the percentages of adults and seniors increased from 55% to 60% and 11% to 14%, respectively. This means that proportionately more facilities, services and amenities will be required for older individuals and less for younger individuals in 2011 relative to in 1996.

Stony Plain Population Age Distribution 1996

895, 11%

2,810, 34%

4,569, 55%
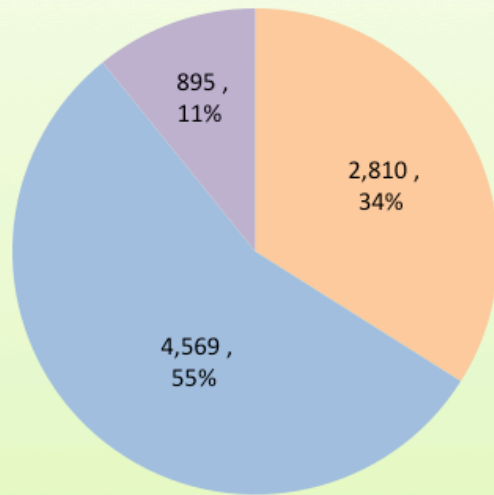
■ Youth (0-19 years old)
■ Adult (20-64 years old)
■ Seniors (65 years old and over)

Data Source: 1996 Census of Population, Statistics Canada

Stony Plain Population Age Distribution 2011

2,135, 14%

3,915, 26%

9,001, 60%
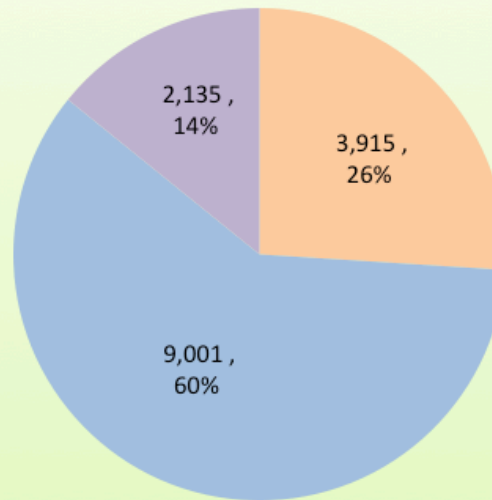
■ Youth (0-19 years old)
■ Adult (20-64 years old)
■ Seniors (65 years old and over)

Data Source: 2011 Census of Population, Statistics Canada

The population increased by nearly 7000 people between 1996 and 2011. Of the new growth, 66% has been in the adult age group, 18% has been in the senior age group and the remaining 16% has been in the youth age group. This means that during the past 15 years the new growth in Stony Plain has been predominantly in the adult age group with the remaining portion being split about evenly between the youth and senior age groups.

Given that the population of Stony Plain continues to grow with a similar age distribution as it has between 1996 and 2011, the relative portions of adults and senior would be expected to continue to increase, while the relative proportions of youth would decrease.

Stony Plain Age Distribution of New Population Growth 1996-2011

1,240 , 18%

1,105 , 16%

4,432 , 66%

■ Youth (0-19 years old)
■ Adult (20-64 years old)
■ Seniors (65 years old and over)

Data Source: 1996, 2001, 2006 and 2011 Censuses of Population, Statistics Canada
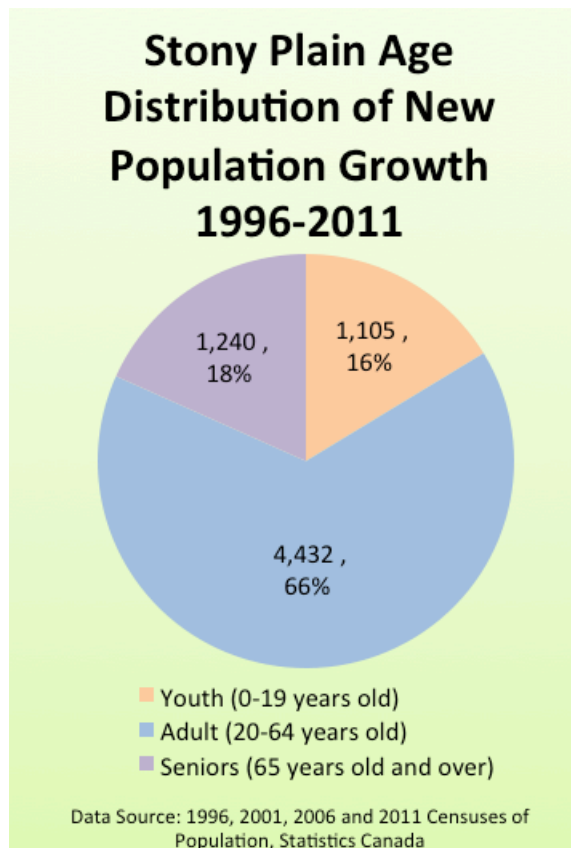
Population Comparisons

The relative breakdown of the population of Stony Plain by age and sex shows that its population distribution is different compared to regional, provincial and national populations.

The population of Stony Plain is younger than the population of Spruce Grove. Most of the age cohorts with ages greater than 49 years old are higher for Stony Plain, while most age cohorts less than 50 years old are lower for Stony Plain, especially those less than 10 years old and between the ages of 25 and 39 years old. Age cohorts greater than 69 years old are much higher for Stony Plain than Spruce Grove.

Population Distribution by Sex and Age Group in Stony Plain and Spruce Grove in 2011

Legend: Stony Plain Male, Stony Plain Female, Spruce Grove Male, Spruce Grove Female

Data Source: 2011 Census of Population, Statistics Canada
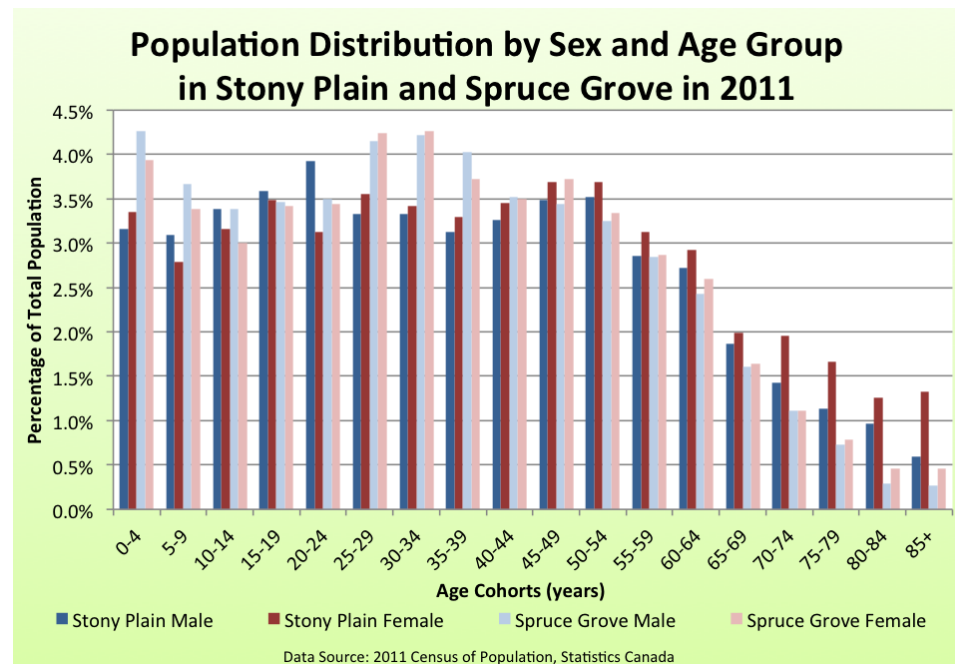
The population of Parkland County is older than the population of Stony Plain. Parkland County has relatively more individuals between the ages of 40 and 69 years old, especially between 45 and 59 years old. Parkland County also has more individuals between the ages of 5 and 19 years old. Of the remaining cohorts, Stony Plain has a notably higher proportion of people aged 20 to 34 years old and greater than age 74 years old. Another dissimilarity between the two municipalities is that all cohorts with ages greater than 24 in Stony Plain are higher for females than males, whereas the only cohorts where females out number males are age cohorts 30-34, 35-39 and 85 plus.

This shows that there are relatively less young children, young adults, seniors and females in Parkland County than in Stony Plain, and relatively more males and older adults in Parkland County than in Stony Plain.

Population Distribution by Sex and Age Group in Stony Plain and Parkland County in 2011

Data Source: 2011 Census of Population, Statistics Canada
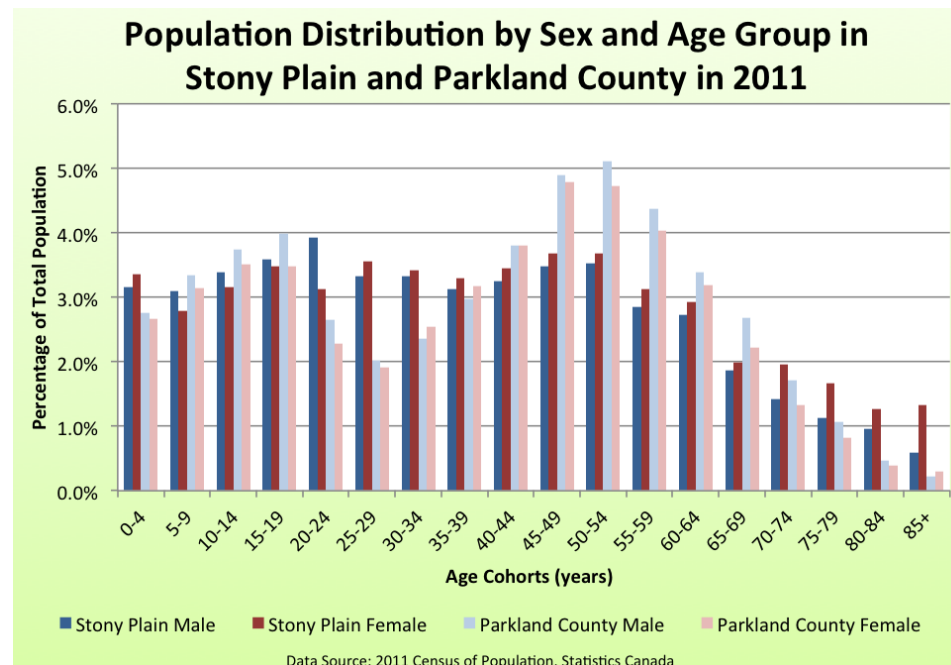
Relative to the populations of Parkland County and Spruce Grove, the population of Stony Plain better parallels the population of Edmonton.

For instance, their median ages are closer together, and the percentage differences between their age cohorts are less relative to the percentage differences between Stony Plain and Parkland County or Spruce Grove. Differences still exist however between the populations of Edmonton and Stony Plain. Edmonton has a larger proportion of their population between the ages of 20 and 59 years old, while the population of Stony Plain is relatively greater in the remaining age cohorts. The differences are most prominent between the ages of 10 and 34 years old and greater than the age of 69 years old.

Population Distribution by Sex and Age Group in Stony Plain and Edmonton in 2011

Data Source: 2011 Census of Population, Statistics Canada
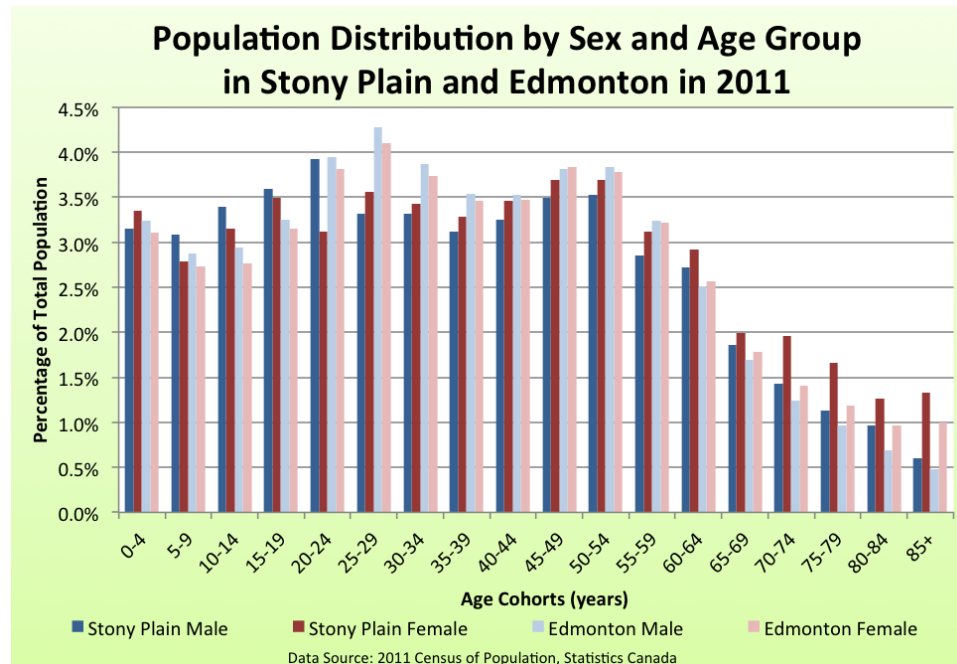
The relative age and sex distribution of the population of Stony Plain better matches the provincial population than any of its regional neighbours.

Slight variations still exist between the age cohorts of Stony Plain and Alberta. The percentages for cohorts with ages between 25 and 59 years old are all slightly higher for Edmonton than Stony Plain and the opposite situation occurs for cohorts with ages between 10 and 19 years old and greater than 59 years old. The remaining few cohorts are approximately the same percentages.

Population Distribution by Sex and Age Group in Stony Plain and Alberta in 2011

Data Source: 2011 Census of Population, Statistics Canada
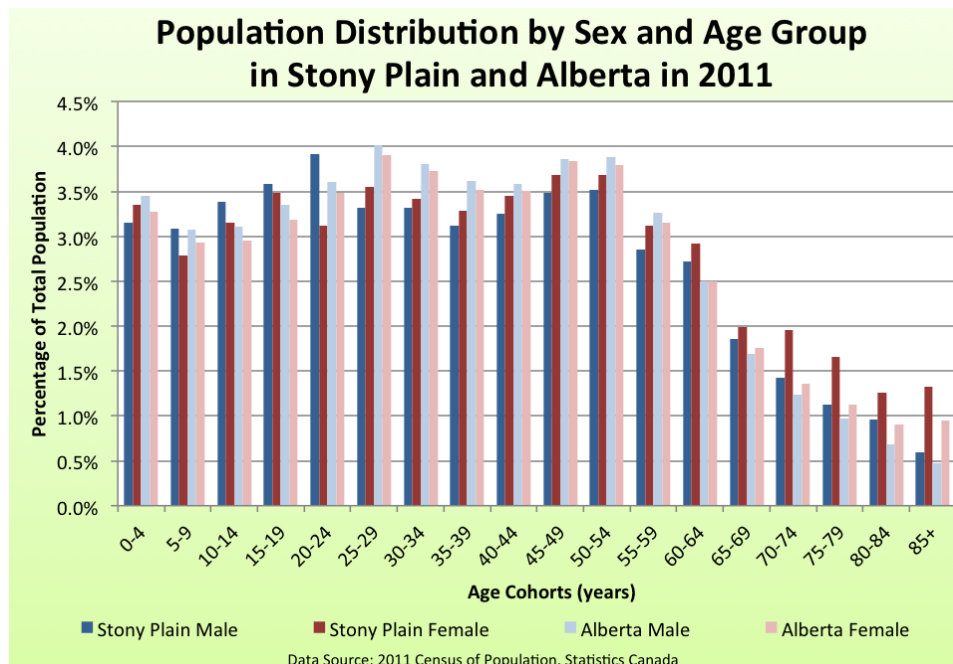
The age cohort breakdown of the population of Stony Plain is relatively similar to that of Canada. Noticeable deviations do occur in cohorts with ages less than 30 years old and ages between 45 and 69 years old. The first group has higher values in the population of Stony Plain, while the second group has higher values in the national population. One exception however is the female cohort aged 20-24 years, which is less for Stony Plain than for Canada. Another notable trend is that males outnumber females in all cohorts with ages less than 25 years old and are outnumbered by females in all other cohorts for both Canada and Stony Plain. This pattern is common to most of the other populations reviewed as well.

