

Background Report

*Supplemental Materials for Uniquely Stony
Plain: Municipal Development Plan*

2026-06 Edition



Table of Contents

Introduction	4
Legal Policy and Procedural Context	5
Land Use Planning Framework in Stony Plain	6
Municipal Policy Framework in Stony Plain	8
Overview of Major Town of Stony Plain Plans, Policies, and Strategies	9
Planning Process	25
Background Information	25
Project Framework	25
Public Engagement Activities	26
Environmental Conditions	28
Climate	28
Topography	32
Water Bodies and Courses	32
Geology and Soils	33
Natural Region	33
Community Profile	34
History	34
Population Growth and Projections	34
Population Age, Gender Breakdown and Community Comparisons	36
Population Characteristics	46

Employment	57
Housing	70
Development History	78
Overview.....	78
Housing Starts	81
Permit Statistics	83

Introduction

The Background Report provides contextual information and supplemental details for the Municipal Development Plan update started in 2026. This document will evolve as the project evolves, and future editions will contain more detailed information and new sections. This June 2026 Edition contains information on:

- the legal and policy frameworks in which the Municipal Development Plan was created;
- an overview of major plans, policies and strategies of the Town;
- the process of Plan Development;
- details on environmental and climatic conditions;
- the community profile including population growth and characteristics data; and
- developmental history.

Legal Policy and Procedural Context

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 active Town plans, policies and strategies.

Legal Requirements of a Municipal Development Plan:

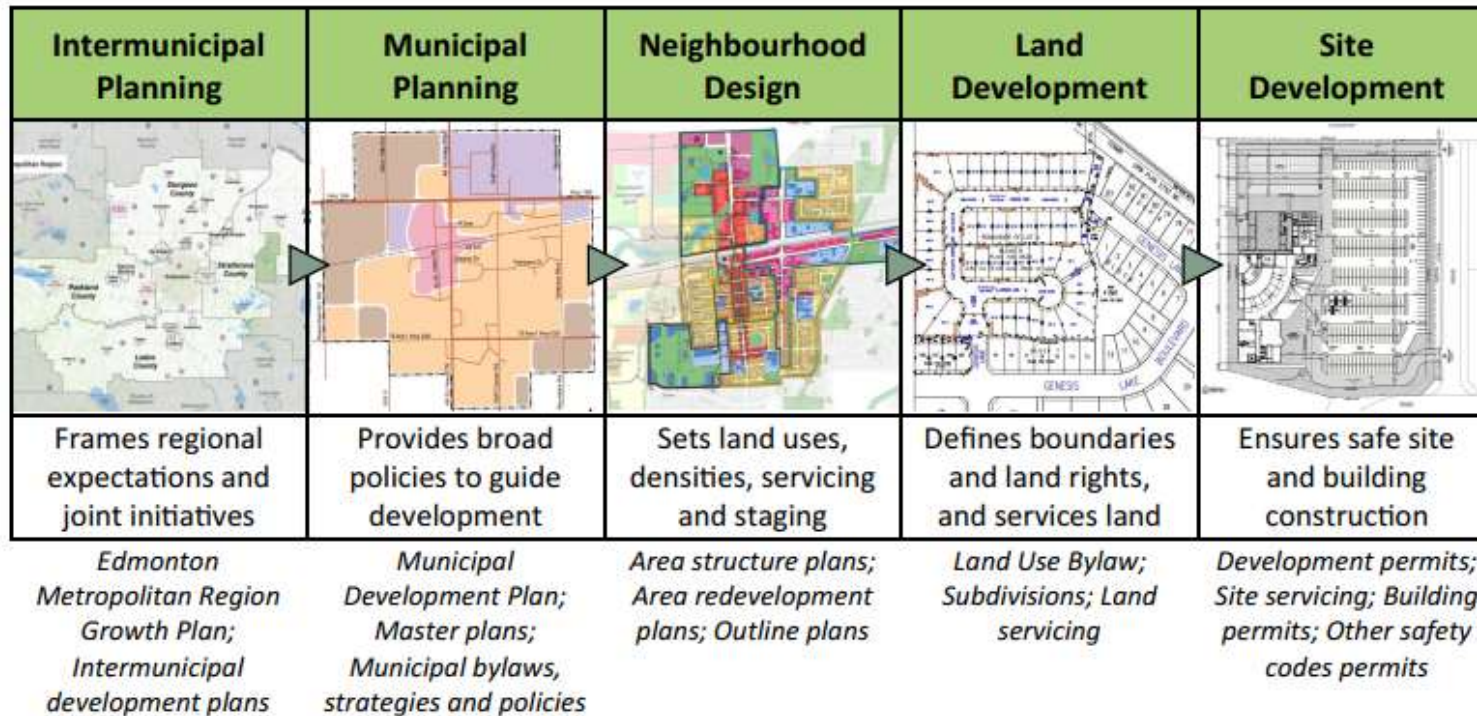
- The *Municipal Government Act* (MGA) of Alberta specifies the powers, operational abilities, and requirements for municipalities in the province. Regarding MDPs, it requires under Section 632(1) that every council of a municipality must by law adopt a municipal development plan. It states that a plan 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,
 - 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
 - Policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

Land Use 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 the *Subdivision and Development Regulation*.

THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



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

An MDP sets out the vision and policies for the overall development of the town. It must align with any pertaining IDPs. Stony Plain is not affected by any IDPs but two - one with Parkland County and one with the City of Spruce Grove - are being developed and must be in place by the end of 2027. ASPs and ARPs set out requirements for specific areas and often include pre-engineering for major infrastructure and transportation routes. Stony Plain has many ASPs and one ARP: Old Town Community Plan. The LUB 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. It is through the Town's MDP, ASPs, ARP and LUB, that the MDP guides subdivision and development approvals.

Municipal Policy Framework in Stony Plain

The Town of Stony Plain's planning and decision-making framework is guided by a variety of federal and provincial legislation, statutory planning documents, and municipal bylaws, policies, plans, and strategies. These documents provide direction on matters ranging from growth and development to infrastructure, environmental stewardship, housing, recreation, and economic development.

The MDP is the Town's primary long-range statutory planning document. It establishes the community's vision and provides broad policy direction to guide future growth, development, and municipal decision-making. The MDP serves as the foundation for more detailed statutory planning documents, such as ASPs and ARPs, as well as the Town's Land Use Bylaw, which implements the policy direction of these plans through land use regulations and development standards.

In addition to statutory planning documents, the Town has numerous plans, strategies, and other documents that address specific topics or areas of municipal responsibility. These documents provide more detailed guidance on particular subjects and help inform the policies contained within the MDP. As the Town's overarching planning document, the MDP seeks to align and coordinate these various plans and strategies within a comprehensive framework for future growth and development of the community.

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

The Town of Stony Plain has many plans, policies, strategies and other key documents that fit together to guide short-term and long-term community growth and development and municipal governance and operations. The Town's MDP: Uniquely Stony Plain works to build on these documents to create a unified, long-term vision of the community informed by a combination of these documents and community input. These municipal documents guide and inform municipal actions and decision-making. What follows is an overview of these documents.

Active Transportation Strategy

The Active Transportation Strategy establishes a comprehensive vision and actionable framework to enhance human-powered transportation in Stony Plain. It aims to create a safe, accessible, and connected network for walking, cycling, and other forms of active mobility, supporting public health, environmental sustainability, social cohesion, and economic vitality.

Advocacy Plan

An advocacy plan is a strategy with identified tactics and target audiences that involves educating, building relationships and impacting key decision-makers. For the purposes of this advocacy plan, impacting meaningful change will relate to and support the outcomes and goals of Stony Plain's Strategic Plan. Advocacy efforts focus on three goals that can be applied to ensuring success - to identify shared opportunities to key decision makers at the provincial level

that align with the priorities and key actions of Stony Plain, to position Council and Administration as a trusted advisor and policy partner to the provincial government on applicable issues and to ensure Stony Plain and the surrounding region get their fair share of capital projects and support from the provincial government - and ensuring the provincial government follows through on commitments.

Annual Report

The Annual Report provides an overview of the Town's key initiatives, accomplishments and activities for the previous year and includes audited financial statements.

Area Redevelopment Plans

ARPs designate areas of land for redevelopment to improve land or buildings, roads, public utilities, or other services in the area, often to revitalize an older area of a municipality. Stony Plain's Old Town Community Plan (OTCP) ASP area has long been the town's commercial and cultural heart, hosting the town's oldest communities and important civic facilities and cultural amenities. Today, Main Street is home to many businesses and is only a short walk from multiple important recreational and institutional facilities including the Glenn Hall Arena, Family Connection Centre, Town Office and the Multicultural Heritage Centre. The area is also well connected to other growing parts of the town including the Highway 779 corridor as well as new residential neighbourhoods like the Brickyard at Old Town. The purpose of this document is to provide a cohesive vision, policy framework and implementation plan to guide future development and redevelopment of the OTCP area. The implementation of this plan will ensure that there is a unified sense of place throughout the OTCP area, reinforcing it as Stony Plain's cultural and commercial heart.

