



6 URBAN AREA

Urban Centres in the Planning District include the Town of Stonewall, Town of Teulon, and the unincorporated community of Stony Mountain. The SIPD recognizes the importance of strong Urban Centres in providing focal points for residential development, employment opportunities, essential services, and the educational, social, cultural and recreation amenities available to local and regional residents in these centres. This part provides objectives and policies for the various urban designations as listed below. Each of these policy areas are illustrated on the land use maps contained in Part 8 of this Development Plan.

- **Urban Residential**
- **Urban Commercial**
- **Urban Mixed-Use**
- **Highway Commercial**
- **Urban Industrial**
- **Parks, Institutional, and Open Space**
- **Development Reserve**

6.1 GENERAL URBAN POLICIES

The General Urban Policies apply to all areas within the Town of Stonewall, the Town of Teulon, and the unincorporated community of Stony Mountain.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

6.1.1. OBJECTIVES

- a. To support the development of complete communities with a range of housing types and tenures, employment opportunities, and recreational amenities.
- b. To ensure that maintenance, development, and growth in the Urban Centres can occur in an orderly, sustainable, efficient, economic, and healthy manner.
- c. To promote development in the Urban Centres that will enhance employment opportunities and foster a broad range of commercial, business, industrial, and community facilities.
- d. To ensure land use compatibility between neighbouring land uses in the Urban Centres.
- e. To encourage long range plans for the development and maintenance of municipal infrastructure systems, including plans for active transportation networks of sidewalks, trails, paths, and walkways.
- f. To ensure that development approval will be premised on the ability to provide efficient and economical municipal servicing to the areas of growth.
- g. To ensure that an available reserve of lands exists that is adequate to meet the mid-term expansion needs of the varied land uses of the community.



- h. To restrict haphazard and fringe development adjacent to the Urban Centres.

6.1.2. GENERAL URBAN POLICIES

1. New development shall be contiguous with existing development to ensure the logical and cost-efficient extension of municipal water and wastewater services, municipal roads and active transportation corridors. All urban development must meet the construction specifications of the applicable municipality.
2. Urban Centres shall plan for an appropriate mix of residential, commercial, institutional, recreational, industrial and public uses, in quantities corresponding to demonstrated demand. If deemed necessary by the decision-making authority, development proponents may be required to submit an analysis of supply and demand.
3. Institutional facilities and large-scale indoor recreational facilities which serve the whole community shall be directed to the Parks, Institutional and Open Space designation. Small-scale parks, institutional, and open space uses may be located in any urban land use designation but regardless of their location shall be subject to the Parks, Institutional and Open Space policies of Subsection [6.7.2](#).
4. A buffer zone extending 1.6 kilometres (1 mile) outward from Urban Centre boundaries shall be established adjacent to each Urban Centre limiting the range and intensity of land use activities (as defined in municipal zoning by-laws) which may be detrimental to the long-term logical expansion of those centres.
5. Applications requiring Council or Board approval in Urban Areas will be evaluated using the criteria listed in Policy [4.2.2.2](#), use-specific standards in the applicable zoning by-law and the following (as deemed necessary by the applicable decision-making authority):
 - a. Quality, appearance and appropriateness of exterior building materials and signage;
 - b. Compatibility with adjacent land uses and character of surrounding area;
 - c. Provision of adequate landscaping, screening, and sound and light attenuation from adjacent land uses;
 - d. Access to various modes of transportation including legal access to a public road;
 - e. Creation and/or preservation of public open space; and
 - f. Provision of universal accessibility for people of all ages and abilities.
6. Encourage municipalities to develop and adopt design guidelines to ensure a higher standard of development in urban areas. Alternatively, municipal councils may require a development proponent to prepare design standards to be incorporated into required development agreements. Design standards and/or guidelines may include (but are not necessarily limited to) the following:
 - a. Building placement, facade treatment, building materials, and building envelope;
 - b. General site layout;
 - c. Landscaping plans;
 - d. Proposed vehicular access and driveway locations;