Population Distribution by Sex and Age Group in Stony Plain and Canada in 2011

■ Stony Plain Male   ■ Stony Plain Female   ■ Canada Male   ■ Canada Female

Data Source: 2011 Census of Population, Statistics Canada
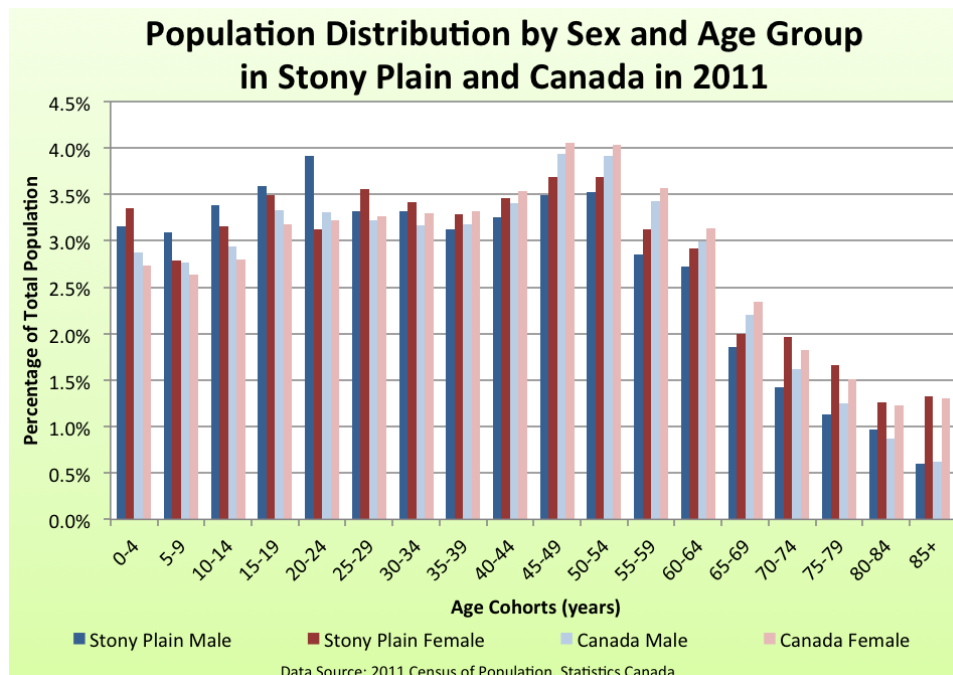
Population Percentage Breakdown by Age Group for Stony Plain, Spruce Grove and Parkland County in 2011

Parkland County	1,660	6,495	8,425	10,555	3,445
Spruce Grove	2,145	5,315	10,090	6,415	2,210
Stony Plain	985	2,940	5,070	3,900	2,150

Infant (0-4 years) Youth (5-19 years) Early Adult (20-44 years)
Late Adult (45-64 years) Senior (65+ years)

Values within each column represent the total population of each age group

Data Source: 2011 Census of Population, Statistics Canada
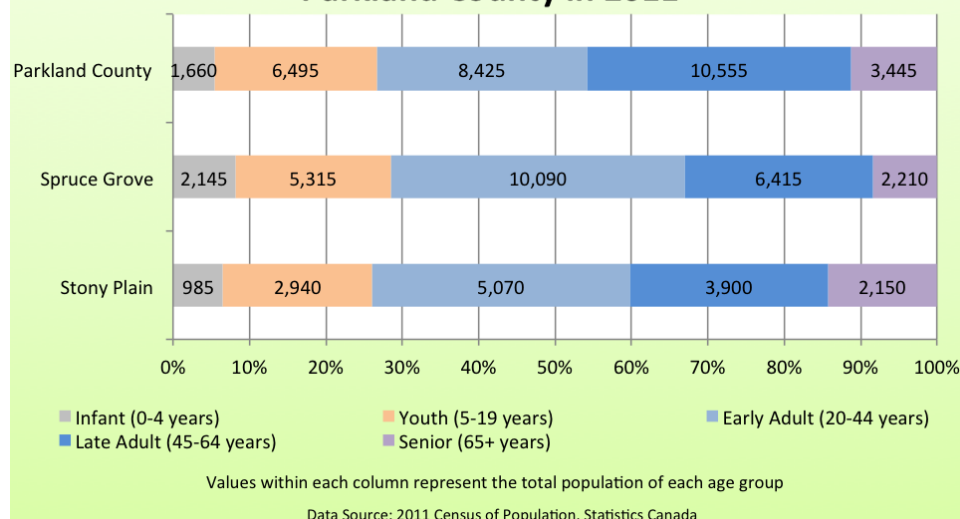
The Tri-Municipal Region shows a distinct population percentage distribution when broken down by age group. Proportionally, Stony Plain and Spruce Grove have the highest percentages of infants at 7% and 8%, respectively. Parkland County only has about 5% of its population as infants. The percentages of youth however are relatively the same among all of the municipalities, ranging between 20% and 21%. Early adults follow the same trend as infants with Spruce Grove having the highest amount at 39%, Stony Plain is next at 34% and Parkland County has the lowest percentage at 28%. The reverse order occurs for late adults with percentages of 25%, 26% and 35%. This means that the age group with the highest proportion of the population in Parkland County is late adults, while the young adults are the age group with the highest proportion within both of the populations of Stony Plain and Spruce Grove. For seniors, Stony Plain has the highest proportion at 14%, Parkland County has 11% and Spruce Grove has the lowest percentage at 8%.

Early adults and infants are therefore more concentrated within the urban municipalities within the tri-municipal region and late adults are more prominent in the rural areas. Seniors are more common is the rural areas than the city, but are most concentrated within the Town of Stony Plain.

Relative to regional and provincial populations, Stony Plain has a greater proportion of seniors, which it shares with the national population. Stony Plain has relatively more early adults than nearby rural areas, but less than other urban areas in the region. Stony Plain has a higher portion of youth than Canada and Edmonton, and about the same as Alberta and the rest of the Tri-Municipal Region. Spruce Grove however has a much larger proportion of infants than Stony Plain, which in turn has a greater relative amount than Parkland County. Stony Plain has a lower proportion of late adults than national, provincial and regional populations, especially Parkland County, with the exception of Spruce Grove which has slightly less relative to Stony Plain. These differences need to be taken into account when planning, especially when comparing Stony Plain with other municipal, regional or national population trends.

Miscellaneous Demographic Characteristics

Family Structure

More than 70% of families in Stony Plain are married-couple families and slightly more than half of the remaining families are lone-parent families, most of which are female lone-parent families. The remainder of the families, about 13%, are common-law couple families.

Compared to Canada, Stony Plain has marginally more married-couple families and consequently less common-law couple families and lone-parent families.

Family Structure Breakdown for Stony Plain and Canada in 2011

Data Source: 2011 Census of Population, Statistics Canada
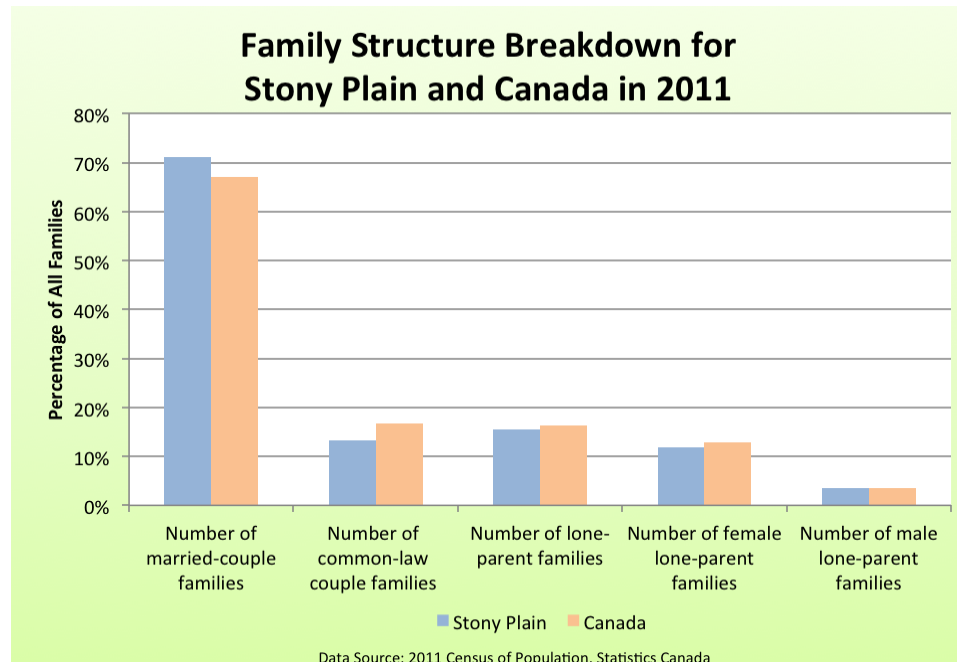
Household Structure

The breakdown of private households in Stony Plain is 33% couples without children under 24 years old, 29% couples with children under 24 years old, 23% one-person, 10% lone-parent and 5% other types. This relative breakdown for Canada is similar overall.

This shows that there are proportionally more couples in Stony Plain than elsewhere in Canada and less individuals living without a partner.

Private Household Breakdown for Stony Plain and Canada in 2011

Data Source: 2011 Census of Population, Statistics Canada
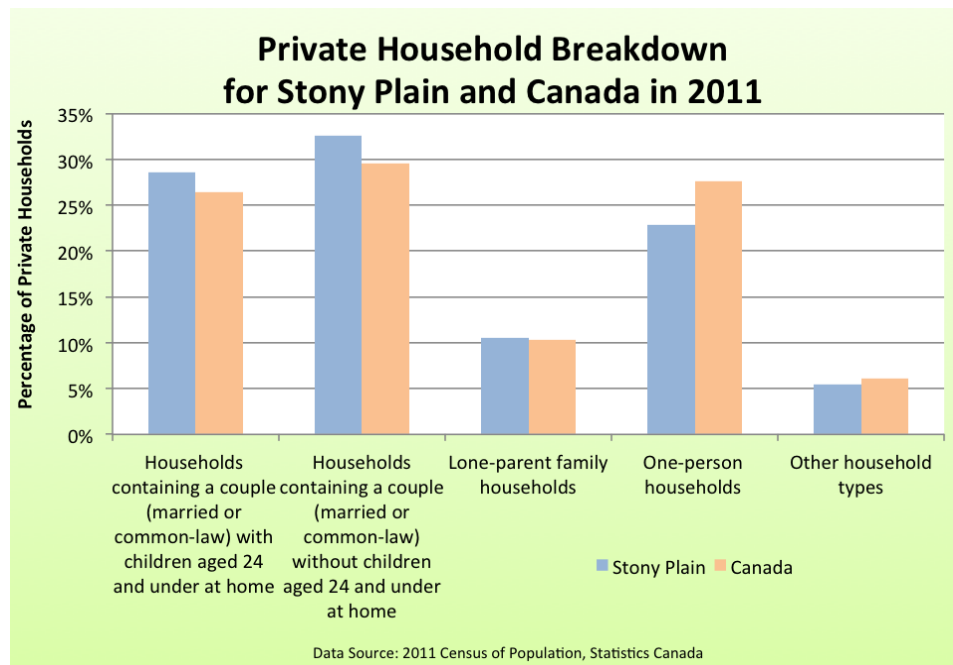
Marital Status

The marital status breakdown for Stony Plain varies slightly from the breakdown for Canada, but is reflective of the private household breakdown for Stony Plain. The percentage of the population that is married or living with a common-law partner is 61% in Stony Plain and 58% in Canada. There are about five times as many people in Stony Plain and four times as many people in Canada that are married and not separated than living common-law. In Stony Plain, the values are 52% for married and not separated, and 10% for living common-law. The same two values for Canada are 46% and 11%, respectively. There are relatively more individuals that have been never legally married in Canada (28%) than in Stony Plain (24%). The proportions of separated, but still legally married, divorced and windowed in Stony Plain and Canada are roughly the same at 3%, 6% and 6%, respectively.

This means that Stony Plain has relatively more married individuals than Canada and less individuals that are single or living common-law.

Marital Status Breakdown for Stony Plain and Canada in 2011

Data Source: 2011 Census of Population, Statistics Canada
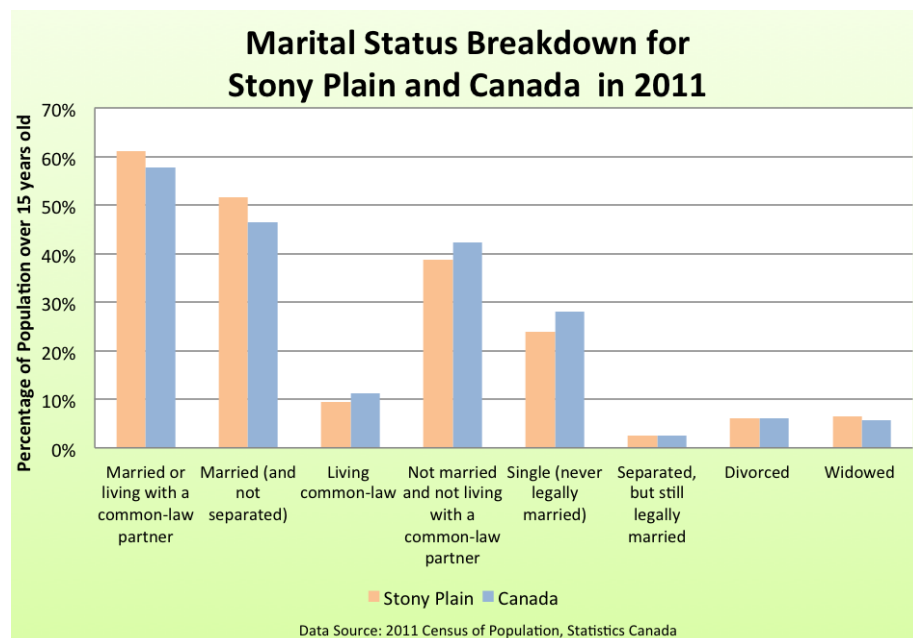
Religious Affiliation

Nearly 70% of the private household population of Stony Plain had a religious affiliation in 2011. The majority of those individuals were of the Christian faith. The top three Christian denominations were Catholic (25%), Lutheran (10%) and United Church (8%).

The remaining denominations had less than 5% of the private household population and collectively comprised 24% of this population. Individuals with other religious affiliations made up slightly more than 1% of the population. The remaining 31% had no religious affiliation.

Stony Plain Private Household Population by Religion in 2011

- Catholic — 24%
- Lutheran — 10%
- United Church — 8%
- Other Christian — 25%
- Other religions — 1%
- No religious affiliation — 31%

Data Source: 2011 National Household Survey, Statistics Canada
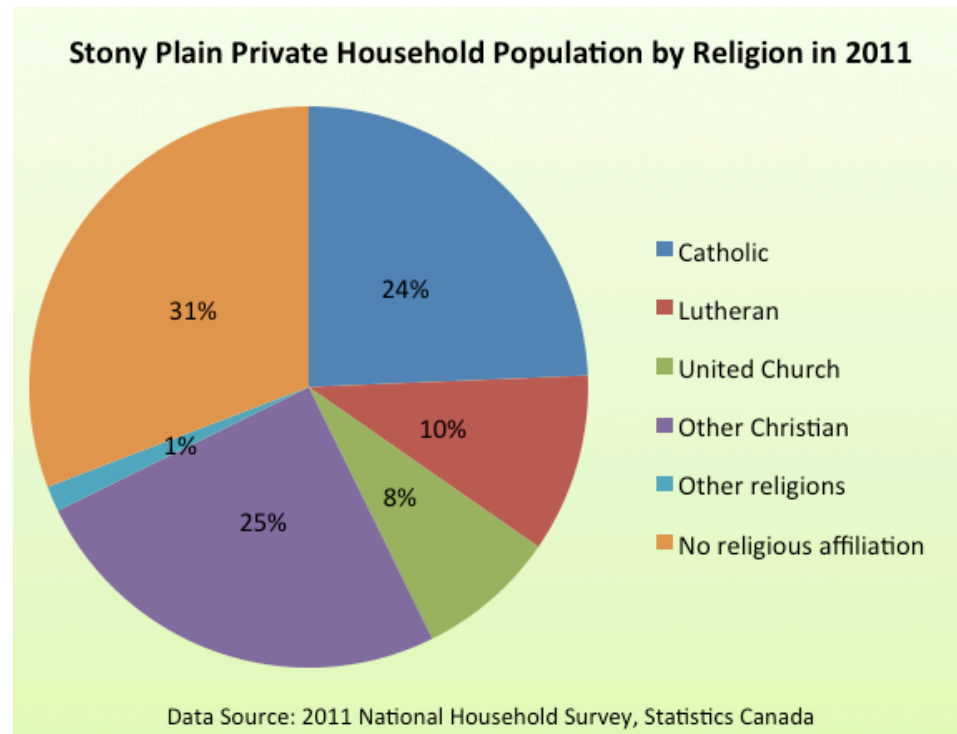
Ethnicity

Most residents of Stony Plain (more than 85%) have a European ethnic background and more than a quarter identify their ethnic origin as Canadian. About 3% of residents consider their ethnic origin to be American (from the USA) and approximately 8% consider it to be North American Aboriginal. Regarding the remaining continental ethnic origins, 3% of residents identify as Asian, about 1% identify as Latin, Central or South American, and less than 1% identify as African.