Area Structure Plans

ASPs provide the framework for developing and servicing new areas of the town. Council adopts ASPs before redistricting or subdividing land in newly developing areas. A public hearing is required for ASPs before they can be brought to Council for final decision. ASPs must include the sequence of development proposed for the area,

proposed land uses, proposed population density, the general location of major transportation routes and public utilities, and all other matters considered necessary by Council. ASPs commonly include:

- Background information - location, ownership, and physical site conditions;
- Contextual information - relevant statutory plans, development history, and adjacent land uses and densities;
- A vision and concept plan;
- Land use statistics including dwelling estimates;
- Transportation networks;
- An open space plan;
- Utilities and services for water, sanitary, and stormwater; and
- Development staging.

Art in Public Places Strategy

The Art in Public Places Strategy includes an overarching vision, seven key priorities and a set of recommendations that can apply to planning, strategy, and procedures and implementation through Town Council, the Culture and Tourism Roundtable, and the Culture and Tourism Development Office, and promoted and supported by individuals and organizations throughout the municipality.

Art, Culture, and Heritage Action Plan

The Stony Plain Arts, Culture and Heritage Action Plan is a road map to build upon the great work undertaken by the Town, its partners and citizens through the 2012 Stony Plain Cultural Master Plan by providing goals, considerations and potential tactics for investing in and supporting arts, culture and heritage over the next five years. The Town of Stony Plain has integrated culture as a mechanism to advance key social and economic goals in multiple areas of planning. The 2012 Stony Plain Cultural Master Plan considers culture's contribution to downtown revitalization, quality of place, the creative economy, social capital and youth engagement. This Action Plan continues to work off the momentum of the 2012 Cultural Master Plan positioning culture as an important part the quality of life of the community and a driver for the social and economic prosperity of Stony Plain.

Broadband Strategy

Stony Plain recognizes that high speed, high quality and reliable broadband connectivity is imperative for communities to be a competitive and desirable place to do business, live and visit. With Stony Plain's proximity to Edmonton and the rapidly diversifying economy of the Edmonton Metropolitan Region, high speed connectivity is essential to link Stony Plain many businesses and facilities together, providing new and existing businesses and residents access to global opportunities. Recognizing how fundamentally important connectivity is to the economic growth and prosperity of the Region, Stony Plain has identified developing a Broadband Strategy as a key action item to address broadband infrastructure gaps for businesses and residents as an economic opportunity to 'Strengthening our vibrant business community'. Stony Plain is undertaking this Broadband Strategy development in two phases, with phase 1 (this report) aimed at analyzing Stony Plain's current state of connectivity to produce several possible broadband development options. This report informs the basis and need for phase 2, which entails the development of a business plan.

Cemetery Master Plan

This report provides a Master Plan for the Stony Plain cemetery and outlines projected interment needs, a site analysis, cemetery concept plan, business plan, and implementation plan. In 2019, the Town received funding from the Province of Alberta through the Municipal Sustainability Initiative (MSI) for the capital development of Phase 1 of the cemetery. A preferred concept plan was generated based on comments from Town staff, and this concept was presented to the public at an open house and through an online survey. Based on feedback received from elected officials, Town staff, and the public, the concept plan was further refined.

Cemetery Needs Assessment and Business Plan

The Cemetery Needs Assessment and Business Plan gauged public interests, reviewed trends and the market context, and evaluated the financial considerations of a municipal cemetery, providing the Town with a concrete basis for making the decision to establish a municipal cemetery.

Corporate Plan

The Corporate Plan reflects operating and capital initiatives that support and achieve the Town of Stony Plain's Strategic Plan. It implements our corporate priorities, purposefully and successfully moving the Town towards its goals. These goals are outlined in the commitment statements and key actions within the Strategic Plan. The plan provide details of new initiatives and service changes that were reviewed and prioritized by Administration in developing the Corporate Plan. New initiatives reflect ongoing enhancements and improvements that are necessary for the effective continuation and delivery of our services. Service changes are a result of changes in demand, service level expectations, or staffing levels required to deliver the defined services.

Economic Development Strategic Plan

The 2024-2029 Town of Stony Plain Economic Development Strategy and Action Plan presents a planning framework of the Strategic Priorities, Objectives and Supporting Actions for the Town and its key partners and collaborators to implement and guide its work. It encompasses a broad range of assets and resources that will help ensure its integration into a healthy business ecosystem.

Through research and consultation, the Town has developed and updated the Economic Development Strategy to focus on responding to emerging trends, diversifying economic development opportunities and sectors, and outlining key initiatives to support businesses and community members.

Environmental Master Plan

The Environmental Master Plan (EMP) sets the direction for Stony Plain to become a leader in environmental stewardship and take actions for the benefit of future generations. With proper environmental governance and management, we can achieve a healthy, self-sustaining environment, while providing the necessary ecosystem services that society relies on, such as fresh drinking water, clean air, and food. The EMP set the stage to guide a renewed Environmental Stewardship Strategic (ESS) to establish standards for Stony Plain to monitor and reduce environmental impacts, and support the achievements of our residents, the land development industry, and the business community. With cohesive direction, Stony Plain can be resilient and adaptative to environmental challenges and improve its ecological footprint.

Environmental Stewardship Strategy

The Town of Stony Plain's Environmental Stewardship Strategy (ESS) guides future environmental initiatives, while meeting the Town's vision and goals related to improving the health of the natural environment. The ESS provides actionable initiatives for the Town to undertake in a detailed, phased approach, with guidance from the policy structure within the Environmental Master Plan (EMP). It also depicts the Town's Environmental Portfolio: every environmental initiative the Town is currently undertaking or plans to undertake, either independently or through partnerships as well as their related goals. And it identifies annual reporting requirements to monitor the progress of the Environmental Portfolio.

Fire Department Master Plan

In 2019 the Town of Stony Plain completed a Fire Services Master Plan for the Stony Plain Fire department. The plan provided recommendation areas that will guide the future growth and development of the Department. A combination of methodologies were used to gather the information required to complete the Master Plan report including interviews, document review; operational observation and statistical analysis. The report recommended 16 areas of action for improvement, each with a low, medium or high level of focus and completion rating. The recommendations include actions in the following areas: staffing considerations, administrative efficiencies, bylaws and procedures, and operations.

Fiscal Sustainability Framework

The Fiscal Sustainability Framework (FSF) has been created to consider future financial challenges through agreed upon principles, strategies and process with consideration of the long-term. The implementation of the framework will guide the organization in making decisions necessary to plan for financial sustainability, while maintaining a level of adaptability, to help achieve the strategic plan's vision.

Flood Mitigation Program

In 2020, the Town of Stony Plain retained a consultant to provide engineering services in the form of the development of the Flood Mitigation Program. This was in response to heavy rainfall that caused flooding in the town during July of 2019, impacting trail systems, road networks, private property, residences, businesses, and vehicles. The key objectives of this report are to develop a comprehensive flood mitigation strategy and concept-level designs for the Town of Stony Plain that identify both short- and long-term flood mitigation solutions.

Greenspace Analysis Inventory

The Town of Stony Plain has a variety of green spaces that offer a diverse range of uses and opportunities for the community to enjoy. Independently, green spaces provide numerous benefits such as contributing to quality of life, shaping settlements, protecting and enhancing ecological health and functions, and providing leisure, recreational, and educational opportunities. The purpose of the Greenspace Analysis and Inventory is to understand the current composition of greenspace in Stony Plain, evaluate its composition, accessibility, and functionality, and provide recommendations to guide future acquisition and development of greenspaces.

Highway Development Strategy

The Highway Development Strategy (HDS) is a roadmap that intends to support the economic growth of Highway 16A and Highway 628 corridors in Stony Plain. These critical routes connect producers to markets, workers to jobs, and students to schools, making them vital for the growth and prosperity of the Town while supporting regional development. The HDS is strategically designed for the Town to carry out initiatives to attract targeted sector investments in and along the highway corridors and promote long-term economic prosperity for Stony Plain. The strategy is the result of extensive research and stakeholder engagement, aligning with regional initiatives and leveraging social, environmental, and technological dynamics for sustainable long-term success.

Housing Strategy

The Housing Strategy provides a long-term framework to guide decision-making, policy development, and partnerships to ensure residents have access to adequate, affordable, and suitable housing options. It responds to identified housing

gaps, demographic trends, and anticipated growth in Stony Plain. The Housing Strategy identified three strategic goals: 1) Increase the Supply and Diversity of Affordable and Supportive Housing Options; 2) Improve Access to and Choice of Market Housing; and 3) Build Partnerships, Knowledge and Capacity within the Community. In 2023, the Housing Strategy was updated with the Community Profile and Housing Needs Assessment. This document provides an in-depth analysis of the Town's current housing needs.

Land Use Bylaw

The Town districts land under the Land Use Bylaw to regulate land use and development. It stipulates:

- Land use;
- Housing types and densities;
- Location of shops and services;
- Parking requirements;
- Landscaping; and
- Building heights.