- e. Proposed off-street parking location and circulation; and
- f. Relationship with adjacent developments.
- 7.** Infill development shall be prioritized over greenfield development where feasible. Municipalities are encouraged to adopt incentive programs, financial or otherwise, to encourage infill development (including multi-unit dwellings).
- 8.** Proposals involving multi-lot subdivisions may require the preparation of a concept or secondary plan:
 - a. Secondary plans are formally adopted by Council and are appropriate for planning at a neighbourhood or community-wide scale. Additional detail is provided in Section [7.2](#);
 - b. Concept plans should be approved by Council and are used to provide a general guide for future development at a site or neighbourhood-wide scale. Additional detail is provided in Section [7.14](#).
- 9.** Increased residential density, particularly for greenfield development, should generally be supported to increase the supply of housing, ensure the efficient use of infrastructure, and promote economic and environmental sustainability.
- 10.** Sidewalks shall be provided by the developer in accordance with municipal design and construction standards, and applicable secondary plans in Stonewall and Teulon.
- 11.** In Stony Mountain, sidewalks shall be included on at least one side of local streets if any of the following criteria comply:
 - a. Land uses adjacent to the local street are expected to generate high volumes of vehicular and pedestrian traffic (such as schools, commercial areas, recreational areas, or multi-unit dwellings);
 - b. A potential safety issue for pedestrians has been identified;
 - c. There is a need for the sidewalk to ensure continuity and provide safe access to schools, public transportation routes, commercial areas, and other destinations.;
 - d. There are 30 or more dwelling units located along the local street; or
 - e. A sidewalk has been identified as a required feature in a municipal multi-modal transportation plan.
- 12.** Municipalities are encouraged to update construction and road design specifications to align with the following:
 - a. Mid-block crossings are encouraged on roads that exceed 100 metres (328 feet) between intersections; and
 - b. Universally accessible crosswalks with alternative signalling such as tactile pads or audible pedestrian traffic signals are encouraged.
- 13.** Lands presently used for agricultural purposes (excluding livestock operations) within Urban Centres shall normally be allowed to continue until such time that these lands are required for urban development. The interim development of these lands shall be regulated to facilitate an economic conversion to urban use.

6.2 URBAN RESIDENTIAL

The Urban Residential designation is the predominant land use designation applied in the SIPD's Urban Centres. The purpose of this designation is to create safe, appealing and visually



attractive urban residential neighbourhoods with a range of housing types and tenures, community services and facilities that are necessary for accommodating people and families of all varying demographics, socio-economic circumstances, and life stages. Policies related to secondary suites are in Section 4.2.2. This designation also accommodates institutional uses and neighbourhood-scale commercial development.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.2.1. OBJECTIVES

- a. To provide an array of housing types, tenures and prices to accommodate people and families of varying demographics, socio-economic circumstances, and life stages.
- b. To promote small-scale commercial uses and services to meet the daily needs of neighbourhood residents and enhance the community.

6.2.2. URBAN RESIDENTIAL POLICIES

1. A mix of land uses shall be permitted in Urban Residential designations, subject to municipal zoning by-laws, including:
 - a. A range of housing types from single-unit dwellings to multi-unit dwellings (including apartment buildings);
 - b. Neighbourhood scale commercial uses and services to meet the daily needs of neighbourhood residents, provided these do not detract from the viability of the Urban Commercial designations and are compatible with surrounding residential uses;
 - c. Institutional uses such as places of religious assembly, public and private schools, libraries, cemeteries, childcare facilities, and police and fire stations; and
 - d. Recreational spaces including neighbourhood parks, playgrounds, athletic fields, and natural areas.
2. Mobile homes that are CSA Z240 certified shall be permitted in appropriate zones of Urban Residential designations, subject to the provisions of the municipal zoning by-law.
3. When determining appropriate locations for multi-unit dwellings, the following shall be considered:
 - a. Proximity and access to community facilities, commercial areas and/or places of employment;
 - b. The capacity of local road networks to safely and efficiently handle the anticipated increase in traffic; and
 - c. The scale of adjacent residential development.
4. Housing for senior citizens is encouraged to be located in close proximity to community facilities and central commercial areas.
5. Encourage intensification of existing residential uses in the Urban Residential designation.