When looking at the different areas of Europe where residents of Stony Plain originate from, the highest portion (more than 50%) identify the British Isles as their ethnic origin. This is followed by Western Europe at 38%, Eastern Europe at 23%, French at 15%, Northern Europe at 10% and lastly, Southern Europe at just 4 %.

Stony Plain Private Household Population by Ethnic Origins in 2011

Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Private Household Population by Regional European Ethnic Origins in 2011

Data Source: 2011 National Household Survey, Statistics Canada
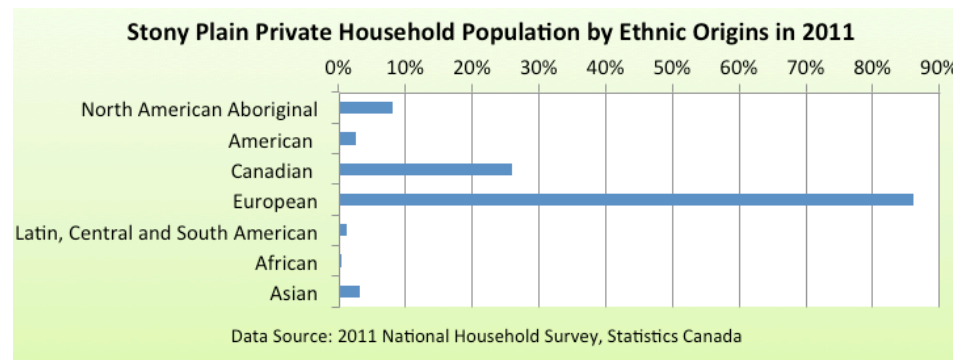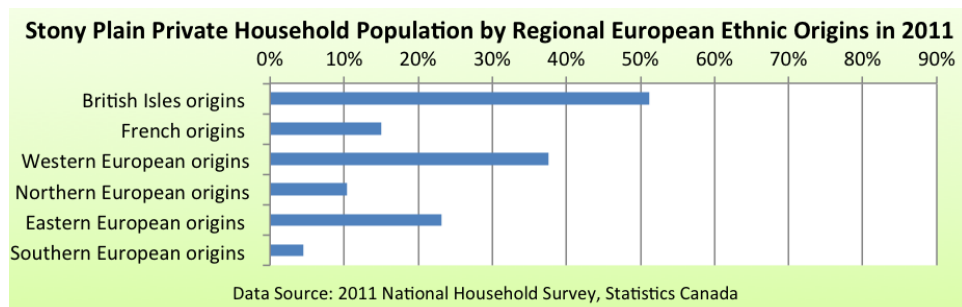
When breaking down the ethnic origins of residents of Stony Plains by major European nationalities, the top one is German at 32%. The next three are all from the British Isles: English at 28%, Scottish at 22% and Irish at 21%. French and Ukrainian represent the fifth and sixth highest proportions, at 15% and 14%, while Dutch, Norwegian and Polish round out the top nine at 5%, 6% and 7%, respectively.

It is interesting to note that despite a substantial portion of residents of Stony Plain having a European ethnic origin; it represents a diverse mixture of ethnicities. Also, other than German, Canadian ethnic origin has the highest proportion of any nationality, which shows the importance that Canada has in the minds of immigrates.

Stony Plain Private Household Population by Major European Ethnic Origins in 2011

Data Source: 2011 National Household Survey, Statistics Canada
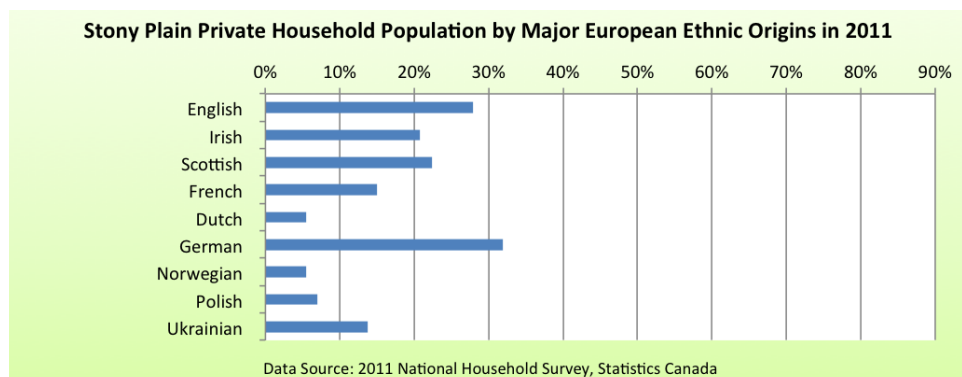
Languages

Canada has two official languages: English and French. In Stony Plain only 6% of the population knew both French and English, while nearly all of the rest of the population only knew English. Less than 1% of the population knew only French or neither English nor French. Given the small proportion of individuals with a French ethnic origin and the lack of proximity to a large French region like Quebec, the lack of proportion knowing French, especially just French, is not surprising.

Besides the two official languages, several other languages are spoken among small proportions of the population of Stony Plain, none greater than 3% of the private household population. German, Ukrainian and Tagalog (Pilipino, Filipino) are the only non-official languages spoken by more than 2% of the population. Several other languages, such as Italian, Spanish, Dutch, Polish, Russian and Japanese, are spoken by between 0.5% and 2%. Aboriginal languages are also spoken by slightly more than 1% of the population. All other languages spoken by residents of Stony Plain combined represent just over 1% of the population as well.

So in spite of the diverse ethnic origins that exist within Stony Plain, few individuals speak any other language beside English with French being the next highest at just 6%.

Stony Plain Population by Knowledge of Official Languages 2011

- English only
- French only
- English and French
- Neither English nor French

Data Source: 2011 Census of Population, Statistics Canada

Stony Plain Private Household Population by Non-Official Languages Spoken in 2011

Aboriginal languages, Italian, Spanish, Dutch, German, Polish, Russian, Ukrainian, Japanese, Tagalog (Pilipino, Filipino), Other non-Aboriginal languages

Data Source: 2011 National Household Survey, Statistics Canada

Birth Place

Almost two-thirds of Stony Plain residents were born in Alberta and an additional nearly 30% were born elsewhere in Canada. This means that more than 90% of Stony Plain residents were born in Canada and that the remaining 10% of the population represents immigrants to Canada as well as non-permanent residents. Of the immigrants, most were born in Europe, but some came from Africa, Asia, the rest of the Americas or other countries.

Of the immigrants that live in Stony Plain, the largest proportion were born in the United Kingdom and represent just less than 2% of the overall population of Stony Plain. Residents born in Germany and the United States are the second and third largest proportions of immigrants in Stony Plain, at 0.8% and 0.7%, respectively. Individuals born in Poland, Netherlands, Ukaine, Ireland and the Philippines, represent the other major places where immigrants in Stony Plain were conceived.

Stony Plain Private Household Population by Birth Place and Immigrant Status in 2011
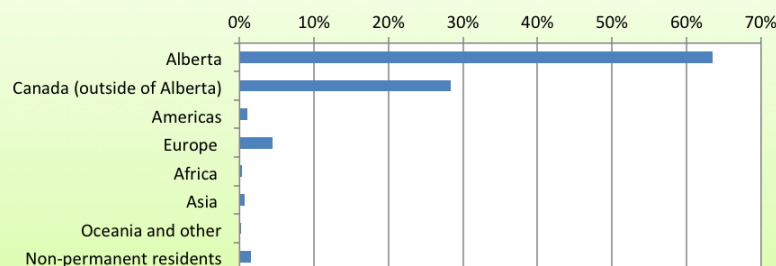
Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Private Household Population by Major Birth Place Outside of Canada in 2011
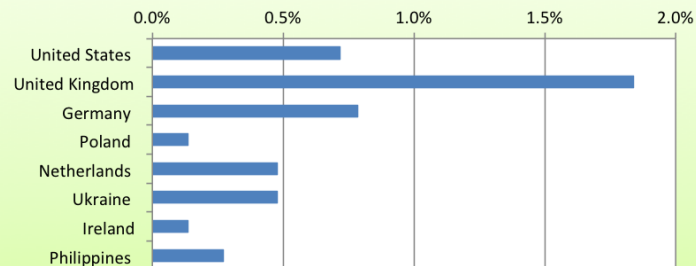
Data Source: 2011 National Household Survey, Statistics Canada

Educational Attainment

Most individuals complete the majority of their education by the age of 25 year old. Therefore, to see a good representation of the educational attainment of the workforce of a population, the educational attainment of the population aged 25 to 64 years should be examined. In Stony Plain, this examination reveals that of the relevant population 15% have not received at least a high school diploma, 25% have received a high school diploma but nothing more, 15% have received at least a bachelor's degree, and the reminder have received a high school diploma as well as additional post-secondary education other than a bachelor's degree. The breakdown of the education attainment by sex indicates some noticeable differences between them. While almost 65% of males have received education beyond a high school diploma, the percentage of females who have received an education beyond a high school diploma is just greater than 55%. Although slightly more females have a bachelor's degree or some form of university education than males, more males have a university education beyond a bachelor's degree than females. The percentage of males that do not receive a high school diploma is equivalent to the percentage of females. Relatively speaking, there are 50% more females with a college or similar certifications than males, yet four times as many males have received trade related certification than females.

Stony Plain Educational Attainment for Population Aged 25 to 64 years in 2011

Data Source: 2011 National Household Survey, Statistics Canada
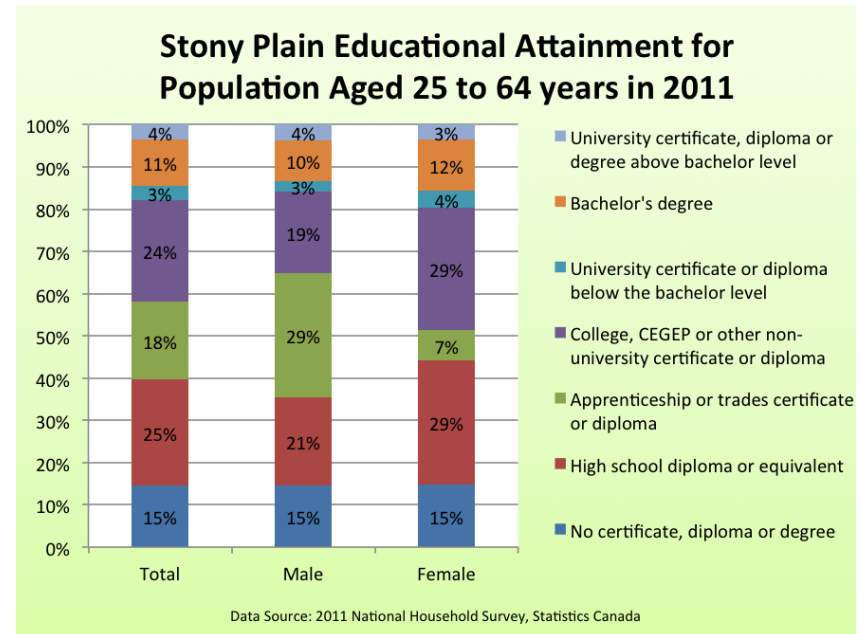
Employment

Duration of Commute

The Town of Stony Plain is relatively small so people who live and work in the community can commute relatively quickly. However, many residents commute elsewhere for employment. It may for example only take 5-10 minutes to drive to Spruce Grove depending on the exact origin and destination. Many residents however work in Edmonton or the Acheson Industrial Park, and can take more than 30 minutes to commute to work. It is therefore understandable that the median commute time for employed Stony Plain residents aged 15 and over is slightly more than 25 minutes. What is more notable though is the deviation between the male and female populations. Males have a median commuting duration of more than 30 minutes, while females have a median commuting during of slightly more than 15 minutes. This split may be due to the female population generally working in Stony Plain or Spruce Grove and the male population generally working elsewhere, such as in the Acheson Industrial Park and Edmonton.

Stony Plain Employed Commuting Population Aged 15 Years and Over by Median Commuting Duration in 2011

Data Source: 2011 National Household Survey, Statistics Canada
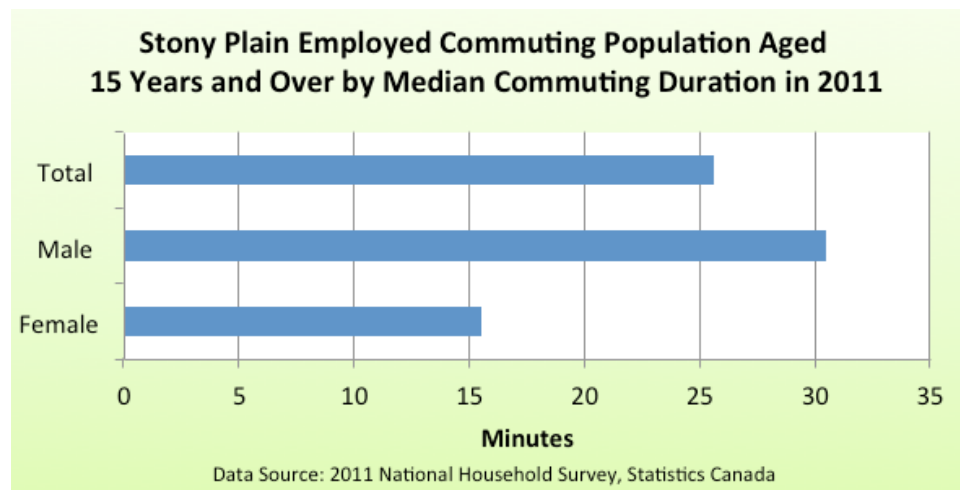
Mode of Transportation

Nearly 90% of Stony Plain Residents drive an automobile to work. This number reaches almost 95% when you include people who get to work as a passenger of an automobile. The remaining population walks (3%), takes public transit (2%) or cycles (less than 1%) to work. One percent of the population takes an alternative method, such as a motorcycle or taxi, to get to work.

Stony Plain Employed Commuting Population Aged 15 Years and Over by Mode of Transportation in 2011

87%
1%
0%
3%
2%
7%

- Car, truck or van (as a driver)
- Car, truck or van (as a passenger)
- Public transit
- Walked
- Bicycle
- Other methods

Data Source: 2011 National Household Survey, Statistics Canada
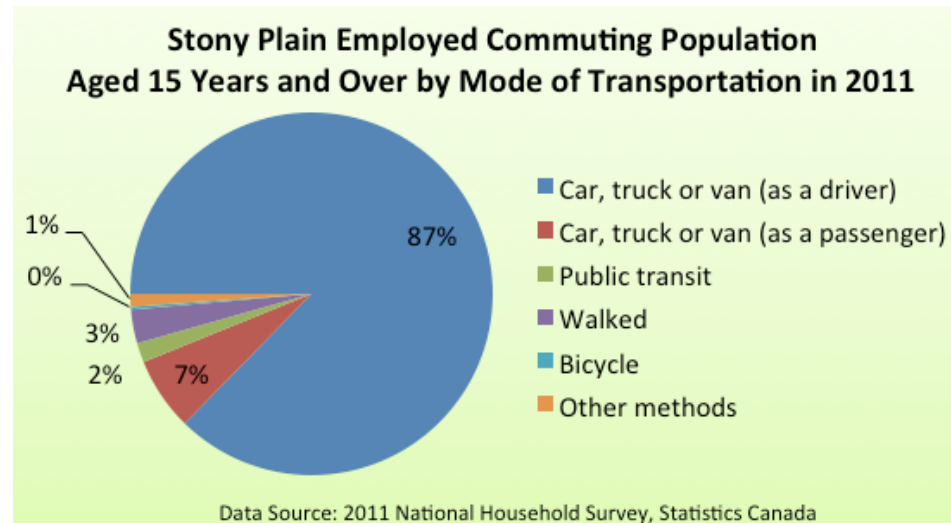
Place of Work

The number of employed residents of Stony Plain has nearly doubled in the past 15 years. A large portion of residents work outside the municipality and this amount has increased with time, namely with relatively more people working in Edmonton, Parkland County and other municipalities. The amount of individuals that work at no fixed workplace address is also increasing, especially relatively to people who work in Stony Plain or work at home, which have both decreased recently.

