



AGENDA

Land Development Forum

Microsoft Teams Meeting

Thursday, February 25, 2021

8:00 AM – 9:30 AM

8:00 AM	Welcome & Round Table Intro <i>Shawn McCauley, Economic Development Officer</i>
8:10 AM	Planning and Development Team, Process and Projects Updates (Development Supervisor; Clear, Consistent Communication for Land Development [C3LD]; Pre-applications; Quality Management Plan update; ArcGIS Online; Planning Advisory Committee, Transit / Edmonton Metropolitan Transit Service Commission, Regional Agricultural Master Plan, Environmental Master Plan; Housing Strategy) <i>Miles Dibble, Manager of Planning & Development</i>
8:30 AM	Engineering Projects and Updates (Downtown Redevelopment Project; Road Program 2021; Transportation Master Plan; Off-site Levy Project) <i>Brett Newstead, Manager of Engineering</i>
8:40 AM	Water Meters Revised Process <i>Justin Caslor, Utilities Supervisor</i>
8:50 AM	Land Use Bylaw Update <i>Miles Dibble, Manager of Planning & Development</i>
9:00 AM	Additional Q & A
9:15 AM	Items for Discussion at Future Forums
9:30 AM	Adjournment

Purpose:

Create open and ongoing dialogue with local builders, developers and the Chamber that will ensure clear and efficient processes for quality development in Stony Plain.

Next Meeting:

TBD – October 2021

Summary Notes – Builders & Developers Forum October 15, 2020

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Thursday, October 15, 2020

8:00 AM – 9:30 AM

The Forum was attended by 10 builders and developers, the Canadian Home Builders Association (CHBA), the Greater Parkland Regional Chamber of Commerce, and the Town of Stony Plain.

Shawn McCauley, Economic Development Officer, welcomed everyone and opened with a background and rationale for the forum. This forum was launched in 2015 and provides a semi-annual gathering between the Town, local builders and developers, and Chamber of Commerce to maintain open communication between Administration and the industries.

Planning and Development Team Update

Miles Dibble, Manager of Planning and Development, provided an update on COVID impacts to staffing with respect to frozen positions and new hires. Brad McAdam, Safety Codes Officer, now undertakes residential, commercial, and industrial building permits. Karen Mercer has been hired as the Development Supervisor.

Planning and Development Process Update

Mr. Dibble provided an overview of the Clear, Consistent Communication for Land Development [C3LD] project which included external consultation to determine areas of improve with the Town's processes. This project includes implementing packages for the different processes which would include the application, flowcharts, background information, and fees. The intention is to roll this out January 1, 2021.

Pre-application process began in early 2020. It has been successful and expected to evolve.

Development Agreement template is now available on the Town's website for transparency and clarity.

Utilities staff are going to be working with the development industry to try and install water meters earlier in the process and reducing concerns around issues that may arise later.

Quality Management Plan is scheduled to be updated in Q4 2020.

ArcGIS online database is available on the Town's website.

Planning and Development Projects Update

Mr. Dibble shared the follow updates:

Land Use Bylaw is to be reviewed in Q2 2020 and this will include engagement with the development industry.

Planning Advisory Committee will be established as of January 2021 which is an advisory panel for applications to go to Council since the Municipal Planning Commission disbanded in late 2019.

In regards to transit, bus pads are installed along 44th Ave and Old Town North with the intention for the transit system to be operational in May 2021. The bus system will be integrated with Spruce Grove's commuter system which will allow Stony Plain resident the ability to access Edmonton.

The Regional Agricultural Master Plan is an EMRB initiative with a mandate to create a single regional plan focused on agriculture. It's currently going through a regional engagement process and developing a stakeholder list for outreach to gain feedback.

Environmental Master Plan has gone through a best practice analysis which was presented to Council in Q3 2020. Now working on Phase 2 which is focused on engagement with the community.

Engineering Projects and Updates

Brett Newstead, Manager of Engineering, shared the following updates:

Engineering Standards are now available on the Town website.

Currently halfway through the process of updating the Town's Transportation Master Plan. The Town received valuable feedback during the engagement process which will shape the next 10-20 years of upgrades to the Town's growth in transportation.

Offsite Levy update to be undertaken in 2021.

Downtown re-development was initially making good progress this year, but unfortunately due to unforeseen circumstances the project is being extended into 2021.

Alberta Transportation has completed up to 50th Ave on the Highway 779 project. The project will continue in 2021.

Town is undertaking road upgrades to 49th Ave and Golf Course road in 2021.

Additional Q & A

With lot grading now in its second year of not doing onsite inspections, has there been any problems or takeaways?

Brett Newstead - To this point it has been positive and working well. Hoping to make improvement to the process as it evolves.

Any progress on E-Permitting?

Ian McKay – It is in the corporate plan process for funding and the Town will have a better idea in the coming months. Hoping for implementation in the next couple years.

Has there been any progress on potentially leaving cards or some form of communication to show that inspections have been completed?

Miles Dibble – From the Town's perspective, not currently looking to change the process in regards to a card or the sticker system, but continuing to be punctual in getting the inspection reports back to the applicants.

Is there a HIRF update?

Ian McKay – HIRF discussions were deferred with the impacts of COVID. It is on the radar to pursue when appropriate in 2021.