6. In the Town of Stonewall, new residential development shall not be located within 300 metres of the Town's wastewater treatment pond (lagoon), as measured from the outer toe of the nearest dyke.

6.3 URBAN COMMERCIAL

The Urban Commercial designation is primarily for the downtown areas of the SIPD's Urban Centres. This designation is intended to enhance and strengthen the existing character of these areas by providing pedestrian-oriented public spaces and places for living, working, shopping, and entertainment in a built environment that is dense, attractive, well-designed, and walkable.

The Urban Commercial designation also applies to developing commercial areas within the Urban Centres, such as those in the southeast of the Town of Stonewall and the northern area of Stony Mountain.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.3.1. OBJECTIVES

- a. To maintain the downtown areas as the commercial, business, and cultural centres of each Urban Centre.
- b. To allow for new commercial areas to be developed in a compact and pedestrian-friendly manner.
- c. To encourage a mix and variety of uses, including residential, at appropriate locations.
- d. To create an attractive and unique built environment with vibrant public spaces that appeal to residents and businesses.

6.3.2. URBAN COMMERCIAL POLICIES

1. A wide-range and compact mix of commercial, residential, cultural, institutional, educational and recreational uses are encouraged in the Urban Commercial designation, subject to the provisions of the applicable municipal zoning by-law.
2. Public offices shall be directed to the Urban Commercial designation.
3. Higher density multi-unit residential development is encouraged in the Urban Commercial designation. Subject to municipal zoning by-laws, commercial uses may be required on the ground floor. Low density residential uses should not be permitted in the Urban Commercial designation.
4. Large format retail ("big box stores") should not be permitted in the Urban Commercial designation, unless they can demonstrate compatibility with the existing neighbourhood in terms of aesthetic quality and walkable characteristics.
5. Encourage existing land uses that are incompatible with the Urban Commercial designation due to noise, site area, hazardous uses, and other nuisances to relocate to appropriate areas.



6. Heritage buildings and historical characteristics should be preserved. Adaptive reuse of existing buildings, particularly those that are historically important and/or architecturally significant, is encouraged.
7. Although new or infill development should respond to established characteristics, development proponents may be afforded flexibility so that they can achieve an innovative and high-quality design that benefits the community.
8. Municipalities are encouraged to establish standards and design guidelines for downtown development.
9. Development in the Urban Commercial designation should incorporate pedestrian friendly design through the addition of attractive amenities, including:
 - a. Promoting a variety of seating styles (seat width, seat height, benches with and without arms, picnic tables with wheelchair accessibility) to increase pedestrian comfort;
 - b. Providing bicycle parking;
 - c. Stylized community branding for additional wayfinding signs and interpretive signage;
 - d. Accommodating for the installment of temporary outdoor dining spaces.
10. New surface parking lots fronting the road are discouraged in the Urban Commercial designation. Where possible, surface parking lots should be located to the rear or side of the building and screened from view. Where deemed necessary due to lack of rear access, for example, parking lots in proximity to the street should incorporate pedestrian access and landscaping.
11. Landscaping is encouraged for all commercial, mixed-use, multi-unit residential, and institutional developments in the Urban Commercial designation.
12. Flexibility for parking requirements, including shared parking arrangements, is encouraged in the Urban Commercial designation.
13. Sidewalk systems shall be maintained to ensure that areas designated as Urban Commercial are accessible to all users.
14. Encourage activity in the Urban Commercial designation through promoting and conducting street festivals, parades, and other special events.
15. Development and intensification of existing Urban Commercial designations should be prioritized over the establishment of new Urban Commercial designations. Where new Urban Commercial designations are deemed necessary, these should be generally contiguous to existing Urban Commercial designations.
16. Explore tools to promote development of vacant lots in the Urban Commercial designation, including:
 - a. Taxing vacant lands as if they have been developed; and
 - b. Creating time restrictions to develop vacant lots as a condition of sale, especially on municipal-owned properties.
17. Explore programs to maintain and improve commercial and mixed-use façade appearances.