In absolute terms, the largest portion of Stony Plain residents worked in Edmonton (32%) in 2011. At least 20% of residents worked and lived in Stony Plain. Those who had no fixed workplace address may or may not have worked in Stony Plain, which could thereby increase the number of people who worked and live in Stony Plain by up to an additional 16%. The other two major municipalities that were specified where Stony Plain residents worked were Spruce Grove (16%) and Parkland County (8%).

Breakdown of Where Stony Plain Residents Work 1996-2011

Legend:
- Worked outside Canada
- Other municipalities (Worked at usual place)
- City of Edmonton (Worked at usual place)
- Parkland County (Worked at usual place)
- City of Spruce Grove (Worked at usual place)
- Town of Stony Plain or elsewhere (No fixed workplace address)
- Town of Stony Plain (Worked at usual place)
- Town of Stony Plain (Worked at home)

Data Source: 1996, 2001 and 2006 Censuses of Population, Statistics Canada
2011 National Household Survey, Statisics Canada
*data derived from a diffent but similar collection method

Place of Residence

There are more than 4300 people who work at a fixed work place address in Stony Plain. This includes both people who work at home and those who commute within or to Stony Plain to work at usual place of work, but does not include people who work in Stony Plain without a fixed work place. Of the 4300 people, 36% live and work in Stony Plain. This means that nearly 65% of people who work at a usual place of work or at home in Stony Plain commute there from another municipality. The top three municipalities that Stony Plain workers commute from beside Stony Plain include Parkland County (29%), Spruce Grove (17%) and Edmonton (13%). The remaining 5% of Stony Plain workers commute from other municipalities like Sturgeon County and St. Albert

Breakdown of Where Stony Plain Fixed Workplace Workers Lived in 2011

- Stony Plain (Work at Home), 325, 7%
- Stony Plain, 1245, 29%
- Parkland County, 1250, 29%
- Spruce Grove, 720, 17%
- Edmonton, 545, 13%
- Other Municipalities, 235, 5%

Data Source: 2011 National Household Survey, Statistics Canada
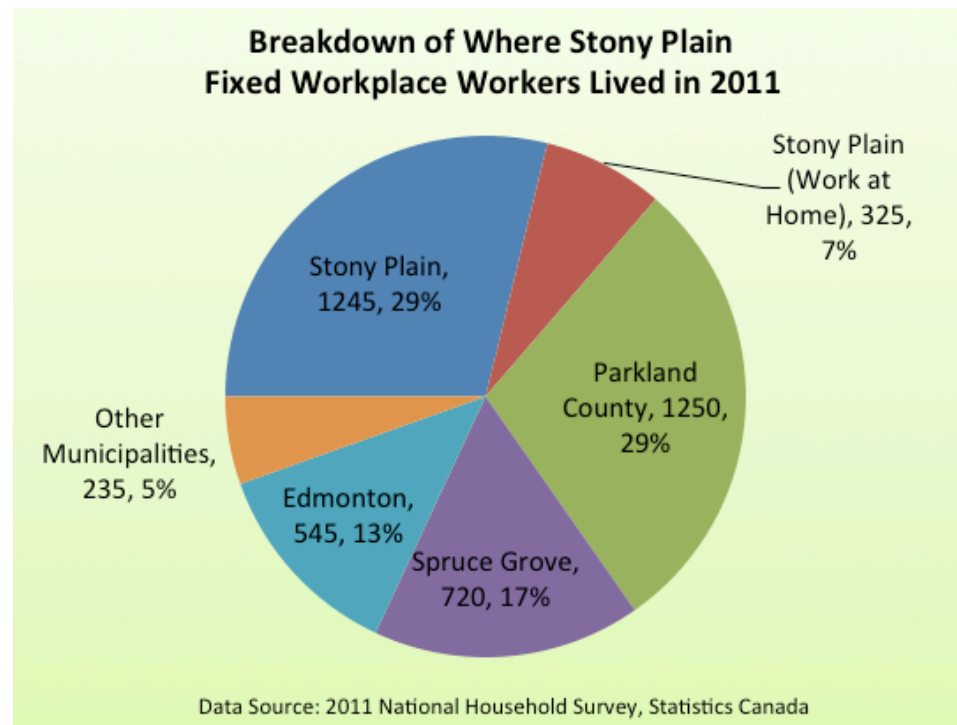
Employment by Industry

Construction, retail trade, and health care and social assistance are the top three industries that employ Stony Plain residents and represent more than a third of the total labour force. The next top five industries employed nearly another third of the labour force and each made up 6% or 7% of the total labour force, while the remaining industries each employ les than 5% of the total labour force.

Certain industries employ relatively more of one sex than the other. Mining, quarrying, and oil and gas extraction, utilities, and construction for example employ a greater portion of males, while retail trade, finance and insurance, educational services, and health care and social assistance employ a greater portion of females.

Stony Plain Labour Force Aged 15 Years and Over By Sex and North American Industry Classification System in 2011

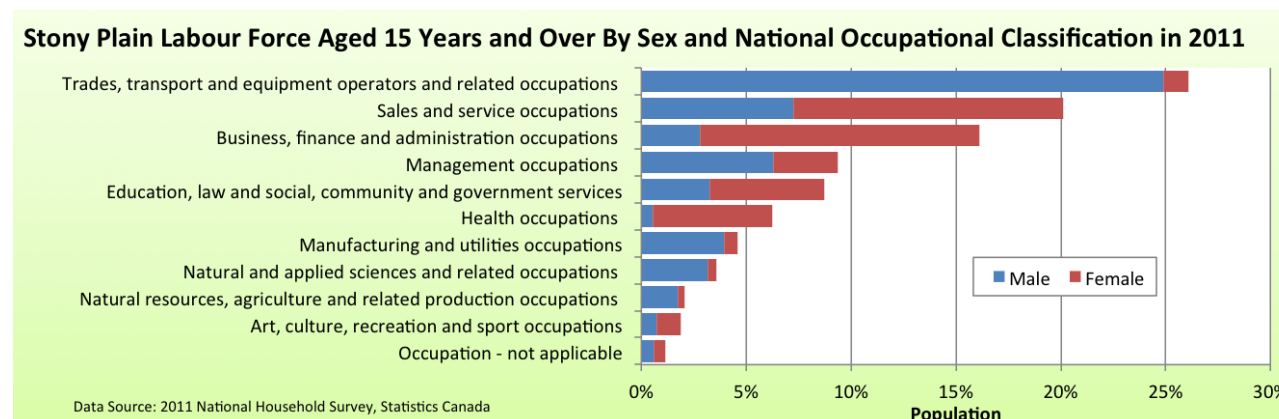Data Source: 2011 National Household Survey, Statistics Canada
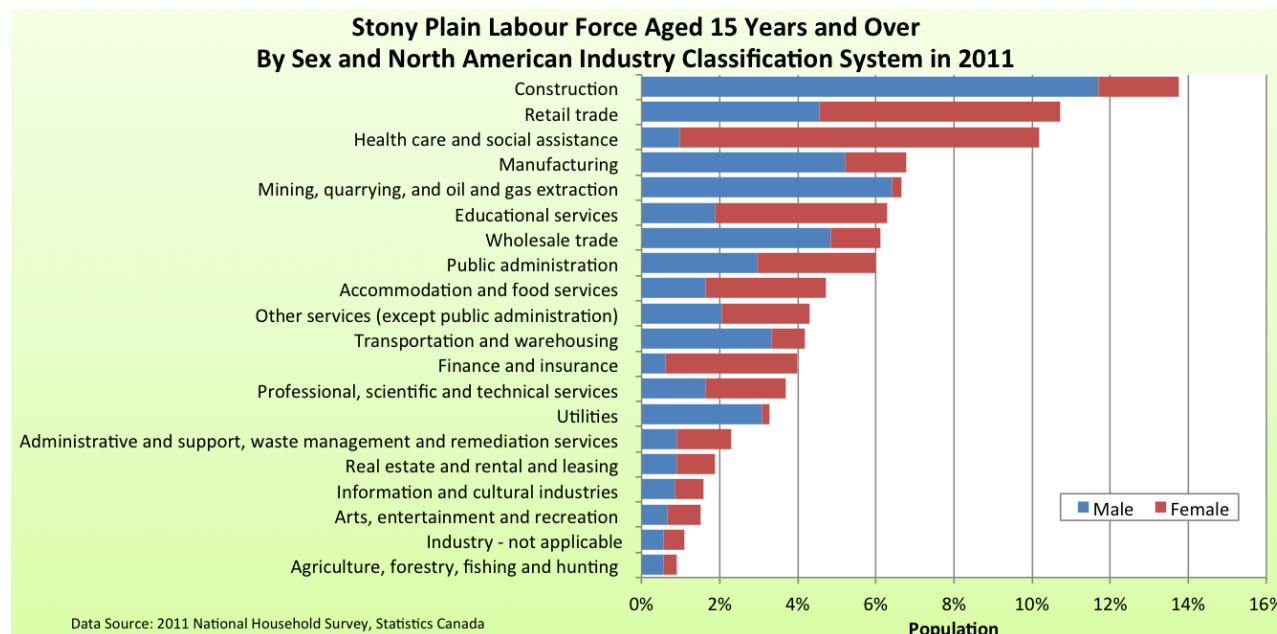
Employment by Occupation

In terms of occupation, more than 60% of the Stony Plain's labour force is account for in the top three categories: trades, transport and equipment operators and related occupations; sales and service occupations; and business, finance and administration occupations.

The next three top occupations each represent between 6% and 9% of employed Stony Plain residents and include management occupations; education, law and social, community and government services occupations; and health occupations. The remaining occupations each employ less than 5% of the labour force.

Relatively, males are more prevalent in trades, transport and equipment operators and related occupations; natural resources, agriculture and related production occupations; manufacturing and utilities occupations; natural and applied sciences and related occupations; and management occupations. The others occupations beside those that are not applicable are relatively dominated by females, especially health, business, finance and administration occupations.

Stony Plain Labour Force Aged 15 Years and Over By Sex and National Occupational Classification in 2011

Data Source: 2011 National Household Survey, Statistics Canada

Labour Force Status

Two-thirds of the Stony Plain residents aged 15 years and over are employed and 4% are unemployed. The remaining 30% of the population is not part of the labour force. Broken down by sex, 75% of males and 58% of females are employed. Consequently, nearly double the percentage of females (39%) is not part of the labour force as males (21%).

Stony Plain Labour Force Status Aged 15 Years and Over in 2011

- 3,575, 30% — Not in the labour force
- 7,850, 66% — Employed
- 405, 4% — Unemployed

■ Employed
■ Unemployed
■ Not in the labour force
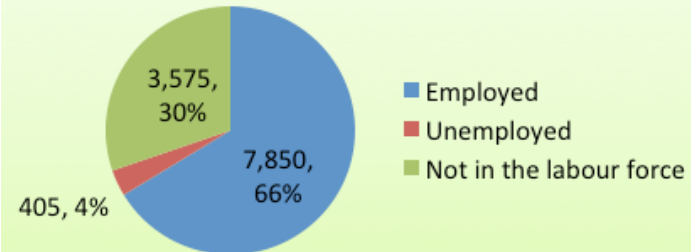
Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Male Labour Force Status Aged 15 Years and Over in 2011

- 1,185, 21% — Not in the labour force
- 245, 4% — Unemployed
- 4,315, 75% — Employed

■ Employed
■ Unemployed
■ Not in the labour force
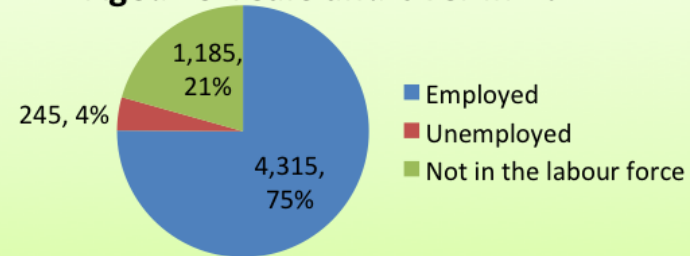
Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Female Labour Force Status Aged 15 Years and Over in 2011

- 2,385, 39% — Not in the labour force
- 3,535, 58% — Employed
- 155, 3% — Unemployed

■ Employed
■ Unemployed
■ Not in the labour force

Data Source: 2011 National Household Survey, Statistics Canada

Housing

Population versus Dwelling

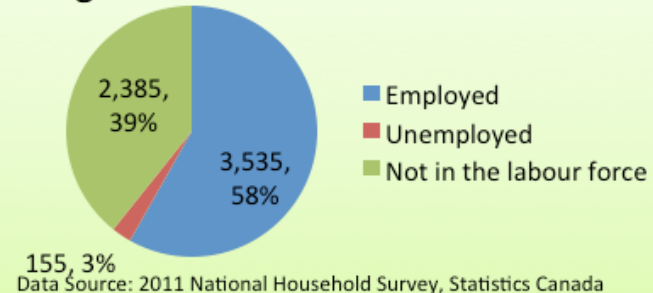Between 1996 and 2011 the number of private occupied dwelling and the number of people residing in Stony Plain has steadily grown. The ratio of people per dwelling unit however has decreased during the same period from an initial high of nearly 2.9 people per dwelling to a low less than 2.6 people per dwelling.

This reflects a decreasing household size and may indicate a reduction in the size of dwellings, an increase in the average living space per resident or a combination of the two.

Population and Private Occupied Dwelling Changes in the Town of Stony Plain 1996-2011

Data Source: 1996, 2001, 2006 and 2011 Censuses of Population, Statistics Canada
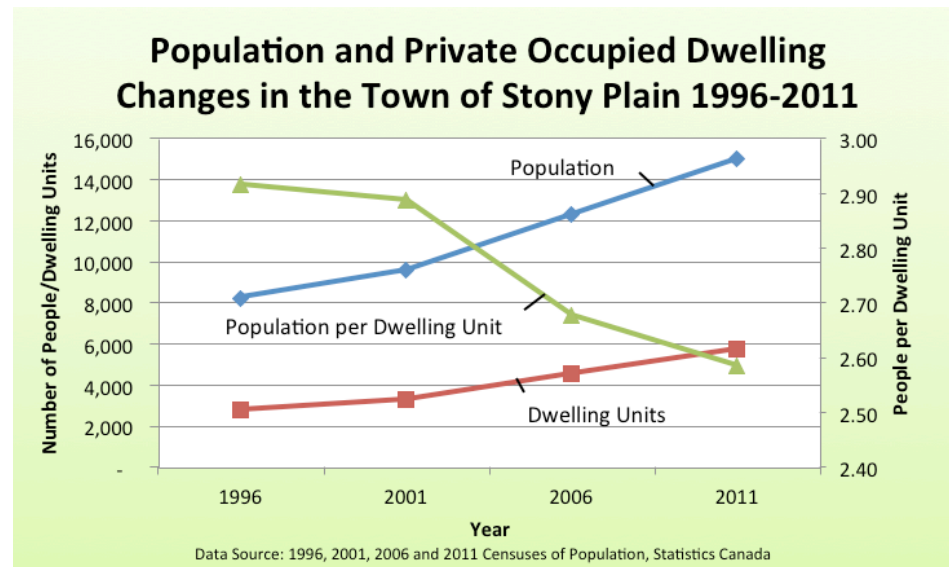
Dwelling Comparison with Edmonton region and Canada in 2011

Stony Plain had more single-detached houses, semi-detached houses, and mobile homes, but less row houses and apartments in 2011 relative to the region and nation. Trends for single detached houses, semi-detached houses and secondary apartments can be seen among the three scales. Single-detached houses are more common at smaller scales, while secondary apartments and semi-detached houses are more common at larger scales.