The Land Use Bylaw also includes definitions for land uses to determine if a proposal meets the district specific regulations for the subject property of a planning application. Land use districts can only change through a Land Use Bylaw amendment, referred to as a redistricting. A redistricting application must be consistent with all statutory plans.

Leisure Service Master Plan

The Leisure Services Master Plan focuses on the broader leisure system, with reference to the delivery of a wide range of leisure programs and special events. Its definition of leisure includes recreation, sport, culture and the arts, health and wellness, family and community social services, fitness, and community education. The Leisure Services Master Plan also looks at those sport competitive events that are classified these days as sport tourism, making various suggestions and recommendations about how the region can foster the economic development that flows from these events.

Main Street Streetscape Plan

The commercial area on either side of 50 Street from 54 Avenue to 49 Avenue is known as 'Main Street' and is a fine example of Stony Plain's small-town atmosphere. Over the years as recreational facilities, schools, parks, homes and businesses were developed throughout the town, the downtown area also emerged as a place where many significant cultural events took place. The Stony Plain Main Street Streetscape Plan aimed 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;
- Increasing seating opportunities;
- Development of traffic calming features;
- Enhancement of spaces for cultural events; and
- Encouraging unique shopping, dining, and gathering experiences.

Master Plan for Stony Plain, Alberta

The Master Plan for Stony Plain, Alberta was developed in January of 2007. The plan is split into sections including existing conditions, objective setting, a proposed master plan, and examples of model sites. This plan worked to set a long-term community vision for community development within the town.

Municipal Development Plan

The Municipal Development Plan (MDP) guides community development for the next 20-30 years. The MDP provides a vision to ensure sustainable growth and balance land use priorities with environmental, social, economic, infrastructure, and governance considerations. The MDP is an important decision-making tool for residents, property owners, administration, and Council.

Parks and Open Spaces Master Plan

The Parks and Open Space Master Plan (2015) outlines a 10-year, community-informed strategy to guide the development and management of parks, trails, and recreation amenities in Stony Plain, emphasizing equitable access, expanded connectivity, and diverse, inclusive spaces to support a growing and changing population. It establishes a vision for a well-connected, high-quality parks system that enhances quality of life, protects natural areas, and promotes active living, supported by recommendations to expand parkland, improve amenities and trail networks, strengthen partnerships, and implement sustainable maintenance and planning practices.

Park Space Guidelines

The Park Space Guidelines establishes a structured framework to guide the planning, design, and evaluation of recreational park spaces in Stony Plain, ensuring future green spaces effectively meet community needs as the town grows. It defines a classification system for parks—Destination, Community, Neighbourhood, Greenway, and Conservation—to clarify roles, appropriate amenities, and design expectations, while aligning park development with existing municipal policies and plans. The Guidelines outline suitable recreation amenities by park type, require consideration of long-term financial impacts, and introduce standardized evaluation tools for area structure plans and subdivisions to assess park allocation, accessibility, connectivity, functionality, and alignment with community needs, ensuring consistent and high-quality park development across the town.

Parking Study

In 2024, Stony Plain conducted a comprehensive parking study, as part of CMHC's Housing Accelerator Fund Action Plan. The study's purpose is to identify ways that the Town can build housing that is affordable to both current and future residents through changes to the Town's Land Use Bylaw (LUB). The study included a robust data collection process where parking supply and parking demand data were collected from 11 multi-unit residential, 4 single-unit residential, and 4 commercial and community service sites. Sites were selected to represent a variety of building types, ages, and locations throughout the town. The study has several important findings, summarized as follows:

- Multi-unit residential parking is oversupplied compared to both parking demand, and the current LUB minimum parking requirements;

- Single-unit residential parking utilization ranges from 33-100%; and
- Commercial parking outside of the C3 zoned multi-use district is oversupplied compared to demand, but demand matches the current LUB minimum parking requirements.

Poverty Reduction Strategy

The Stony Plain Poverty Reduction Strategy is guided by four principles under which 16 priorities have been identified as “game changers” to ending poverty in our community. Actions within these game changers span across all levels of government, non-government and community itself and will require strong relationships and dedication. Actions must be taken on by multiple partners in collaboration; and, together, we can advance our goal for ending poverty in our community and creating a community all can call home. Our community’s progress on this plan will be continually tracked, improved upon and further developed to meet our goal of a community where every individual and family has the right to a safe place to sleep and live, and a life free from the constraints of poverty.

Quality Management Plan

The Quality Management Plan (QMP) sets the terms and conditions of accreditation for the Town of Stony Plain to administer the Safety Codes Act. It describes the scope, operational requirements, and service delivery standards. As of January 1, 2021, the Town of Stony Plain has updated its Quality Management Plan.

Quarterly Reports

The Town of Stony Plain releases quarterly, publicly available reports outlining projects and initiatives currently ongoing. Sections include projects and initiatives under the Office of the CAO, Community & Protective Services, Corporate Services, Community & Social Development, and Planning & Infrastructure.

Stony Plain Population and Employment Forecast

In 2022, the Town of Stony Plain worked with a consultant to develop a Population and Employment Forecast Report. The purpose of this report is to provide an analysis of the expected growth for the town of Stony Plain over a 20-year forecast period (2021-2041). This analysis uses 2021 as the base year or starting point for the forecast.

The population and employment forecasting model was used to project growth for three scenarios:

- **Low Scenario:** Represents slow economic growth in the Study Area, including reduced overall growth after the Covid-19 transitioning phase due to the prolonged long term economic effects to the Covid-19 pandemic.
- **Medium Scenario:** Represents an estimated level of growth that is expected for Stony Plain and assumes a relatively normal continuation of economic growth after the Covid-19 transitioning phase.
- **High Scenario:** Represents an 'optimistic' picture of future growth that can be expected for the Study Area, including an increase in economic growth rates after the Covid-19 transitioning phase.

Stony Plain Urban Design Toolkit

Stony Plain endeavors to be a strong and vibrant community, where we respect our heritage, embrace the present, and are excited about the future. To maintain this, Town Council endorsed the Community Sustainability Plan (CSP) in 2007. A key strategic action item identified in the CSP involved the creation of architectural guidelines that preserve Stony Plain's sense of place. To achieve this, the Town created the Architectural, Design, and Development Working Group. Accordingly, the Town of Stony Plain has produced the Urban Design Toolkit. The toolkit provides stakeholders in the community with information on the architectural, urban design, and aesthetic vision for the Town. This toolkit can be used by residents, commercial/industrial owners, developers, or institutions in new or retrofit projects. Ultimately, the Urban Design Concepts presented in this toolkit represent the style of development the Town of Stony Plain encourages.

Stormwater Management Master Plan

The 2018 Storm Drainage Master Plan serves as Stony Plain's Stormwater Management Master Plan. The main objectives of this Master Plan are to provide a comprehensive review of the Town's existing drainage design standards, a thorough inventory of the Town's drainage system, the development of a comprehensive computer model of the

drainage system, examine issues with the existing drainage system and identify upgrades to mitigate these issues, and develop an effective long-term drainage plan to allow future development to proceed.

Strategic Plan

The Strategic Plan provides a framework to guide Council in their decision-making process and outlines priorities in the five foundations of the Town of Stony Plain's planning considerations: Governance and Partners; Economic Opportunity; Supportive Infrastructure; Community Development; and Environmental Responsibility. It is an ongoing commitment to ensure all those who call Stony Plain home can be connected and have the opportunity to fulfill their potential. As a steward of the community, the Town continuously collaborates with local partners, and neighbouring municipalities, to share resources, maximize efficiency, and improve programs and services. These ongoing efforts and the benefits created are felt by those a part of Stony Plain now and for generations to come

Tourism Master Plan

In May of 2021, Stony Plain worked with a consultant to development a comprehensive Stony Plain Tourism Master Plan. This plan guides Town tourism initiatives for the following decade. Tourism is widely recognized as an area of opportunity for Stony Plain. However, the community has not yet reached its full tourism potential. Key facilities and tourism areas, such as the Pioneer Museum, Multicultural Heritage Centre, and the downtown, are underutilized. Tourism development will require coordinated effort over many years and investments in people and infrastructure. The pay-off will be a strong and growing tourism industry that will generate economic and community value.

Trails Master Plan

The Trails Master Plan establishes a comprehensive framework to guide the planning, design, development, and management of an interconnected recreational trail network across the town of Stony Plain, with the goal of supporting community health, alternative transportation, and environmental stewardship. It outlines standards for multi-use, accessible, interpretive, and bikeway trails, emphasizing connectivity between parks, neighbourhoods, schools, and regional destinations, while ensuring trails are designed to accommodate diverse users and minimize environmental

impacts. The plan also provides clear processes for trail planning, maintenance, and operations, alongside implementation strategies that rely on partnerships, development processes, and varied funding sources, ultimately guiding long-term decision-making to expand and sustain a high-quality, accessible trail system as the community grows.

