



# Municipal Development Plan 2005 – 2020



Prepared for the  
**Town of Stony Plain**

by

**ARMIN A. PREIKSAITIS**  
& ASSOCIATES LTD.

in association with



and



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## ***Policies***

	<b><i>Key Phrases</i></b>	<b><i>Policy Statements</i></b>
6.1	<b>Protection of Natural Areas</b>	<p>The Town of Stony Plain shall require the protection and conservation of natural areas by the following means:</p> <ul style="list-style-type: none"><li>a) environmental reserve dedication;</li><li>b) municipal reserve dedication;</li><li>c) environmental reserve easements;</li><li>d) conservation easements;</li><li>e) donations and bequests; and</li><li>f) acquisition through purchase or land trades.</li></ul>
6.2	<b>Identification of Natural Areas</b>	<p>The location and extent of natural areas is conceptually shown on <i>Map 3 – Parks, Recreation, Trails and Schools</i>. The Town of Stony Plain should maintain an inventory of remaining natural areas as well as known historic and archaeological sites. As part of the preparation of a tentative plan of subdivision it is important to confirm the location and geographic extent of any natural areas, hazard lands, historic or archaeological sites. A detailed analysis shall be undertaken by a qualified consultant, acceptable to both the Town of Stony Plain and the developers, with all costs borne by the developers.</p>
6.3	<b>Linking and Integrating Open Space to Create Greenways</b>	<p>Where possible, the Town of Stony Plain shall require as part of the plan of subdivision process, that sustainable natural areas be integrated into the design of new development areas to form part of the linked and integrated parks and open space system, including the retention of natural corridors and stormwater ponds to form continuous greenways.</p>
6.4	<b>Environmental Reserve Dedication</b>	<p>The Town of Stony Plain shall require as part of the subdivision application dedication as environmental reserve, all lands within an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of the <i>Municipal Government Act</i>.</p>



- a) appropriate future land uses including lot sizes and proposed densities;
- b) protection and integration of natural areas and features;
- c) natural and man-made constraints;
- d) transportation and access;
- e) methods of providing potable water, sanitary sewage disposal, and franchise utilities to the area;
- f) staging; and
- g) fiscal impact to the Town as a result of proceeding with development.

<b>7.7</b>	<b>Clustering of Rural Residential Housing</b>	<p>Within the Rural Residential area the Town of Stony Plain may allow, subject to the proper zoning, the clustering of lots to preserve views, natural areas or special environmental characteristics. Where clustering is permitted the average overall density shall not exceed the equivalent number of parcels per hectare obtained through conventional design. Conservation easements or other types of caveats may be required to preserve the open spaces.</p>
<b>7.8</b>	<b>Urban Residential Development</b>	<p>The Town of Stony Plain shall allow residential development at urban densities in areas shown as urban residential on <i>Map 2 – Future Land Use Concept</i>. Although the predominant use within neighbourhoods shall be residential, design of neighbourhoods shall permit a range of complementary institutional and community facilities that are compatible with and accessory to creating complete neighbourhoods. These may include such uses as places of worship, elementary schools, community centres, public parks and recreation facilities, supportive housing, health services and convenience retail sites. Location and size of these will be determined during the preparation and approval of ASPs.</p>
<b>7.9</b>	<b>Neighbourhoods as Building Blocks</b>	<p>Neighbourhoods shall be the basic unit of residential development and form the building block for which an overall residential community is created.</p>