Stony Plain, Edmonton region and Canada Dwelling Breakdown in 2011

Data Source: 2011 Census of Population, Statistics Canada
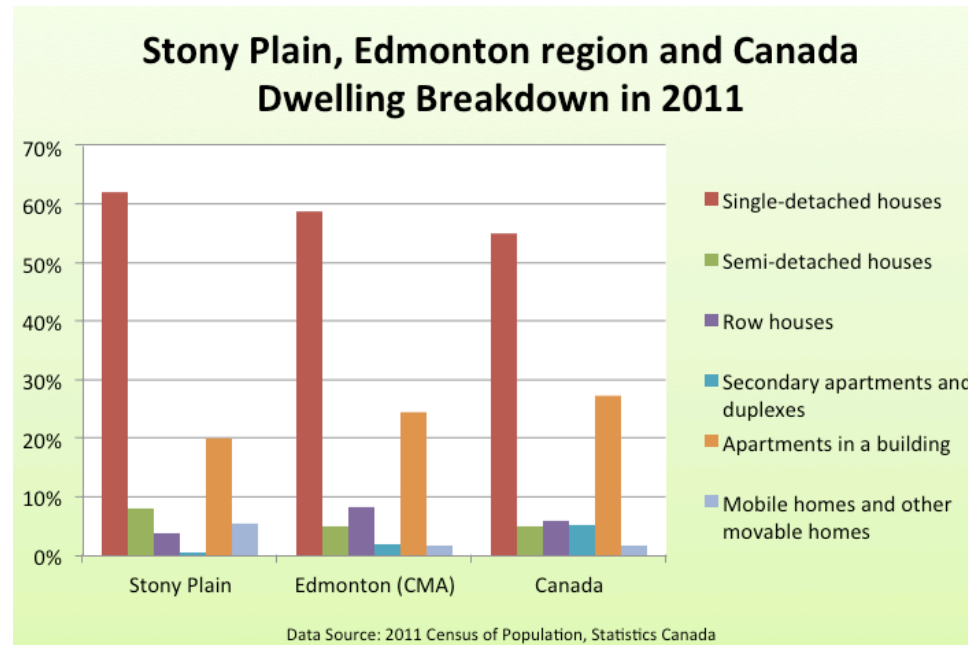
Dwelling Type Breakdown

The vast majority of dwellings in Stony Plain in 2011 were single-detached houses. Apartment buildings also made up a significant portion of all dwellings. The remaining portion of dwellings was split among semi-detached houses, mobile homes and row houses with a tiny portion of secondary apartments, such as basement suits, and duplexes.

Dwelling Value and Housing Affordability

The average price of a home in Stony has doubled in 10 years, while median family income has only risen by about 40% during the same time period. This means that the ability to afford to own a new home has become more difficult.

Stony Plain Dwelling Breakdown in 2011

- Mobile homes and other movable homes, 5%
- Secondary apartments and duplexes, 1%
- Row houses, 4%
- Semi-detached houses, 8%
- Apartments in a building, 20%
- Single-detached houses, 62%

Data Source: 2011 Census of Population, Statistics Canada

Affordable Housing in Stony Plain 1996-2006

Dollars (1 000s) vs Year

Legend: Median family income | Average value of dwelling

Data Source: 1996, 2001 and 2006 Censuses of Population, Statistics Canada

Dwelling Ownership

About 77% or roughly three-quarters of private households in Stony Plain are owned by their occupants. The remaining approximately 25% are not owned by the households that occupy their premise; they are rented out by other individuals or rental companies.

For every household that lives in a condominium property, there are more than four households that do not live in a condominium property. In specific terms, 82% of households do not have condominium status while 18% have condominium status

Stony Plain Private Households by Condominium Status in 2011

Condominium, 1,020, 18%

Non-Condominium, 4,805, 82%

Data Source: 2011 National Household Survey, Statistics Canada
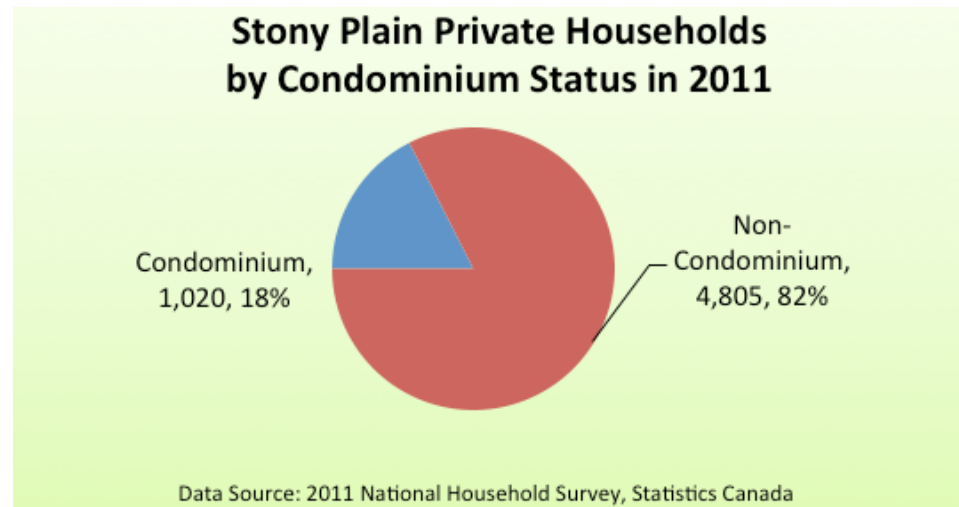
Construction Age of Dwellings

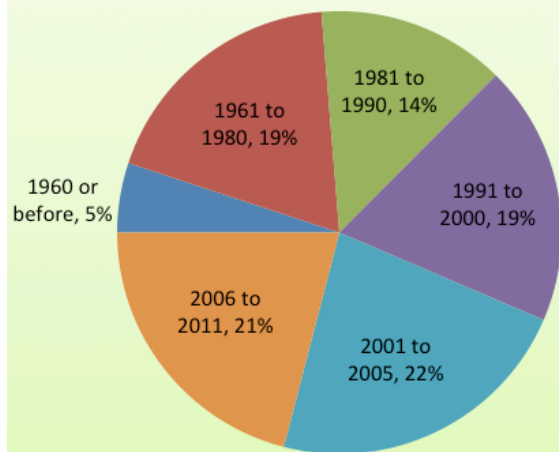As of 2011, nearly two-thirds (62%) of occupied private dwellings had been built within the past 20 years. Of the remaining 38%, half were constructed between 1961 and 1980 and three-eighths were constructed between 1981 and 1990. The final 5% of dwellings were built in or before 1961. In other words, the construction of 95% of the housing stock in Stony Plain occurred in the past fifty years. This means that only a small portion of the Town has a significant heritage component, which is primarily found throughout Old Town and Old Town North.

Stony Plain Occupied Private Dwellings by Period of Construction in 2011

1981 to 1990, 14%
1961 to 1980, 19%
1960 or before, 5%
1991 to 2000, 19%
2006 to 2011, 21%
2001 to 2005, 22%

Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Private Households by Tenure in 2011

Renter, 1,345, 23%
Owner, 4,480, 77%
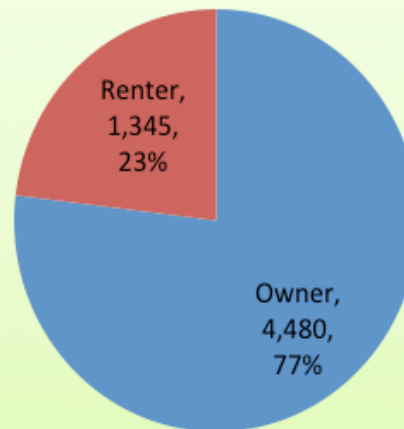
Data Source: 2011 National Household Survey, Statistics Canada

Dwelling Size

Less than 10% of occupied private dwellings are studios or one-bedroom dwellings and nearly 25% are two-bedroom dwellings. The remaining almost 70% are split roughly down the middle between three-bedroom dwellings and those with more three-bedrooms, with slightly more having three bedrooms.

In terms of the number of rooms present in private dwellings in Stony Plain in 2011, nearly a third of the dwellings (31%) have more than seven rooms and more than one-fifth of dwellings have between 1 and 4 rooms (21%). The other half of dwellings is composed of 5-, 6- or 7-room dwellings; their relative portions are 17%, 17% and 14%, respectively.

Stony Plain Occupied Private Dwellings by Number of Rooms in 2011

5 rooms, 17%
1 to 4 rooms, 21%
6 rooms, 17%
8 or more rooms, 31%
7 rooms, 14%
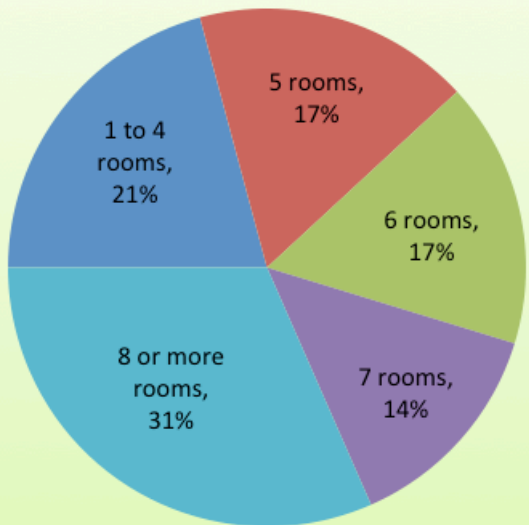
Data Source: 2011 National Household Survey, Statistics Canada

Stony Plain Occupied Private Dwellings by Number of Bedrooms in 2011

2 bedrooms, 24%
0 to 1 bedroom, 8%
3 bedrooms, 36%
4 or more bedrooms, 32%
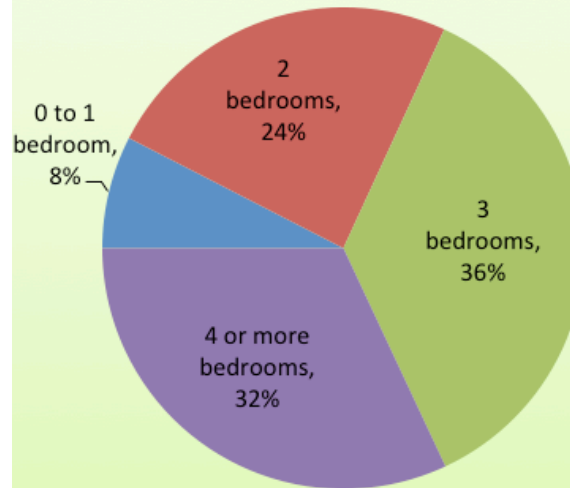
Data Source: 2011 National Household Survey, Statistics Canada

Development History

Overview

There are various means to understand the development of an area. What follows highlights the Town's land annexations, its population growth, and the location and type of development over the span of the Town's existence, as well as where area structure plans exist and subdivision has taken place.

Stony Plain was incorporated as a Village on March 7, 1907. It had an estimated population of approximately 500 people and comprised about 200 hectares, made up of two full quarter sections and two fractional quarter sections. On December 10, 1908, Stony Plain became incorporated as a Town and expanded its boundary to nearly 500 hectares with the addition of three more full quarter sections and four fractional quarter sections.

During the first three decades as a Town, Stony Plain did not experience much growth with its population remaining at around 500 until the middle of the 1930s. During the 1940s however, its population began to experience a significant increase, which reached nearly 900 by the end of the decade. The population of Stony Plain continued to steadily increase during the 1950s and 1960s, and exploded during the 1970s, when it increased from 1600 to greater than 4000.

The majority of development and growth in Stony Plain during its first five decades as a Town occurred within two blocks of Main Street and along the Fifth Meridian. Commercial developed along Main Street, while industry developed between the railway tracks and 50th Avenue. Most of the initial residential development occurred east and west of Main Street, eventually turning towards the south, as well as east across the Fifth Meridian. Some minor residential growth also occurred north of the tracks, along Main Street and on the north side of 49th Avenue.

During the 1960s and 1970s, residential growth primarily took place east of the Fifth

Meridian in the communities of Forest Green, Southridge and Meridian Heights. However, the Town also continued to add residences towards the south and north along Main Street, most of which occurring towards the south in communities such as Woodlands and the Glens. A major commercial centre, Meridian Village Mall, was also built during this time and was the first major commercial site not along Main Street. As well, the Town had constructed a golf course east of Meridian Heights in the area now known as St. Andrews.

Stony Plain experienced only minor changes to its boundaries between 1908 and 1980; one quarter section was separated from the Town in 1924 and returned to it in 1958, and two annexations occurred during the 1970s when the Town acquired one full quarter section and one fractional quarter section.

On January 1, 1980, the Town annexed twenty-nine full quarter sections and five fractional quarter sections and grew by nearly 400% in size. One year later, the Town annexed one additional quarter section. This brought the total area of the Town to almost 2800 hectares.

By the early 1990s, Stony Plain began to spread out more. Development appeared north of Highway 16A for the first time in the newly subdivided North Business Park and NAIT's attempted satellite campus brought development south of Highway 628. The community of High Park signaled the first time residential development occurred in a non-continuous fashion. The Town's golf course relocated from St. Andrews, which completely redeveloped into a residential community by 2000, to its present location east of Golf Course Road in Fairways. The South Business Park pushed residential and commercial development eastward, while infill continued in portions of Forest Green, the area now known as Old Town North and Heritage Estates.

This development corresponded to the continued population growth that Stony Plain was experiencing. Although the growth rate was less in the 1980s than in the 1970s, the population of the Town increased steadily between 1980 and 1990 from 4400 to 6700. During the 1990s, the Town continued to grow at a substantial pace, reaching approximately 9000 by the end of the century.

Town of Stony Plain
History of Annexation

Established
Village Limit (1907)

Established
Town Limit (1908)

Annexation (1908),
Separation (1924),
Re-annexation (1958)

Annexation (1975)

Annexation (1979)

Annexation (1980)

Annexation (1981)

Annexation (2006)

Town Limit (2013)
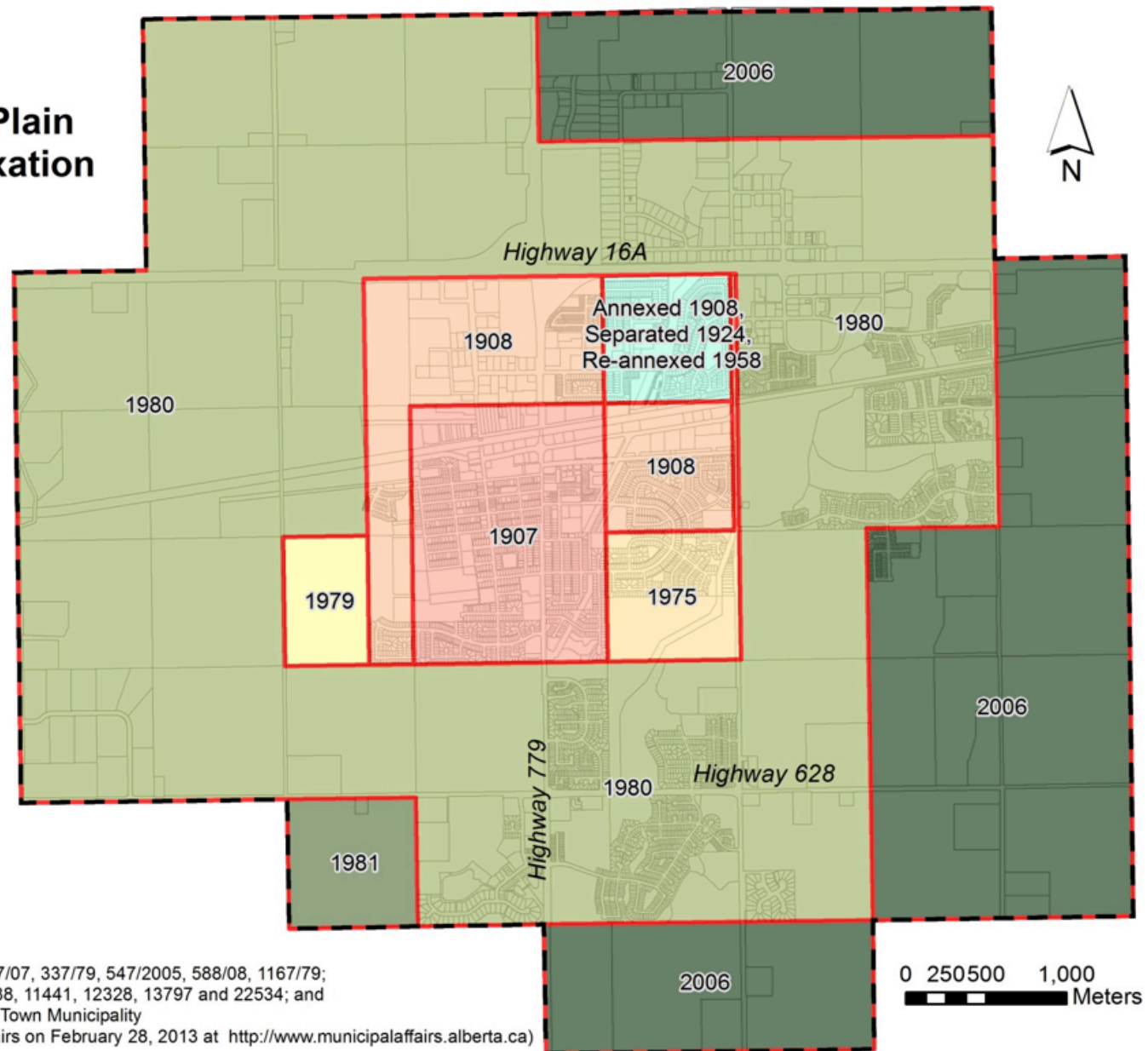
Author: Miles Dibble
Date: November 22, 2013
Source: Orders in Council 136/81, 147/07, 337/79, 547/2005, 588/08, 1167/79;
Board Order 13797; Orders 2732, 7388, 11441, 12328, 13797 and 22534; and
Town of Stony Plain Establishment of Town Municipality
(Retreived from Alberta Municipal Affairs on February 28, 2013 at http://www.municipalaffairs.alberta.ca)