Tri-Municipal Regional Plan

The Tri-Municipal Regional Plan was developed in 2020-2021 in partnership with Parkland County and the City of Spruce Grove with the intent to improve governance, service delivery, fiscal capacity, and economic prosperity for the benefit of the citizens of the Tri-Municipal Region. It will enable the Tri-Municipal Region partners to strategically align planning for growth and service delivery to achieve mutual benefit for citizens of Stony Plain. The Plan provides recommendations that may be implemented over the next 40 years.

Tri-Municipal Regional Transit Plan

The Tri-Municipal Regional Transit Plan provides a unified vision for future transit service in the Tri-Region, including supporting infrastructure and strategies for plan implementation.

Transportation Master Plan

The Transportation Master Plan (TMP) sets the direction for transportation investments over the next 25 years and allows Town Administration to proactively plan for investments and guide community growth and change. It was developed through a three-phase process between late spring 2020 and winter 2020/21. Phase 1: *Where are we now* identified current issues, needs, and opportunities in Stony Plain. Phase 2: *where do we want to go* established a common vision on how the Town will evolve with growth and where we want to be. And Phase 3: *How do we get there* aligned related programs to help growth initiatives, efforts and strategic investments with the TMP. The primary goal of the community engagement process was to facilitate the development of a new TMP that aligns with the community's vision and priorities for mobility and infrastructure investment.

Tri-Region Indoor Facility Study

As partners, our municipalities in the Tri-Municipal Region, known as the Tri-Municipal partnership, are working collaboratively to plan for, provide and/or enable the provision of recreation opportunities to our residents. Working together, we have assembled an impressive supply of indoor recreation facilities that support a diversity of highly used recreation programs and services. A cornerstone of our partnership has been the development and operation of the renowned Tri-Leisure Center. The plan is intended to be guiding in nature and recognizes that each of the three municipal partners maintains full autonomy to pursue indoor recreation facility development as directed by their respective councils. At the same time, this plan recognizes the benefit of inter-regional collaboration, supports the Inter-Municipal Collaboration Frameworks required under the Modernized Municipal Government Act, provides a basis for agreed upon cost sharing and is a commitment to continuing a legacy of strong partnerships and a collaborative approach to providing essential recreation services to our residents.

Tri-Region Short-Term Non-Market Housing Strategy

The Town of Stony Plain and the City of Spruce Grove conducted research to learn more about what housing and services are available for Tri-Region residents who need temporary housing and additional support until they can move into a permanent home. This type of short-term housing is commonly referred to as emergency, temporary, or transitional housing. The strategy provides an action plan for how the Town and City could go about identifying and securing appropriate housing and services, and what other community organizations and government partners should be involved. It also identifies what the costs might be, and where the money might come from.

Urban Agriculture Plan

The Town of Stony Plain Urban Agriculture Plan (UAP) sets the direction for Stony Plain to prioritize urban agriculture by establishing a framework to encourage a variety of urban agriculture methods, supporting production of and access to local food, and ingraining the practice of urban agriculture within the community. Following the Regional Agriculture Master Plan (RAMP) approved by the Edmonton Metropolitan Region Board (EMRB), Stony Plain developed the UAP to achieve the requirement to guide urban agriculture at the municipal level. The UAP examines opportunities and constraints for urban agriculture in the town while considering realistic policies, strategies, and actions to make the plan a reality.

Water and Sanitary Master Plan

The Town of Stony Plain in 2019 engaged consultants to undertake an update to the Water and Sanitary Master Plans. The Master Plan assesses the adequacy of the current water and sanitary sewer systems and identifies necessary upgrades to the existing system. This plan helps guide future development and ensure essential water and sanitary services are not leap frogged.

Planning Process

Background Information

The development of the previous MDP began in 2011 and was eventually adopted in 2013. Since then, the Town of Stony Plain has undergone considerable 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
- 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 a long-range strategic direction 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 MGA.

Project Framework

The last comprehensive update to the Town of Stony Plain's MDP occurred in 2013, with minor amendments completed in 2020 and 2024. Since the original document was adopted, the Town has continued to grow and evolve., Regional planning conditions have also changed, including the dissolution of the Edmonton Metropolitan Region Board while community priorities, development trends, and regional conditions have continued to evolve.

In response, the Town initiated a comprehensive review of the MDP in early 2026. The updated plan builds on previous policies, plans, and community development initiatives while establishing a current and forward-looking vision for the future growth and development of Stony Plain.

During the Spring of 2026, the Town produced a project charter and workplan outlining the scope, objectives, tasks, and timeline for an updated MDP. This work was supported by extensive background research to better understand the Town's historical development, current conditions, and future opportunities and challenges.

In May of 2026, the Town developed an engagement and communications strategy to guide community input throughout the project. Public engagement activities began in early June and provided opportunities for residents to share what they love about Stony Plain, and what their hopes and dreams are for Stony Plain.

Public Engagement Activities

The Engagement program will provide opportunities for community members to speak and be heard by the project team.

The project team will:

- Create the conditions for participants to speak, listen, and explore;
- Provide opportunities for stakeholders to learn from and with each other;
- Create the space for trust to develop between all stakeholders; and
- Design a process for effective public input, while understanding the values of different stakeholders.

The bulk of the Engagement program is to occur over the summer months of 2026. The Town of Stony Plain will host engagement events in the form of community parties that will give all residents in Stony Plain a chance to share their thoughts on the following key questions:

1. What do you love about Stony Plain?
2. What are your hopes and dreams for Stony Plain?

Through answering these questions, it will provide the project team with an understanding of what residents value, and how they would like to see their community evolve.

In addition to the community parties hosted by the project team, the project team will be participating in other town events in a smaller, pop-up format that will allow further engagement opportunities. This will allow the project team to be portable in their engagement strategy and meet residents where they are.

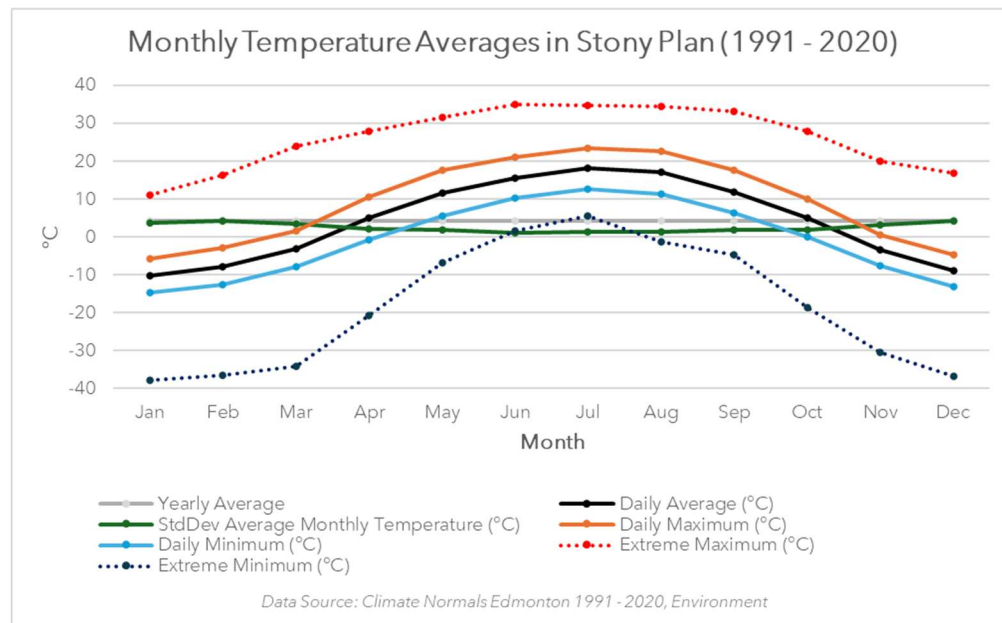
Environmental Conditions

Climate

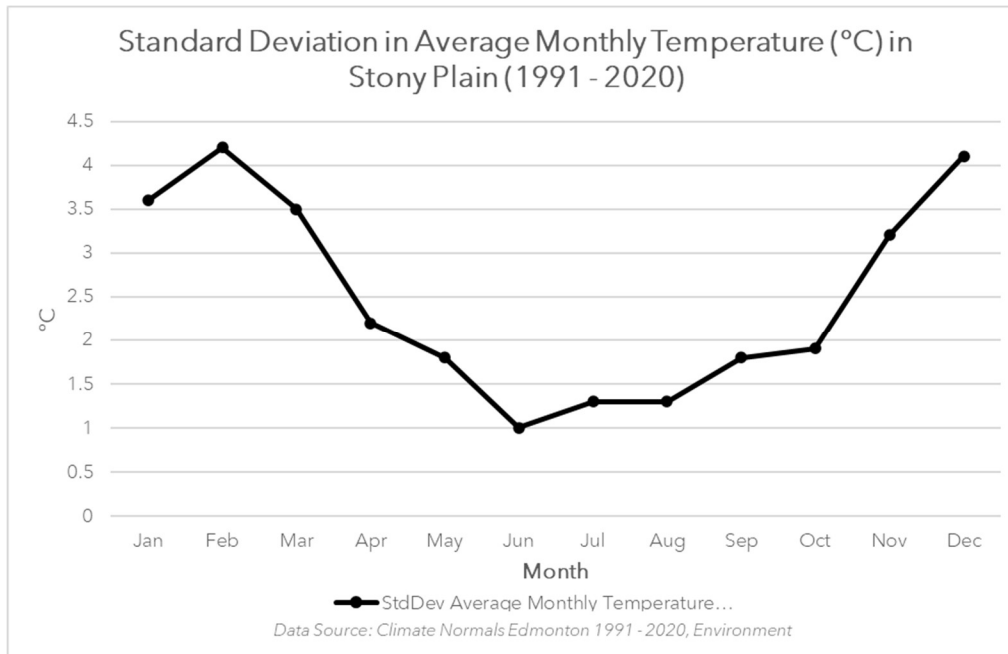
Due to limited climate data availability for Stony Plain, Edmonton has been used to supplement where necessary as the closest approximate.