6.4 URBAN MIXED-USE

The Urban Mixed-Use designation is intended for developing areas of SIPD's Urban Centres where a mix of both residential and commercial uses are anticipated. Limited commercial uses may be permitted in the Urban Residential designation, and multi-unit residential uses may be permitted in the Urban Commercial designation. The Urban Mixed-Use designation, however, is intended to allow for additional flexibility by not identifying a predominant land use. Proposed uses must be carefully considered to ensure that Urban Mixed-Use areas do not compete with the downtown areas of SIPD's Urban Centres.

To ensure that a range of uses can be developed in a compatible way, a higher standard of design is required in the Urban Mixed-Use designation.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.4.1. OBJECTIVES

- a. To provide clarity to property owners and residents that a range of uses will be developed in the Urban Mixed-Use designation.
- b. To provide flexibility for development to adapt to changing market needs.
- c. To ensure compatibility in mixed use development by implementing higher design standards.

6.4.2. URBAN MIXED-USE POLICIES

1. A wide-range and compact mix of commercial, residential, cultural, institutional, educational and recreational uses are encouraged in the Urban Mixed-Use designation, subject to the provisions of the applicable municipal zoning by-law.
2. A range of housing types from single-unit dwellings to multi-unit dwellings (including apartment buildings) may be considered in the Urban Mixed-Use designation, with higher density multi-unit residential development preferred.
3. A range of commercial uses may be considered in the Urban Mixed-Use designation, with neighbourhood scale commercial uses and services that meet the daily needs of neighbourhood residents preferred. Commercial uses shall not be approved on a scale that competes with and/or detracts from the viability of the Urban Commercial designations.
4. Development in the Urban Mixed-Use designation shall incorporate a mix of uses at the neighbourhood, site, and/or building scale. Subject to municipal zoning by-laws and the design standards and/or guidelines required under Policy [6.4.2.5](#), commercial uses may be required on the ground floor in certain circumstances.
5. Design standards and/or guidelines shall be required for all proposed development in the Urban Mixed-Use designation. These may be developed and adopted by municipalities. Alternatively, municipal councils may require a development proponent to prepare design standards to be incorporated into required development agreements. Design standards and/or guidelines shall address (but are not necessarily limited to) the following:



- a. Building placement, facade treatment, building materials, and building envelope;
 - b. General site layout;
 - c. Landscaping plans;
 - d. Proposed vehicular access and driveway locations;
 - e. Proposed off-street parking location and circulation; and
 - f. Relationship with adjacent developments.
6. Landscaping shall be required for all commercial, mixed-use, multi-unit residential, and institutional developments in the Urban Mixed-Use designation.
 7. Development in the Urban Mixed-Use designation shall not be permitted prior to adoption of a secondary plan applicable to the subject site.

6.5 HIGHWAY COMMERCIAL

The Highway Commercial designation applies to commercial lands adjacent to provincial highways. This designation encourages larger-scale commercial development not appropriate in the Urban Commercial designation and also serves the traveling public. Municipal secondary plans and zoning by-laws provide more specific regulatory requirements and permitted uses.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.5.1. OBJECTIVES

- a. To provide an adequate supply of land for commercial uses not appropriate in the Urban Commercial designation and without detracting from those areas;
 - b. To ensure the transition from a Highway Commercial designation to other designations promotes compatibility between different types of land uses.
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6.5.2. HIGHWAY COMMERCIAL POLICIES

1. Highway Commercial designations shall be located on lands which are adjacent to and well serviced by major traffic corridors.
2. Lands designated Highway Commercial should be developed in a manner that balances safe, convenient access and the maintenance of traffic flows along the arterial streets and highways.
3. The Highway Commercial designation should be reserved for uses that:
 - a. Directly serve the traveling public; and
 - b. Are unsuitable for the Urban Commercial designation by virtue of the generation of heavy traffic flow, large site requirements, and/or fire or nuisance hazards.
4. Development of areas designated as Highway Commercial shall not detract from the viability of areas designated as Urban Commercial.