2006

Highway 16A

Annexed 1908,
Separated 1924,
Re-annexed 1958

1908   1980

1980

1908

1907

1979   1975

2006

Highway 779   Highway 628

1980

1981
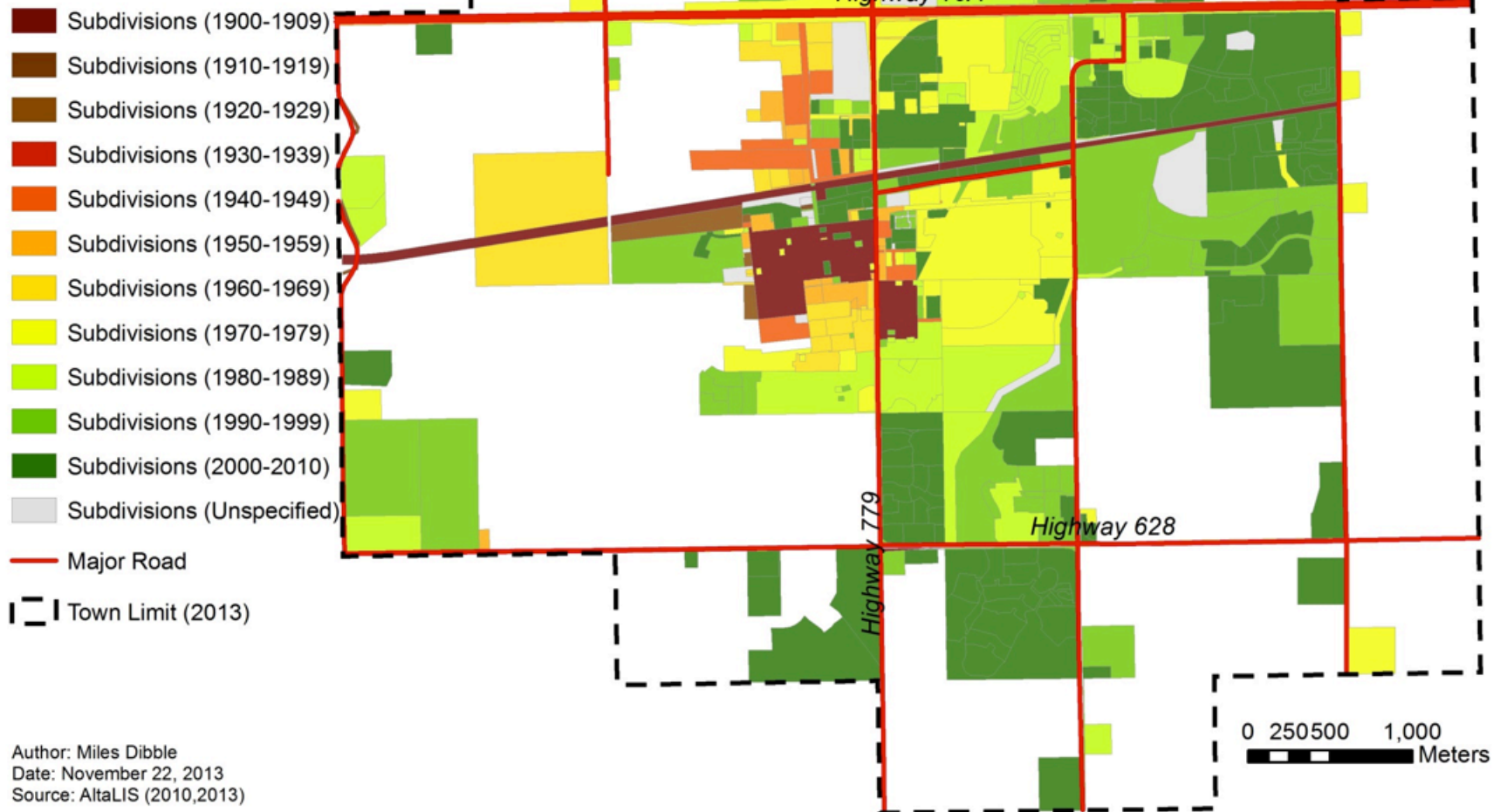
2006

N

0 250 500   1,000
Meters

New communities continued to be established during the 1990s. By the year 2000, communities such as Fairways, Meridian Meadows, Rosenthal Estates and Country Plains Estates, were all being built in. These neighbourhoods, along with High Park and Heritage Estates, absorbed the majority of new residential construction in the 1990s. Older communities like St. Andrews and Heritage Estates continued infill during this period of time. More commercial and industrial sites were also constructed in the North Business Park, along with more commercial development building up in the South Business Park. By the end of the 1990s, the Westview Health Centre was under construction in the South Business Park. Additional commercial growth occurred along 50th Street, along with other areas of Old Town and Old Town North during the final decade of the twentieth century.

The first decade of the twenty-first century sustained the growth trends common to the previous thirty years. With an increase of about 3000 people between 2000 and 2010, the population of the Town grew by more than 30 percent during the ten-year period of time.

In 2006, the Town of Stony Plain completed its most recent annexation, which comprised 13 full quarter sections and two partial quarter sections and had a total area greater than 900 hectares. This represented an increase in area of nearly 30 percent and brought the total area of the Town to approximately 3700 hectares. The annexation moved the boundary of the Town primarily eastward towards Spruce Grove, but also expanded the limits of the Town northeast and southeast as well.

During the 2000s, residential growth continued to spread to new communities and infill existing neighbourhoods, while more redevelopment occurred in the Town as well. Residential construction began in the new communities of Genesis on the Lakes, Graybriar, Lake Westerra and Willow Park by 2010. The development of new small infill communities, such as Creekside Point, Egerland Place, Meridian Cove, Stony Creek and Whispering Cove, initiated the completion of many of the older neighbourhoods in Stony Plain. The development of additional infill communities like Brookview, Jutland Ridge, Silverstone and Sandstone continued to push the development of the South Business Park eastward

Town of Stony Plain
History of Subdivision

Legend:
- Subdivisions (1900-1909)
- Subdivisions (1910-1919)
- Subdivisions (1920-1929)
- Subdivisions (1930-1939)
- Subdivisions (1940-1949)
- Subdivisions (1950-1959)
- Subdivisions (1960-1969)
- Subdivisions (1970-1979)
- Subdivisions (1980-1989)
- Subdivisions (1990-1999)
- Subdivisions (2000-2010)
- Subdivisions (Unspecified)
- Major Road
- Town Limit (2013)

Highway 16A

Highway 779

Highway 628

N

Author: Miles Dibble
Date: November 22, 2013
Source: AltaLIS (2010, 2013)

0 250 500 1,000
Meters

towards Boundary Road.

The 2000s also signaled a large rise in the number of non-single detached residential units being built. A significant portion of these multi-family units were built in redevelopment projects in Old Town or infill developments nearby the railway tracks or in the South Business Park. The remaining non-single detached residential units were interspersed throughout new infill and greenfield communities, as well as, large residential buildings constructed on or nearby Highway 628.

Industrial growth continued to fill in the North Business Park, as well as new industrial areas, such as Legend Trail and Umbach Business Park. New commercial growth was more dispersed, occurring mainly as infill in areas such as the North and South Business Parks and along or nearby 49th Avenue, Main Street and 50th Street. Some of which even occurred as mixed residential-commercial developments.

Since 2010, residential growth has continued in many of the new communities that were being developed in the 2000s. Substantial residential development has occurred or will be occurring in Lake Westerra, Genesis of the Lakes, South Creek, The Brickyard, Fairways North, Sun Meadows, and Silverstone. Commercial development continues to be constructed in Old Town North as well as in both the South Business Park and the North Business Park. The latter has also seen the development of additional industrial growth.

Town of Stony Plain
Area Structure Plans

Legend:

Area Structure Plan

Outline Plan

Fifth Meridian Area Structure Plan (Parkland County)

Municipal Limits

Border

Fifth Meridian

North Industrial

Northwest Industrial

Goertz Business Park

Highway 16A

Industrial Subdivision NE1/4 36-52-1-W5

Meridian Cove

South Business Park

Graybriar

Fairways North

Lakeview

West Glen

Tiffany Greenfield

Aspen Meadows

Southridge One

South Creek

Edgeland Park

Southeast

Willow Park

Highway 628

Deerfield

Genesis on the Lakes

Lake Westerra Estates

Country Plains Estates

Highway 779

N

0 250 500 1,000 Meters

Author: Miles Dibble
Date: November 22, 2013
Data Source: Parcel data provided by AltaLIS (August 2013);
Area Structure Plan by Town of Stony Plain

Housing Starts

The number of housing starts in Stony Plain has waxed and waned since the 1980. The early 1980s ended a period of high numbers of annual housing starts, which did not resurface until the end of the decade, when the number of housing starts tripled in 1987 and nearly doubled again the year after. Between 1988 and 1993, only one year had annual housing starts below 100. The rest of the 1990s saw reduced housing starts, but did not dip as low as during the mid-1980s. By 2000, the annual housing starts were more than 100 again. Between 2001 and 2008, the number of yearly housing starts did not fall below 200 and peaked in 2007 with more than 700. Since 2008 annual housing starts have fallen to below 200 but have been generally increasing year over year from just below 100 to more than 170 in 2012.

With more precise records since 2004, it can be seen that single detached residential housing starts have been more consistent than medium and high density residential housing starts. Single detached residential housing starts have averaged just below 200 between 2004 and 2007 and around 100 between 2008 and 2012. Medium density annual housing starts however have varied greatly and generally range between 10 and 80, but spiked in 2007 with more than 300. High density annual housing starts have been either none or more than one hundred, which occurred between 2005 and 2008. This variation is due to the fact that each high density housing project

Summary of Housing Starts in Stony Plain 1980 - 2012
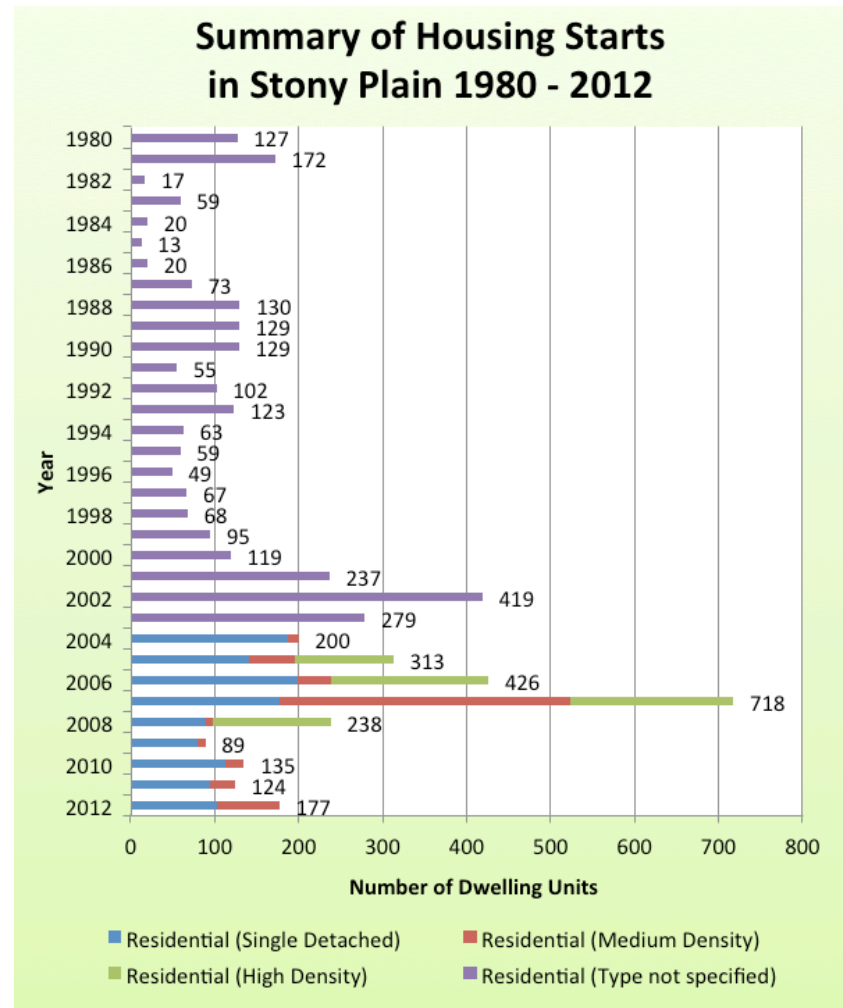
contains a large number of residential units. Therefore, a single project would be represented as a large value in the number of residential housing starts. This situation caused many of the large annual housing start values seen between 2005 and 2008.

Permit Status

The past three decades have shown annual building permit values varied between $1.5 million to more than $120 million. Since 2002 the annual building permit values have been consistently above $30 million. Most years residential building permits consist of the majority of the overall building permit value. Periodically though, certain years have had large institutional projects, many or major commercial developments or a combination of both, that represent the majority of the overall building permit value. This occurred in 1982, 1983, 1989, 1999 and 2009. These years often coincide with significant institutional projects, such as the Westview Health Centre that started construction in 1999 and the new Memorial Composite High School site in 2009. The years between 2005 and 2009, as well as 2012, had annual building permit values greater than $50 million. Industrial building permits also make up a portion of the overall building permit value, but represent a miniscule amount of the value.