Temperature

The average maximum temperature on average in Stony Plain peaks in July at about 22.3 °C. The normal temperature range in July is between 11.4 °C and 22.3 °C. During this time, the extreme high temperature has reached about 29.1 °C. The average minimum temperature in Stony Plain bottoms out at about -15.4 °C in January. The normal temperature range in January is between -6.7 °C and -15.4 °C. The average extreme low temperature during this time is about -30.5 °C.

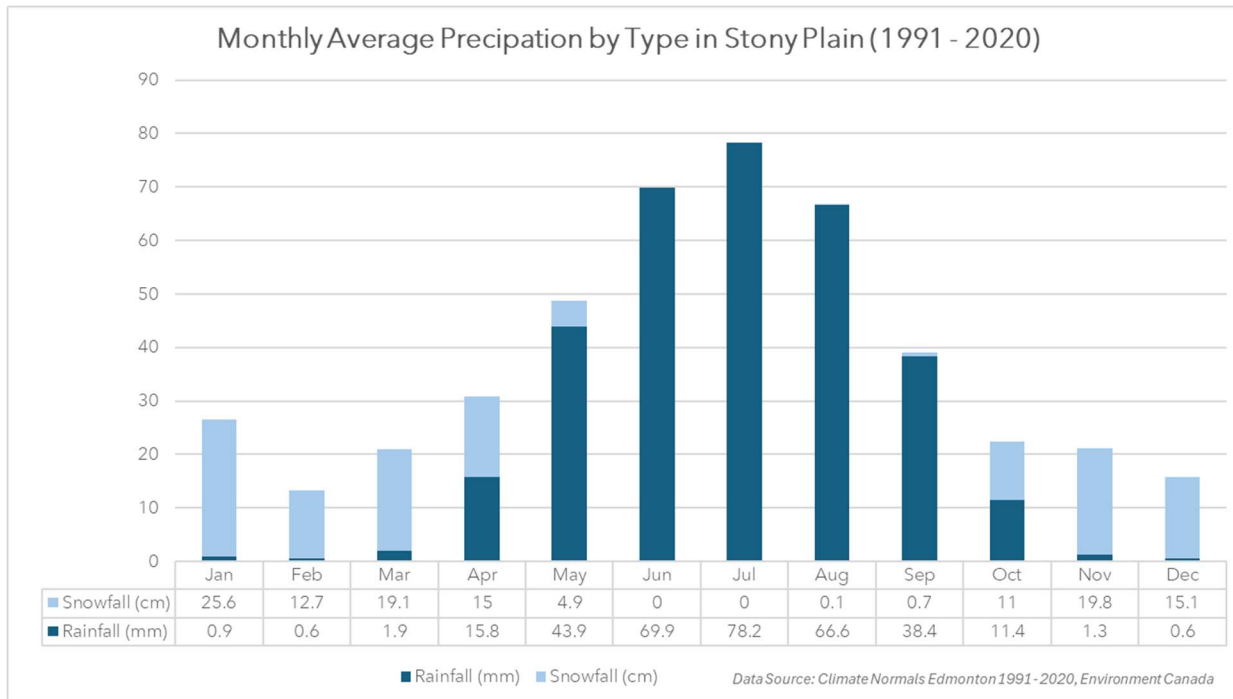


The standard deviation quantifies the amount of variation from the average that exists within the data. June has the lowest standard deviation at about 1, which indicates that temperature in June is stable without many large swings. The summer months from June - August are all low standard deviation. The winter months are higher standard deviation, representing higher volatility in temperature and likelihood of larger swings in temperature. February has the highest standard deviation of about 4.2.



Precipitation

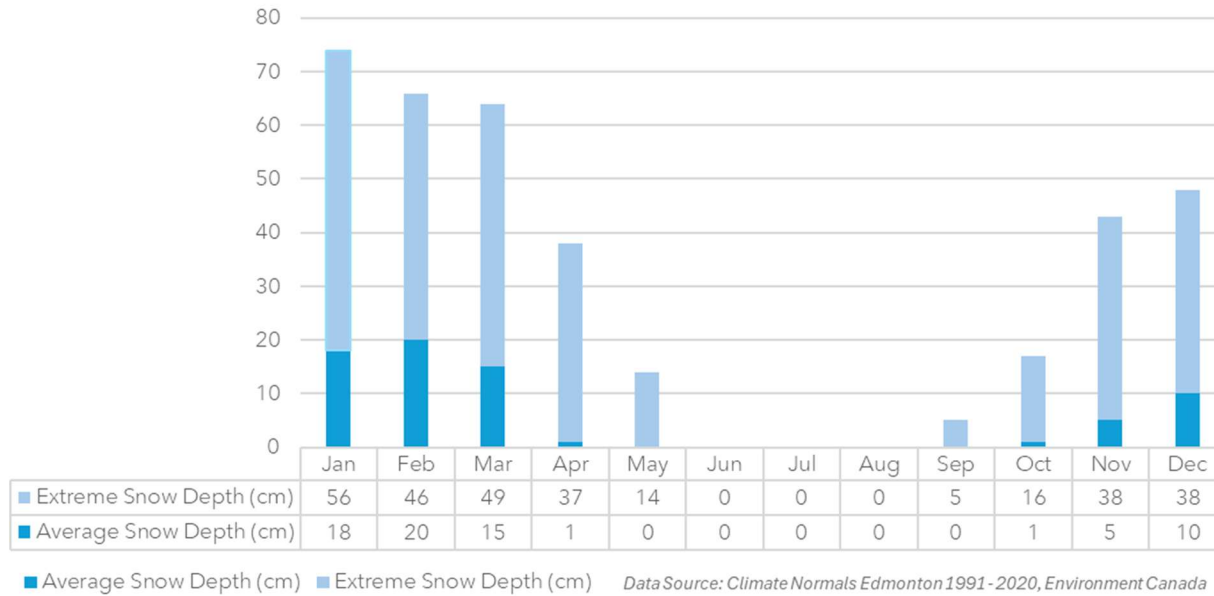
Stony Plain typically receives rainfall from the months of April - October, with peak rainfall occurring in July at an average of 78.2 mm. Precipitation in the shoulder months of April and October is typically a mix of rain and snow. Snowfall makes up most of the precipitation from November - March. Peak snowfall occurs in January at an average of 25.6 cm.



**Generally, 1 cm of snowfall translates to 1 mm of rainfall (this fluctuates based on snow density)*

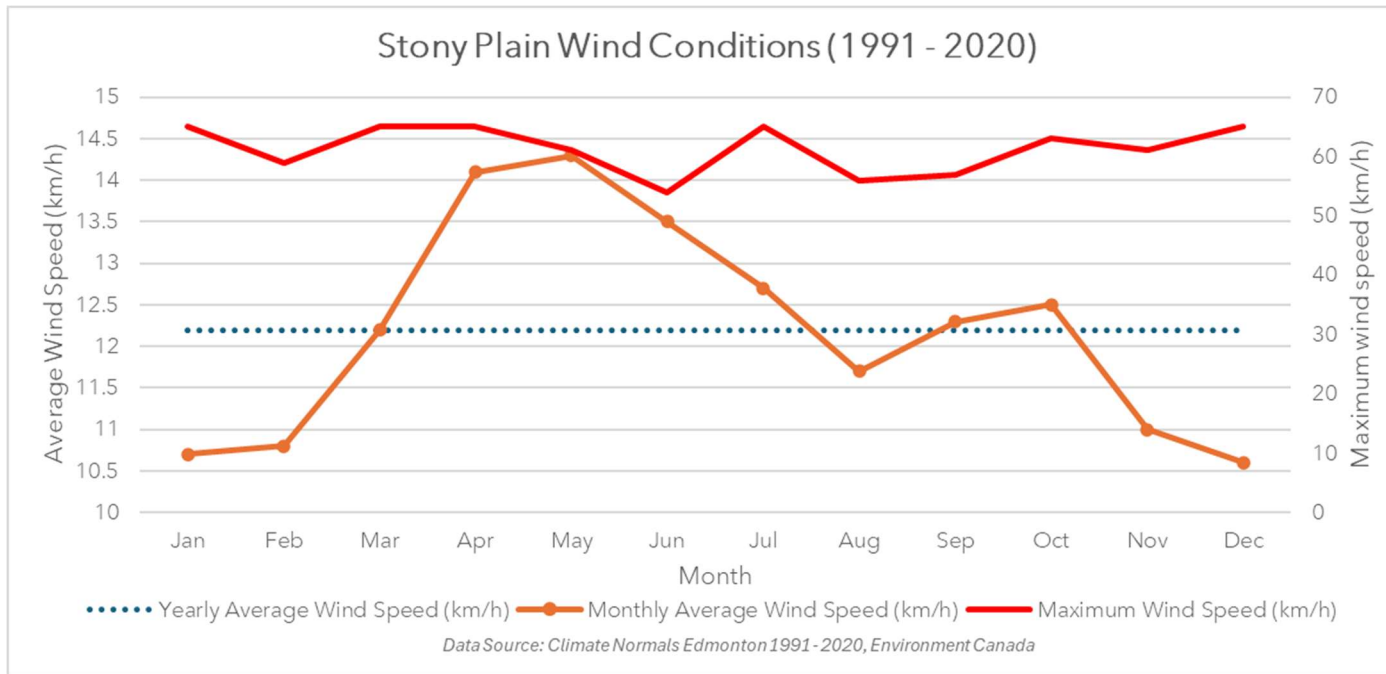
Snow typically begins to build up in Stony Plain beginning in October; however, it can begin in September. Snow historically has reached maximum depth in February at an average depth of 20 cm. Extreme snow depth during the winter months of November - March have ranged from about 40 - 70 cm.