5. Development in the Highway Commercial designation may require information from the developer on, but not limited to, the following:
- Parking requirements;
 - Site area requirements;
 - Entrance and exit approaches;
 - Compatibility with adjacent land uses;
 - Landscaping including buffers where required;
 - Signage;
 - Building design;
 - Environmental impacts including noise; and
 - Effect on the transportation system.

6.6 URBAN INDUSTRIAL

Industrial uses are important components of Urban Centres due to their contribution to the creation of jobs and expansion of the tax base. However, because these uses generally create levels of nuisance that may be incompatible with other urban uses, their siting and design must be carefully considered.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.6.1. OBJECTIVES

- To provide suitable locations for industrial development in Urban Centres.
- To ensure compatibility of industrial uses with adjacent development and the environment.

6.6.2. URBAN INDUSTRIAL POLICIES

- All new industrial development in Urban Centres shall be directed to Urban Industrial designations.
- Encourage incompatible industrial development located elsewhere to relocate to the Urban Industrial designation.
- Industries which may be obnoxious by reasons of noise, smoke, odour, and other nuisances shall be treated as conditional uses in municipal zoning by-laws.
- Industrial uses which may not require municipal sewer or water (e.g. trucking depots, warehouses) may be located in un-serviced parts of Urban Industrial designations, subject to municipal zoning by-laws.
- Development proposals shall be reviewed in terms of but not limited to the following criteria:
 - Effect on the transportation system;
 - Effect on groundwater pollution;



- c. Mitigation of the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
 - d. Provision of landscaping on yards adjacent to any public street or adjoining property outside of the Urban Industrial designation, including screening of loading, parking, storage or service areas.
 - e. Effect on adjacent land uses;
 - f. The feasibility of the provision of sewer and water and other municipal services; and
 - g. Contribution to the creation of jobs and expansion of the tax base.
- 6.** Where an Urban Industrial designation or proposed development abuts a more restrictive land use designation, a buffer should be developed to minimize the impact on that use through appropriate measures, including but not limited to fencing and landscaping.
- 7.** Industries whose wastes are incompatible with the capabilities of existing municipal services shall be responsible to treat or safely dispose of their wastes.
- 8.** Where a municipal zoning by-law permits outside storage in the Urban Industrial designation, the outside storage will generally be located within the rear yard; and be well screened by fencing or landscaping where viewed from adjacent streets, highways and neighbouring land uses.

6.7 PARKS, INSTITUTIONAL, AND OPEN SPACE

This designation is intended to apply to institutional facilities and large-scale indoor recreational facilities which serve the whole community. While smaller-scale parks, institutional, and open space uses may be located in any urban land use designation, the policies of this Section still apply.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District, and those described in Section 6.1, which apply throughout the Urban Centres.

6.7.1. OBJECTIVES

- a. To accommodate institutional facilities and large-scale indoor recreational facilities which serve the whole community.
 - b. To ensure areas within the Planning District are available for residents and visitors to participate in passive and active recreational activities.
 - c. To support food and agricultural opportunities in school and community facilities.
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6.7.2. PARKS, INSTITUTIONAL, AND OPEN SPACE POLICIES

- 1. The following land uses shall be permitted within the Parks, Institutional, and Open Space designation where appropriate:
 - a. Parks, including active transportation corridors;