Summary of Building Permit Value in Stony Plain 1980 - 2012
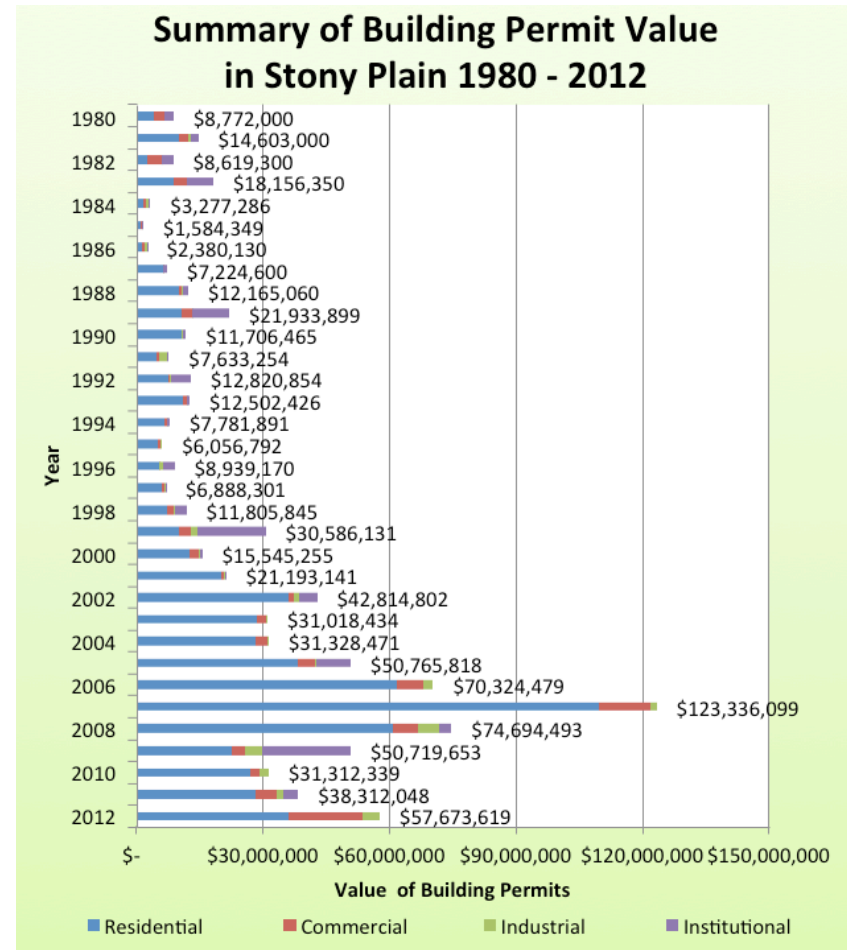
Retail Analysis

This background analysis purports to look in at the commercial development in the Town of Stony Plain in order to determine land use requirements, rather than for purposes of economic development. It is not to be used in the marketing of land but solely as a means to undertake the MDP and designate commercial land.

Trends

Stony Plain has been in existence since 1908. The Town developed with the major focus of retail activity on Main Street, which is still in existence today. The community remained the service centre for the surrounding agricultural area and Main Street remained the primary focus of commercial activity.

In other areas, the automobile enhanced the development of suburbia, which leads to a hierarchy of retail shopping centres defined by the International Council of Shopping Centers (ICSC) as follows:

Regional Centers average trade areas of 8 to 12 miles and are anchored with multiple department stores. The centers can range from 800 000 to 1 500 000 square feet, and often include cinemas along with 200 000 square feet of national brand fashion. Typically, the site area is 30 to 50 acres servicing a population of 100 000 to 250 000 people. There are none in the Tri-Municipal area.

Community Centers typically range from 150 000 to 300 000 square feet and are almost always anchored with a full-sized department store. Traditionally, they were enclosed. They also include junior anchor retailers selling books, crafts, shoes and sporting goods, and often include large home improvement stores and medium-sized discount apparel stores. Their service area is about 5 to 7 miles in suburban locations. They typically encompass a

site area of 10 to 30 acres and serve a market area of 30 000 to 75 000 people.

Neighborhood Centers are anchored with a full-sized supermarket and typically range from 60 000 to 100 000 square feet. They service a trade area of 2 to 3 miles. The traditional neighbourhood shopping centre contains food and service outlets, with a small selection of primarily convenience oriented non-food retailers. Sorts of stores can include apparel, banks, carryout food, hardware, mail centers, restaurants, sporting goods, and professional services, such as financial consulting and real estate. These typically use a site area of 1 to 3 acres and serve a market area population of 10 000 to 30 000 people. An example is the Safeway's Shopping Centre in Stony Plain.

Convenience Centers, sometimes known as min-malls or strip malls, are 30 000 square feet or less, unanchored and generally service a trade area of up to 1 mile. These centers may include: banking, carryout foods, florists, mail centers, small restaurants, small food markets and professional services, such as real estate and financial consulting – normally about 6 to 8 businesses. They serve dual purposes of shopping convenience for nearby residential communities and provide relatively inexpensive retail spaces for start-up and small businesses. These centres use a site area of 1 to 3 acres and serve a population of less than 20 000. Numerous examples exist in Stony Plain – this is the predominant form of development, often on arterial roads.

The retail hierarchy has evolved from its post-World War II inception. On the fringe of many urban areas, the clustering of highway commercial uses has occurred since these uses cater to the traveling public and often require large land areas. In addition, major enclosed shopping centres, evolved starting in the 1950's and 1960's in the suburban areas to serve developing residential areas. The traditional enclosed regional mall, with its large department store anchor tenants, provided an indoor "downtown" for suburban residents and communities. These centres rely on a regional draw. West Edmonton Mall was a major innovator in the development of such facilities when built in the 1980's as it included recreational facilities as well as commercial facilities.

During the 1970's and 1980's, many larger municipalities attempted to maintain the traditional retail prominence of downtown by the development of downtown shopping malls. An example is the Edmonton City Centre – formerly the Eaton Centre, built in 1980. Many of these malls removed the traditional urban retail street frontage but failed because they could not compete with suburban malls that offered free parking.

Large format or big box stores and Power Centres (groups of several big box retailers) became common during the 1990s and have taken over from traditional shopping malls. These retailers concentrated on lower prices as compared to service. A power centre includes at least two big box stores that share, or at least appeared to share, a common parking facility. Power centres can be further classified as anchored or non-anchored. Anchored Power Centres have at least one tenant occupying at least 75 000 square feet. Common anchors include Canadian Tire, Wal-Mart, Real Canadian Superstore and Home Depot. Non-anchored power centres (NPCs) include at least two big box stores but none exceeding the 75 000 square feet. Spruce Grove has a number of large format and Power Centres.

The emergence of "new urbanism" in community planning has resulted in a focus on town centre and main street retailing in new communities, including the development of lifestyle type centres. The International Council of Shopping Centers (ICSC) describes a lifestyle centre as a multipurpose leisure-time destination that caters to the retail needs and "lifestyle" pursuits of consumers. They are typically laid out in an open-air configuration with at least 50 000 square feet of retail space occupied by upscale national chain specialty stores and are located near affluent residential neighborhoods. Being conducive to casual browsing, they generally include fountains and street furniture as well as other design ambience and amenities. Usually anchored by one or more fashion or conventional specialty department stores, a lifestyle centre commonly includes restaurants and entertainment businesses.

Hybrids of the US lifestyle centres – referred to as "power towns" are beginning to emerge

in Canada. These include a mix of big box and "Main Street" retailing, with fewer high-end tenants than lifestyle centres, but with a greater emphasis on exterior design features.

An emerging trend is on-line marketing. Although not as high as in the USA, it can be expected to gain in popularity.

Retail stores continue to adapt to circumstances. For example, supermarkets now include a wide range of non-grocery items; drug stores and department stores now include food. This means that the store sizes are larger with associated impact on retail policy planning. Neighbourhood centre sites were usually planned to be anchored by a traditional 30 000 to 50 000 square foot supermarket anchor and a similar amount of ancillary space, requiring a 5 to 10 acre site. Today, supermarkets can be 140 000 square feet and are replacing the need for smaller neighbourhood oriented developments. These large format supermarkets contain many of the stores and services typically found in entire neighbourhood shopping centres.

This trend may impact Stony Plain in that the neighbourhood shopping centre, such as Safeway's, is unable to complete with a market use to larger grocery store format and associated new style Power Centre. Discount retailing has become the norm in retail. Therefore, much larger sites are needed.

The traditional community centre sites and convenience sites are too small or poorly located to support big box clusters. The situation is generally worse in the USA as compared to Canada due to over-building. Convenience centres are re-establishing themselves in other ways with different sorts of uses, including specialty retail or short term leases. Many of these centres are being converted to non-retail uses.

The issue faced by planners is whether residents are better served by a multiple number of older and limited service stores near to their homes or by a single large format supermarket capable of serving a larger area with enhanced services and merchandise selections. Any such new commercial sites must be large enough to accommodate

space extensive retail including a large wholesaling component. In order to develop neighbourhood commercial that is sufficient in size to have a small grocery store, some American planners note that about 3000 people within a ¼ mile walking distance is required. In other words, there must be sufficient residential density surrounding the commercial hub to support it.

Existing Situation

The Retail Gap Study laid out the existing development for Spruce Grove in great detail. A similar analysis for Stony Plain is laid out below.

In terms of a retail hierarchy, there is the Town Centre, or Historic Main Street. It is anchored by the Co-Op Complex consisting of a grocery store, a hardware store and a gas

bar. The other uses serve niche market, as well as convenience.

There are two Neighbourhood Centres: Safeway and Meridian Village. The former is anchored by a grocery store and a drug store, along with a bank of units containing convenience stores and other services. Meridian Village was formerly anchored by a grocery store, which relocated to a new premise in 2013.

In addition, there is land along the Highway that is primarily devoted to the automobile travelling public and includes restaurants as well as lodgings.

Much of the retail has been developed in small convenience centres or strip malls along arterial roads. They are primarily found in the central area of Town and include a variety of small retailers. Retailers note the need for a market area of approximately 5000 people to serve a gas bar and associated convenience store. Low density residential development in the southern portion of Stony Plain has meant that there is only now a feasible amount of population located in the southern portion of Town to satisfy the demand for commercial in this area.

Growth Analysis

Introduction

Municipalities provide, maintain and manage a variety of services. These services range from recreational and social services to cultural, emergency and economic development services. These 'soft" or "people" services are essential in modern communities.

However, the foundational or "hard" services of any urban municipality form its core business. Hard services encompass the delivery of safe potable drinking water, the collection and disposal of sanitary, storm water and domestic waste, and the development and management of an effective road network. Failures or inefficiencies in any of these foundational services can have severe impacts on public health and safety. In addition, the expansions of these services are integral to the expansion and redevelopment of the community as a whole. There can be little growth or change in the community without the support of hard services.

The largest portion of the revenue of the Town is derived from property taxes assessed to the owners of homes and businesses connected to these hard service systems. Growth in the number of new businesses and homes requires the expansion of servicing and concomitantly, such expansions provide increased revenue to the Town.

The local area sewerage collection, water distribution systems and local street networks are built to Town standards for the purpose of allowing a land developer to efficiently divide the lands served into lots for the purposes of developing new homes and businesses. Ultimately, the Town takes ownership of these systems and thereby becomes responsible both physically and financially for the maintenance, repair and replacement of these systems.

The specific costs associated with maintenance, repair and replacement are generally borne within the overall tax rate assessed to the Town's property owners - although the Town wisely will take advantage of any grants available from other sources. Like any well run business

Retail Inventory for Stony Plain in 2013 (Floorspace in sq. ft.)

Merchandise Categories	Arterial	Old Town	Highway	Sunrise Village Plaza	Meridian Village Mall	Strip Mall	Total	Percent
Alcohol and Tobacco	2 381	6 500	1 111	4 044	884	14 120	29 042	2.9%
Auto Parts and Services	31 105	22 486	165 857	-	-	-	219 448	21.7%
Books and Multi-media	-	-	-	-	-	-	-	0.0%
Clothing Stores	-	6 984	-	-	3 538	-	10 522	1.0%
Family Entertainment and Concessions	-	-	-	-	-	6 270	6 270	0.6%
Full Services Restaurant	-	22 786	22 665	3 799	-	18 601	67 851	6.7%
Grocery and Specialty Foods	54 182	22 933	5 621	49 948	10 614	1 678	144 976	14.4%
Health and Beauty	3 844	9 979	-	5 311	442	9 290	28 866	2.9%
Home Electronics and Appliances	-	4 707	18 513	-	-	2 824	26 043	2.6%
Home Furnishings and Accessories	1 396	3 985	8 175	-	15 478	4 019	33 053	3.3%
Home Improvement and Gardening	-	21 861	26 156	-	-	5 284	53 302	5.3%
Jewelry Stores	-	2 524	-	-	-	-	2 524	0.3%
Limited Service Restaurants	5 867	686	10 672	4 952	884	5 657	28 720	2.8%
Personal Services	30 141	44 659	3 212	2 533	-	19 628	100 173	9.9%
Pharmacy	19 702	3 338	-	16 385	-	2 472	41 898	4.2%
Shoe Stores	-	-	-	-	-	1 606	1 606	0.2%
Specialty Retail	17 346	38 806	28 274	-	-	12 325	96 752	9.6%
Sporting Goods and Outdoor Recreation	-	-	-	-	-	-	-	0.0%
Toys and Hobbies	-	-	-	-	-	-	-	0.0%
Vacant	30 016	26 656	44 258	4 513	-	13 008	118 451	11.7%
Total	**195 981**	**238 891**	**334 514**	**91 485**	**31 841**	**116 783**	**1 009 496**	**100%**
Additional Categories								
Auto Dealerships	-	-	435 119	-	-	-	435 119	
Institutional Use (Government, Religious, Educational)	-	4 918	6 424	-	-	11 728	23 069	
Professional Services (Medical, Law)	64 401	52 339	30 235	5 147	12 383	37 066	201 571	
Tourist (Lodgings, Hotels, Motels)	40 368	10 952	235 923	-	-	-	287 243	

operator, the Town needs to optimize use of these high value capital assets.

While it is important to not overuse any road, sewer or water line, it is equally important to ensure that these systems operate or are utilized at an effective level marginally below their design capacity.

All capital assets have an expected life span, which is to some degree affected by their use. However, whether over or under used, a sewer line can be expected to have a service life of 75 years. At the end of its useful life, this pipe will require replacement.

The replacement value of these foundational capital assets can be in the 10's of millions of dollars. The total value of the Towns sewers, water lines and roads is approximately $67 650 000 in 2012. With such a high value and essential asset system, it will become increasingly important for the Town to establish an integrated sustainable approach to the expansion of the systems and the land development these systems support.

This chapter is intended to analyze the existing and future land development patterns and suggest a sustainable growth management strategy for the next two decades of the Town's development.

Context

Stony Plain is at the time of writing in the midst of reviewing its current Municipal Development Plan (MDP). The MDP is a statutory document. The Alberta Municipal Government Act requires the Town to have both an MDP and a Land Use Bylaw (LUB). The Plan is intended to outline the vision for the longer term development and redevelopment of all aspects of the Town, its people, its institutions and its land. The Plan considers the aspirations of the community and attempts to organize future actions along a road to the envisioned future based upon a reasonable understanding of prevailing and anticipated

economic and social conditions, among a wide variety of other affective factors.

The Plan itself can direct future development through policy. Policy development and expression in the Plan will have a significant impact on the Town's future development and extension of hard and soft services. The development of municipally sustainable approach to infrastructure or hard services will be essential to meeting community expectations on general sustainability.

As was mentioned, the Plan is purely a policy document. It has no direct regulatory authority. Rather, in the case of infrastructural development, regulatory authority falls within the change processes of the Land Use Bylaw and the Municipal Development Standards. The Municipal Development Standards describes the acceptable quality, design and capacities for hard service infrastructure intended to be transferred to the ownership of the Town.

Typically all regulatory documents, such as those mentioned above, are adjusted to reflect any new direction stemming from the Plan as policy.

During the early preparatory work for this planning process, a number of "Community Parties" were held. At these sessions, people were asked to describe what they valued in Stony and what they wished to see more of.

A large number of people indicated that they appreciated the current level of social and physical "connectivity" and many wished to see more of the same. The connection of roads and trails to the existing system was viewed as being important.

This public valuation of connectivity when considered in relation to infrastructure is also valid in respect of considerations of municipal sustainability.

The Plan itself can direct future development through policy. Policy development and expression in the Plan will have a significant impact on the Town's future development and extension of hard and soft services. The development of municipally sustainable approach to infrastructure or hard services will be essential to meeting community expectations on general

sustainability.

As was mentioned the Plan is purely a policy document. It has no direct regulatory authority. Rather, in the case of infrastructural development, regulatory authority falls within the change processes of the Land Use Bylaw, the Subdivision Bylaw and the Municipal Development Standards. The Municipal Development Standards describes the acceptable quality, design and capacities for hard service infrastructure intended to be transferred to the ownership of the Town.

Typically all regulatory documents such as those mentioned above, are adjusted to reflect any new direction stemming from Plan policy.

During the early preparatory work for this planning process, a number of "Community Parties" were held. At these sessions, people were asked to describe what they valued in Stony and what they wished to see more of.

A large number of people indicated that they appreciated the current level of social and physical "connectivity" and many wished to see more of the same. The connection of roads and trails to the existing system was viewed as being important.

This public valuation of connectivity when considered in relation to infrastructure is valid also in respect of considerations of Municipal sustainability.