Average Snow Depth in Stony Plain (1991 - 2020)



Wind

Stony Plain’s average annual wind speed is approximately 12.2 kilometers per hour (km/h). The wind speeds are generally faster in the spring and slower in the winter. Maximum wind speed ranges from 54 km/h to 65 km/h, however there is no apparent seasonal difference in maximum wind speeds.



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 regionally significant stream 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 chernozemic 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 wetland 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 kilometers 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 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 16A runs through the town, providing access to major markets and a regional trade. The town currently encompasses approximately 37 square kilometers of land.

Population Growth and Projections

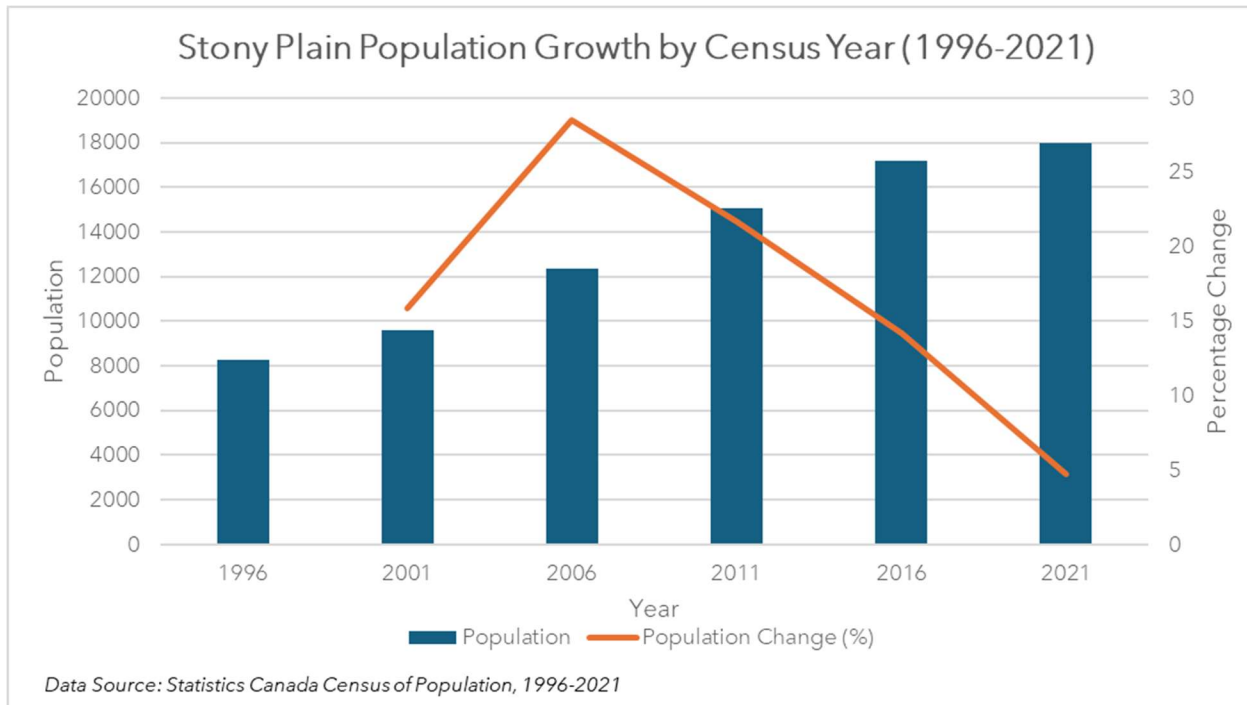
Historically, Stony Plain has transitioned from a small town to a steadily growing urban community, with growth characterized by periods of accelerated expansion aligned with regional economic cycles, particularly those tied to Alberta's resource economy.

Stony Plain was incorporated as a Town in 1908 with a population of more than 1,000 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 1,500 people. By the 1970s, the growth rate increased substantially. Between 1971 and 1991, the population of Stony Plain increased from 1,700 people to 7,200. 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%. Between 2011 and 2016, the population increased by 14.2%, and 4.7% between 2016 and 2021, a significant decrease from 21.7% between 2006 and 2011.

Although the population growth rate is lower than the previous years, this growth rate is still very high for a municipality of its size.

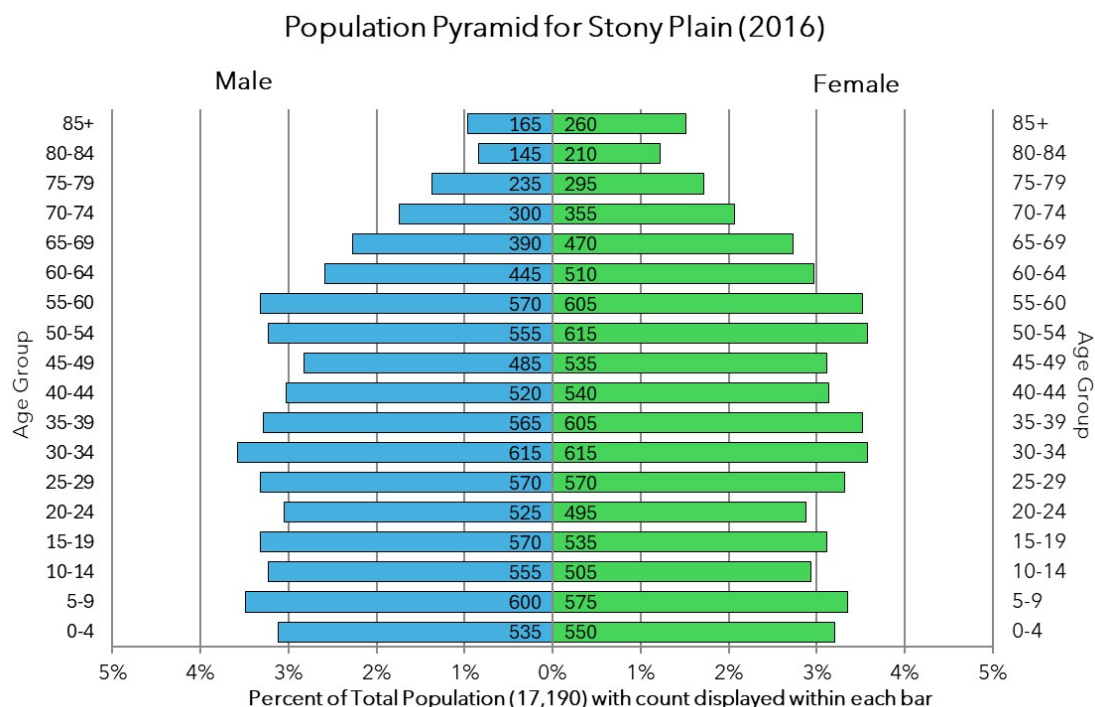
As part of the Edmonton Metropolitan Region, the Town of Stony Plain has experienced sustained population growth driven by regional economic dynamics, housing availability, and its role as a desirable suburban community. Proximity to Edmonton and neighbouring municipalities such as Spruce Grove and Parkland County has positioned Stony Plain as part of a broader interconnected growth area, where migration patterns, employment trends, and regional servicing influence local population change.