- b. Community gardens;
 - c. Sports facilities including arenas, golf courses, swimming pools, curling rinks, campgrounds, and recreational vehicle parks;
 - d. Institutional and government facilities like libraries, art galleries and museums; and
 - e. Restaurants and office uses that are accessory to the primary recreational or institutional facility.
- 2. Amenities, including compatible and accessory retail development, are encouraged in major parks as deemed appropriate by the applicable municipality.
- 3. Municipalities and the Board shall improve recreational opportunities in Urban Centres for residents and visitors by:
 - a. Identifying and acquiring land for parks and complementary uses such as schools through the subdivision approval process when deemed necessary, as per Section 135 of *The Planning Act*;
 - b. Allocating and preserving parks and open space areas to accommodate the respective needs of individual neighbourhoods, the community as a whole and the region served by the community;
 - c. Using development agreements and/or policy to set greenspace targets for new and existing development areas;
 - d. Ensuring park space is located within 0.5 km of all new residential development; and
 - e. Connecting parks with other areas of the Urban Centres through an active transportation network.
- 4. Non-compatible land uses shall not be allowed to develop near existing recreational areas.
- 5. The location of institutions shall be guided by their compatibility with the surrounding neighbourhoods in terms of convenience to users, traffic, noise, architectural design, and proposed landscaping.
- 6. Areas in concept plans shall be identified to accommodate present and future land requirements for schools, health care facilities, and community recreation facilities. Such institutional uses shall be subject to the provisions of municipal zoning by-laws.
- 7. The Board shall work with the Interlake School Division to allow for the combined use and operation of school recreational sites.
- 8. Communities and schools are encouraged to establish community gardens to generate a culture of local and healthy food.
- 9. Parks and public spaces should be designed with the following:
 - a. Universal accessibility for all ages and abilities (physical and cognitive);
 - b. Access during the winter months and opportunities for winter activities; and
 - c. A diversity of programmable space, including passive green space and amenities designed to the Accessibility Standard for the Design of Public Spaces; and
 - d. Ability to withstand extreme weather events and minimize heat exposure, including the provision of shade structures and community cooling centres and planting of trees / vegetation.



6.8 DEVELOPMENT RESERVE

The Development Reserve designation provides policy direction to land within or adjacent to Urban Centres which has been identified for future urban expansion and/or development, but where demand may not yet justify its conversion from primarily agricultural use.

6.8.1. OBJECTIVES

- a. To communicate the intention that Development Reserve lands will be developed with urban uses when warranted.
- b. To provide for an orderly, staged and economic conversion of undeveloped land to urban land uses.
- c. To prevent agricultural land from being prematurely taken out of production.
- d. To allow existing uses to continue until such time the land is required or available for urban development.

6.8.2. DEVELOPMENT RESERVE POLICIES

1. Within or adjacent to Urban Centres, strategically located, un-serviced lands may be identified as reserved for future urban development by application of the Development Reserve designation.
2. In accordance with Policy [6.1.2.7](#), intensification of and reinvestment in other urban designations should be prioritized prior to development of lands designated as Development Reserve.
3. Lands designated Development Reserve shall be subject to the same policies applicable to the Restricted Agricultural designation, as outlined in Section [5.2.2](#). More intensive development of lands currently designated as Development Reserve shall only be permitted where:
 - a. The land is redesignated to an appropriate urban land use designation in this Development Plan; or
 - b. The land is subject to an adopted secondary plan and the proposed development is consistent with the policies and designations of the secondary plan. In this scenario, a Development Plan redesignation is not required.
4. Prior to redesignating Development Reserve lands to an urban land use designation (where required), the development proponent shall provide the following to the satisfaction of the Board:
 - a. A land supply and demand analysis demonstrating the need and demand for development of the area;
 - b. A concept plan illustrating the general arrangement of future roadways, building lots, open spaces, drainage and other major features. The design of the roadways and building lots shall be integrated with existing rights-of-way and services and conform to recognized engineering and planning standards; and
 - c. Confirmation that the subject lands can be adequately and efficiently serviced to the standard of the applicable Urban Centre.



5. Subject to Policy [6.8.2.3](#), development proposed in lands currently subject to the Development Reserve designation should take place in a contiguous manner that emphasizes compact form.

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