Growth Management Background

The Growth Management Analysis examines future land requirements for Stony Plain and identifies an approximate sequence for development to occur. Specifically, it estimates how much land is required for development during the next twenty years and allocates where that development would occur most appropriately and sustainably. This enables a rationale for decision making and satisfies the Vision of the Municipal Development Plan that is based on liveability and quality of future growth.

This analysis involves two steps: estimating future land requirements for development and

determining where the development should happen.

Estimating Residential Land Consumption

In order to estimate the future gross residential land needed, a variety of data and estimates were developed or obtained from other sources.

Population projections were developed from the ongoing Capital Regional Board (CRB) work. The Board estimates that the population of Stony Plain will grow by between approximately 15 500 and 23 300 addition persons over the next 30 years. This amounts to between a 93-138% increase during this 30 year period or an annual rate of approximately 2.2-2.9%.

The CRB has placed Stony Plain in a "Priority Growth Area" category, which effectively means that as an urban centre within the boundary of the Capital Region, Stony Plain has been recognized as a centre where growth can and will be encouraged in the future. The CRB is however also concerned with ensuring that areas identified for continuing growth ensure that such growth occurs in a more urban pattern, thereby reducing the likelihood of premature urban intrusion into the valuable agricultural lands outside existing urban municipalities within the region. As a result, the Board has set a density range for net developable lands in Stony Plain at 25 to 30 units per net hectare.

In order to establish the estimated net developable lands in future new development areas, the pattern of existing developments in Stony Plain was reviewed from mapping and subdivision records. Recent green field developments were specifically examined. Lands not used for the construction of new housing were differentiated from actual developable lands. As a result, it was determined that of every 100 gross hectares of green field lands proposed for development in housing, only 50% would actually be converted to saleable parcels capable of being used for housing construction. The remainder would be occupied by roads, parks and other forms of Municipal Reserve, as well as sensitive lands held from development as Environmental Reserve.

The current census (Statistics Canada 2011 Census) places the average occupancy per dwelling at approximately 2.43 persons per unit. While it is likely that the household size will continue to decline in Canada and locally over the study period, it is valid in this exercise to assume no change over the period given the general nature of this study.

The population nationally and locally is aging, while household sizes are shrinking and housing costs for the single detached home in particular, are escalating more rapidly than the rate of increase in either gross or disposable income. For these reasons, it can be expected that the demand for forms other than the single detached unit will increase. These factors will change the mix of demand in housing markets over time.

Some of the new demand will impact on existing developed areas where infill and redevelopment projects can be expected to accommodate approximately 15% of the housing demand over the coming 20 years.

Table 1 displays the breakdown of the calculation to determine the amount of land required to accommodate the expected growth between 2014-2044. A total of 434 and 652 hectares of lands would be required for residential growth between 2014-2044 using the low and high

cases, respectively. This means that a total of approximately 550 hectares of land is required for residential growth in the next thirty years.
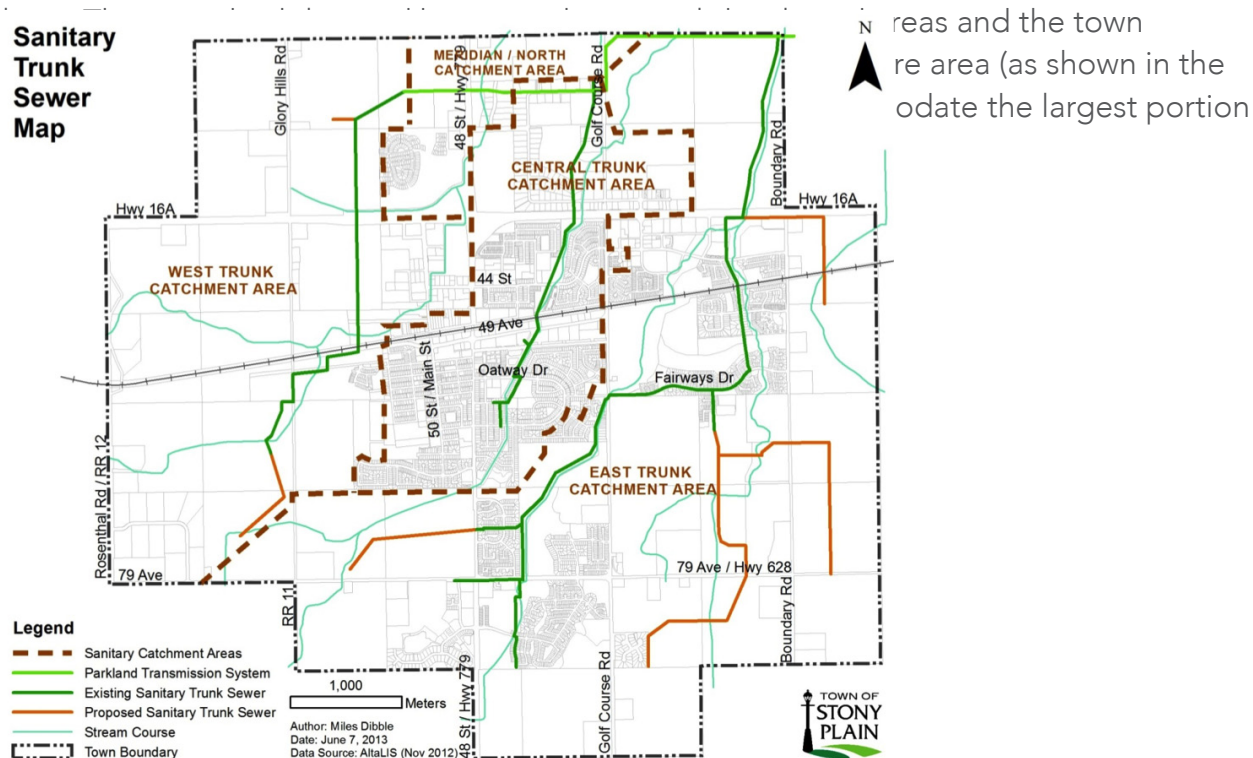
Table 1: Calculations to determine the required amount of land for residential development between 2014 –2044

Calculation for 2014-2044	Low Case	High Case
Initial Population Projection for Base Growth Rate	16 700	16 700
Final Population Projection for Base Growth Rate	32 200	40 000
Population Change	15 500	23 300
Required Dwelling Units given 2.43 persons per dwelling unit *15 051 people/6204 dwelling units (2011 Statistics Canada Census)	6 379	9 588
Required Dwelling Units for Greenfield given 15% Infill	5 422	8 150
Net Residential Land for Greenfield in Hectares given 25 dwelling units per net residential hectare *Density range for Priority Growth Area is 25-30 dwelling units per net residential hectare	217	326
Gross Residential Land for Greenfield in Hectares given 50% of land for environmental and municipal reserves, roadways and public utilities	434	652

Estimated Total Land in Hectares Required for Residential Growth (Average of low and high cases)	550

Determining the Location of Future Land Development

Overall Municipal sustainability rests in the application of sustainability considerations in all aspects of Municipal activity. In addition to considerations of environmental matters, Municipalities must also be committed to the extension of sustainability into fundamental or foundational business.

The Town has committed to and has almost completed two new trunk sewage collection _____ The _____ _____ _____ reas and the town _____ re area (as shown in the _____ odate the largest portion

Sanitary Trunk Sewer Map

Legend
- Sanitary Catchment Areas
- Parkland Transmission System
- Existing Sanitary Trunk Sewer
- Proposed Sanitary Trunk Sewer
- Stream Course
- Town Boundary

1,000 Meters

Author: Miles Dibble
Date: June 7, 2013
Data Source: AltaLIS (Nov 2012)

TOWN OF STONY PLAIN

Added to this, is the fact that effectively water supply will "go where we send it", as it is in fact a pressurized system, while sewage collection relies primarily upon gravity flows.

If these two utilities are the only determinants in the appropriate location of future land development then there is little limitation.

The gross requirement of approximately 550 hectares of land required during the coming 30 years, can all be developed within the areas of new residential development shown to the right in Figure 2: Growth Management Strategy from the Municipal Development Plan
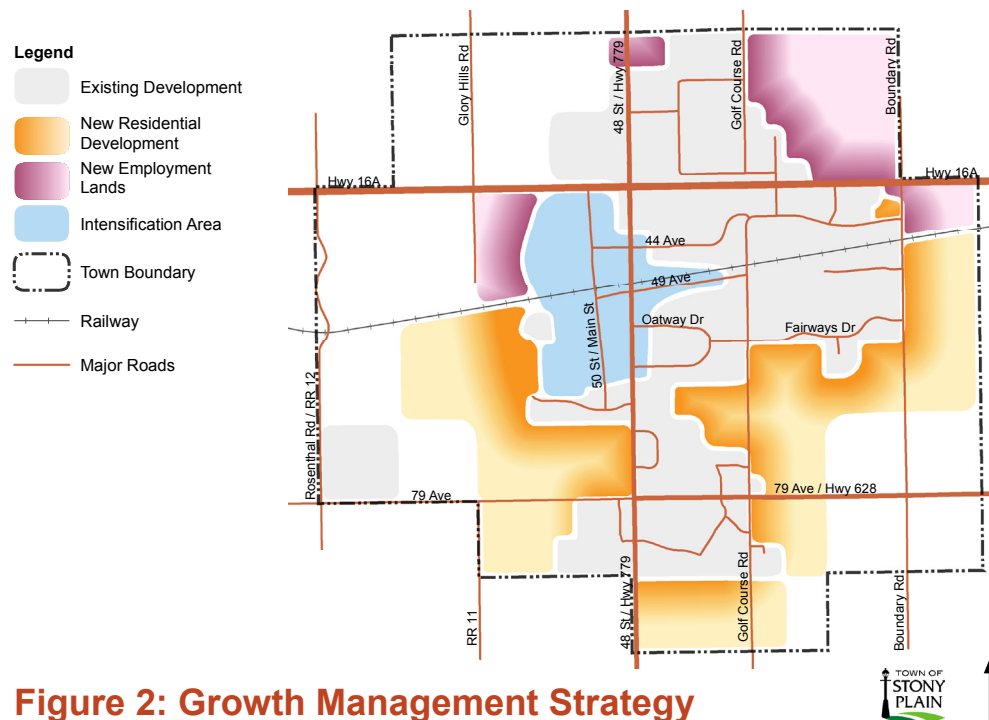

Figure 2: Growth Management Strategy

2013.

In reality, as was stated by many citizens, "connectivity" is a key determinant in the self-described vision of the community. In the case of the actual development of the community, this means that the most logical and visible connectedness is the surface roads, trails and pedestrian ways. To maintain physical connectedness for the community, roads should be connected to the existing road network emanating from the established core area outward. The growth pattern of the Town would then be based on a more organic change pattern and new development in the future will need to be added along the edges of the existing.

This physical connectivity will also aid in fostering social connectedness thereby strengthening the existing structures including the business community.

If future development is permitted to "leap frog" over vacant lands and although they may well be connected to adequate trunk services, the Town will carry responsibility for servicing and maintaining local distribution and collection systems. These are only accessible by less than urban access roads at a greater distance from the core service areas. Travel times and the delivery of softer services, both public and private, will be increased per unit served and long stretches of underutilized pipe and road will require additional attention prematurely.

In addition, although a developer may be required by the Town to upgrade or oversize any system they install, the Town has a long term obligation to first maintain and eventually replace that system, and secondly to collect from subsequent developers costs to be reassigned to the original builder of the system.

Moneys so collected are at the original construction cost and are provided to the original builder. These sums are not held by the Town and do not offset the long term replacement cost burden borne by the Town. Indeed circumstances may arise, where a developer has upgraded a rural road to an urban standard and the Town undertakes to recover costs

from other future developers. In the event that there is no new development using the upgraded road for 25 years, then the Town is in a position of rebuilding or resurfacing the road before there is a full recovery to the original builder of the oversized costs.
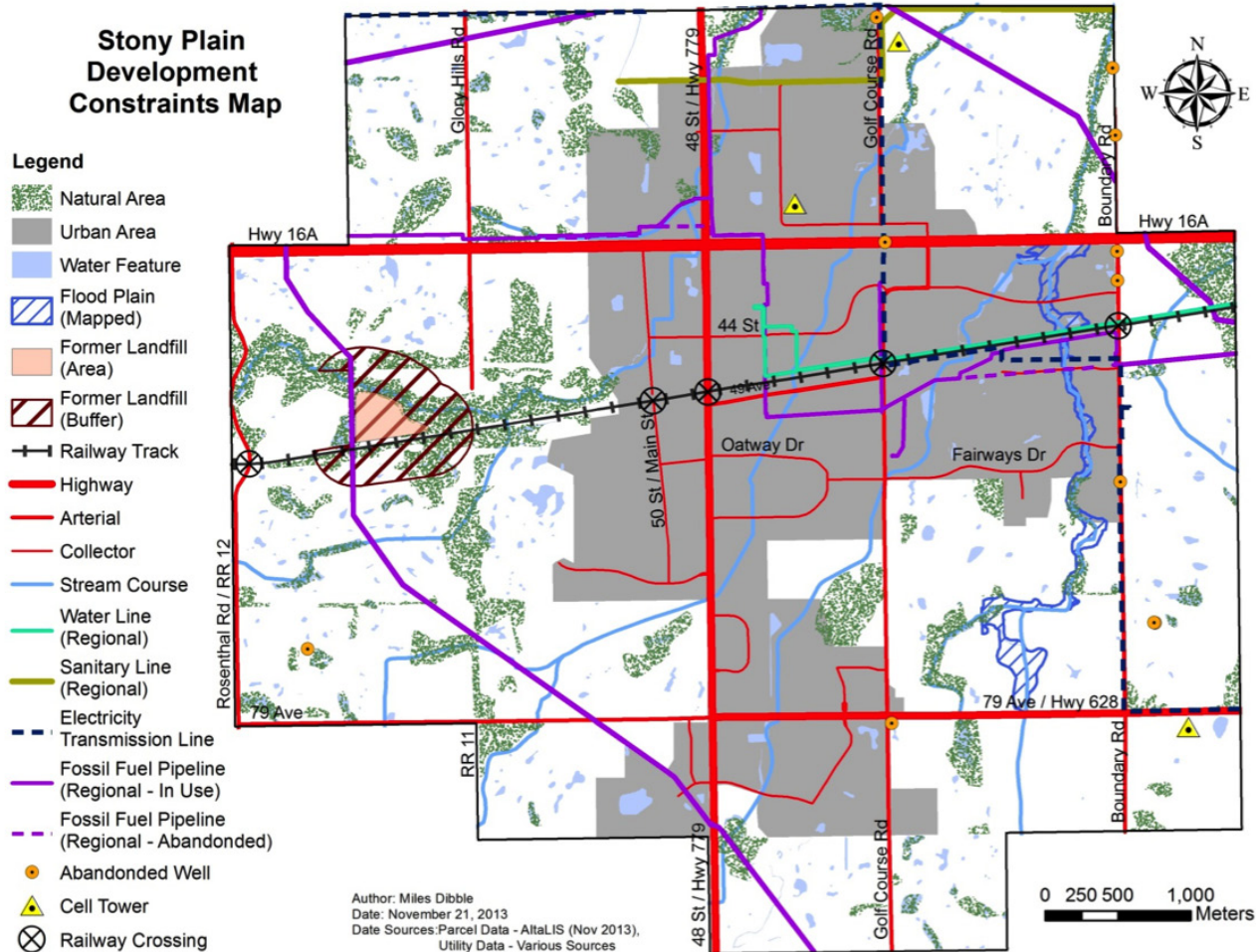
It is clear that the primary driver for sustainable growth patterns in Stony Plain is the connectivity of new development road, trail and pedestrian systems with the existing

system.

Beyond the minimal limitations posed by local water and sanitary systems and the importance of connectivity to existing systems, there are additional constraints to consider when determining the location of future growth. Some of these considerations are shown in the figure below. They include potentially contaminated sites, such as a former landfill site or an abandoned well; natural features like a forest, stream or water body; and major regional infrastructure, such as transportation and utility corridors. These may be regional highways and railway lines, as well as buried pipelines for the movement of water or fossil fuels, or above ground electricity transmission lines.

Continued growth and development is encouraged in Stony Plain within the constraints set forth; it will be contiguous with existing development and take into account existing regional infrastructure, natural features and potential hazardous sites.