Population Age, Breakdown and Community Comparisons

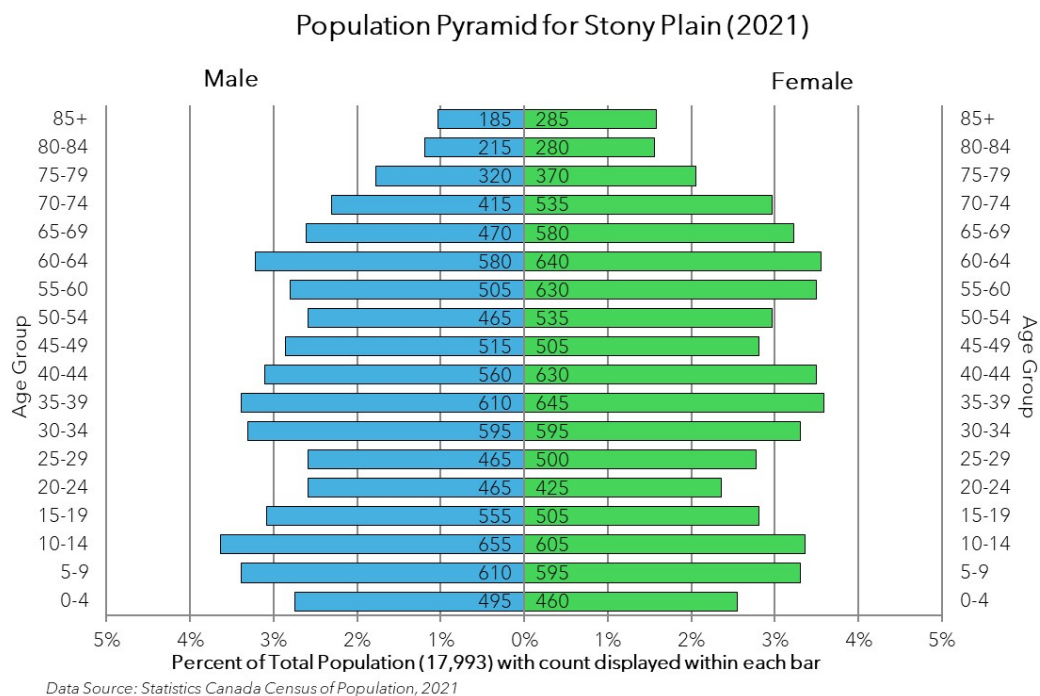
The 2016 population pyramid for Stony Plain reveals that there are three population peaks – one between 5-9 years, another between 30-34 years, and the other between 50-60 years. Prior to age 25, with the exception of 0-4 years, males outnumber females in every age group. It ties between 25-34 years and thereafter, females outnumber males in each age group. After the age group 55-60, each older group is smaller than the previous younger group with the exception of 85+ age group which is higher than the 80-84 age group.

Given that females generally live longer than males, the higher number of females than males in older groups would be expected.



Data Source: Statistics Canada Census of Population, 2016

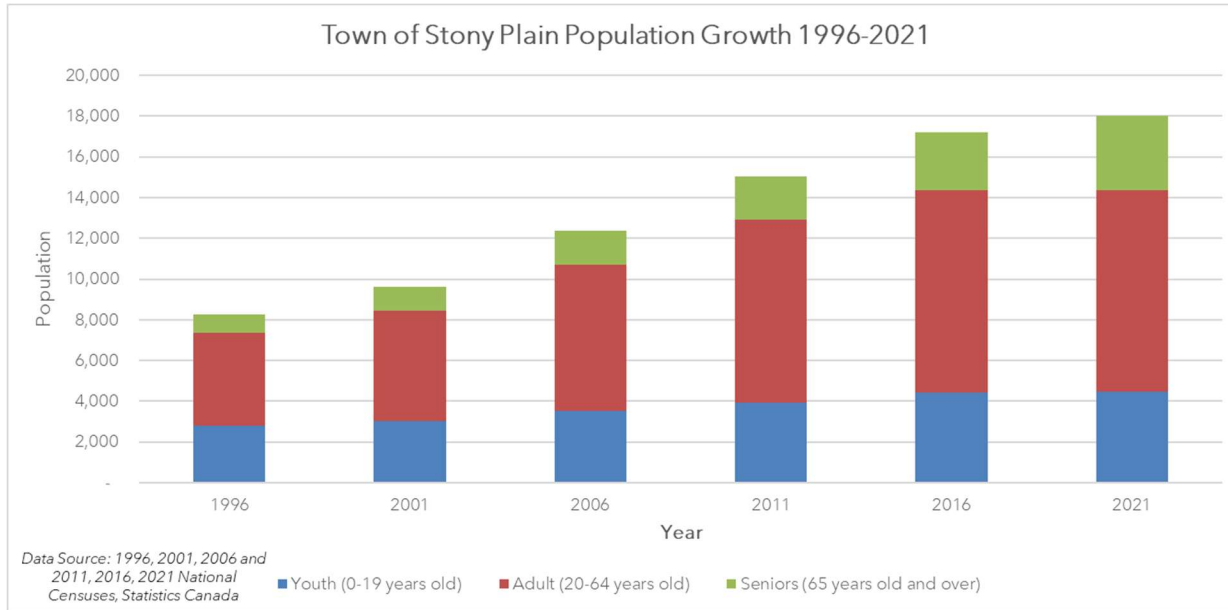
The 2021 population pyramid somewhat shows a slightly different situation than the 2016 pyramid. The chart shows a notable concentration in the 10-19 age groups, reflecting a strong youth presence, and a second prominent bulge in the 60-64 age groups, indicating a growing older adult population. Compared with younger age cohorts, the senior population appears to be increasing more noticeably, suggesting that Stony Plain’s age structure is gradually shifting upward. As is typical, females outnumber males in the older age groups.



There is not a significant increase in population between 2016 and 2021 among all age groups. The youth population remained relatively stable during this five-year period, while the seniors age group experienced the most noticeable increase.

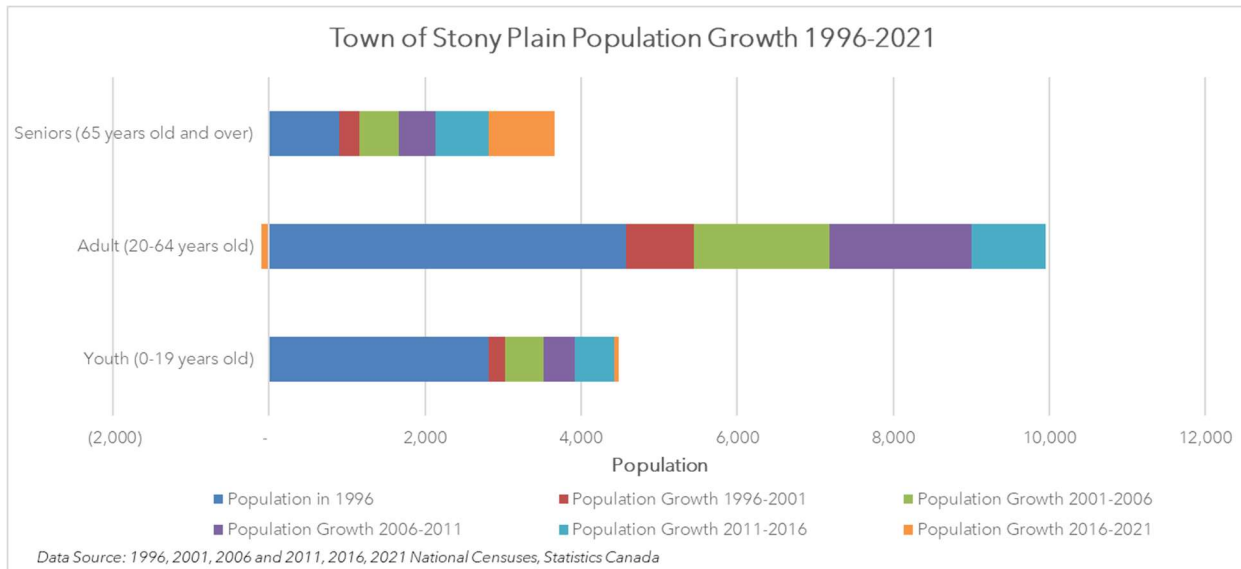
The youth, adult, and senior populations of Stony Plain all increased between 1996 and 2021. Proportionally, the youth group has not experienced substantial growth since 1996, while the senior population has approximately quadrupled

over the past 25 years. The adult population also experienced a significant increase between 1996 and 2016 and then slightly decreased between 2016 and 2021.

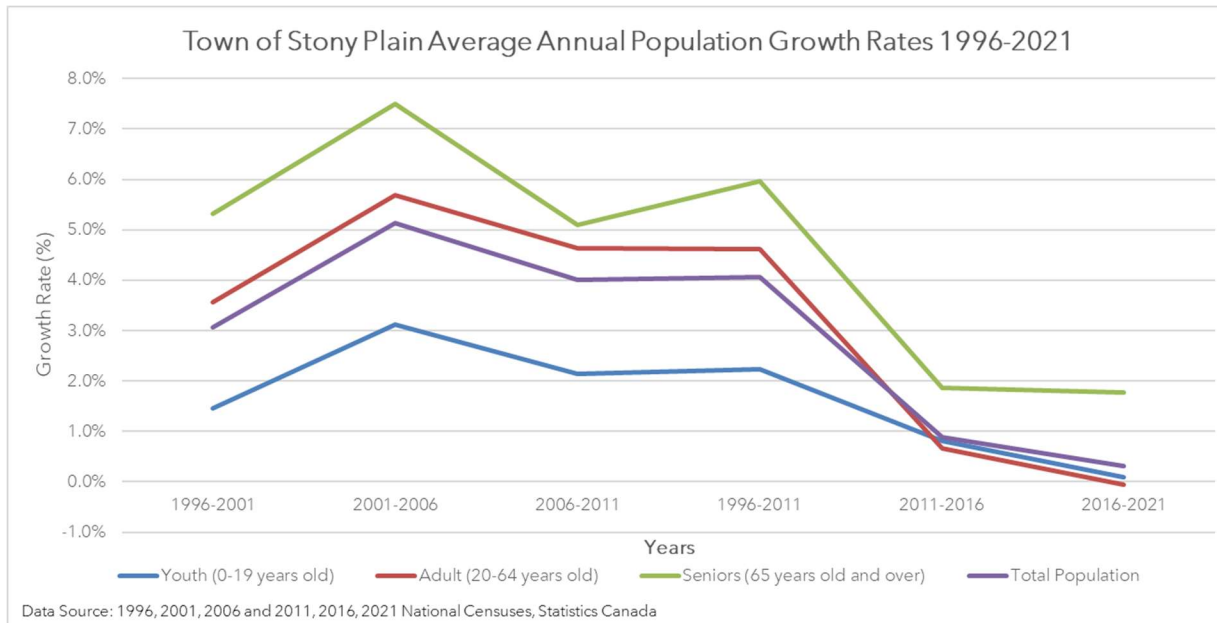


Stony Plain has been growing consistently during the past 25 years. The adult population (20-64 years old) experienced the largest overall growth throughout most of the study period and remained the dominant age group in the town. However, unlike the other age groups, the adult population shows a slight decline between 2016 and 2021, as indicated by the negative growth segment.

The youth population (0-19 years old) increased gradually over the 25-year period, although growth remained relatively modest and stable. In contrast, the senior population (65 years and older) experienced the most significant proportional growth, with consistent increases across each period, particularly after 2006.



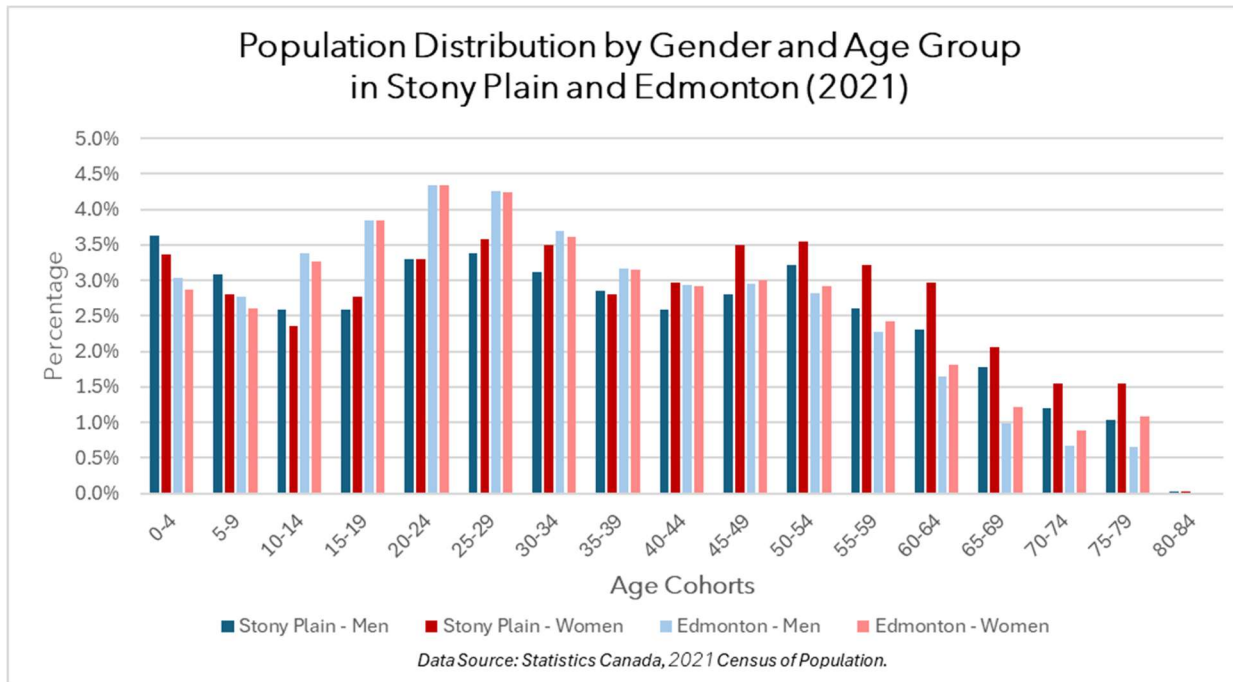
The overall average annual population growth rate for Stony Plain varied between approximately 0.3% and 5%. The growth rate for youth remained the lowest throughout the period between 1996 and 2021 and varied between 0.1% and 3%, which is well below the overall growth rate. The adult population also experienced strong growth during the early periods, particularly between 2001 and 2006, but its growth rate declined sharply after 2011 and became slightly negative between 2016 and 2021. The senior population consistently recorded the highest growth rates throughout the study period, peaking at approximately 7.5% between 2001 and 2006, consistently above the overall growth rate in the Town.



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.

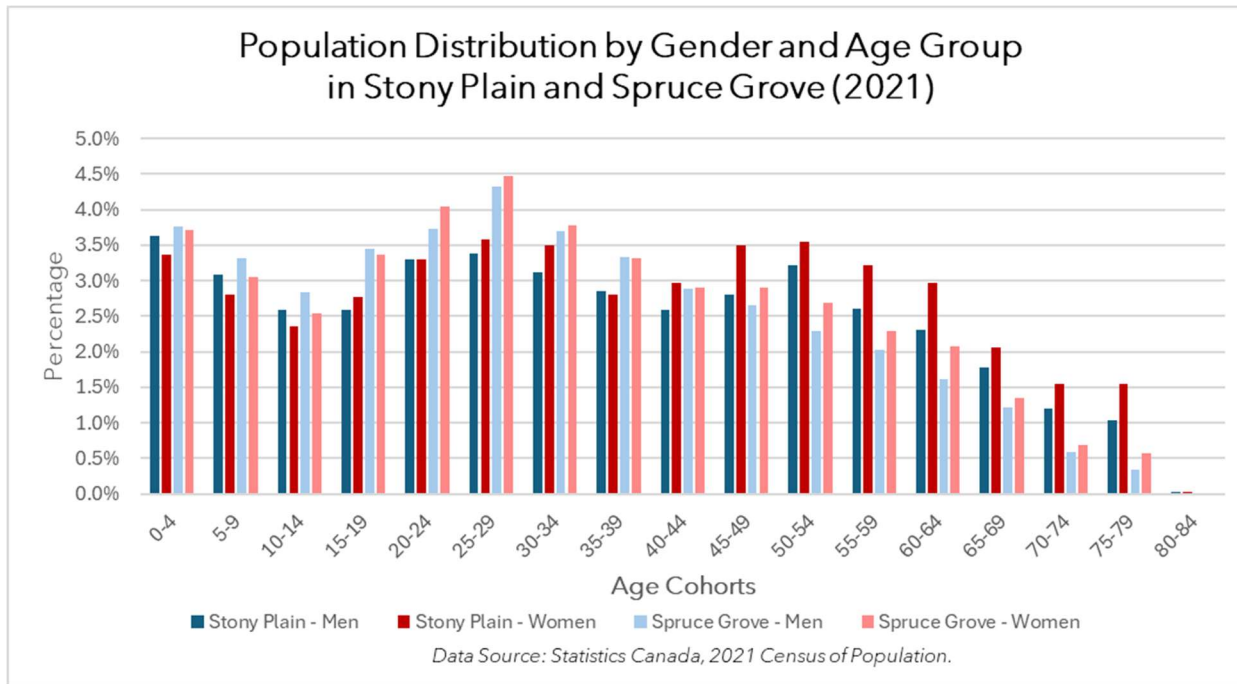
Stony Plain vs Edmonton Population

In a direct comparison with Edmonton, Stony Plain's population distribution is noticeably older. Except for the ages of 0 - 9, Edmonton's age cohorts up until 40 - 44 make up a larger proportion of their population than in Stony Plain. For both Men and Women, all age cohorts in the age range of 50 - 79 are larger for Stony Plain than what is seen in Edmonton. The largest differences in population distribution are seen in the ranges of 10 - 29, where Edmonton's age cohorts are consistently much larger, and 50 - 79, where Stony Plain's age cohorts are consistently much larger.



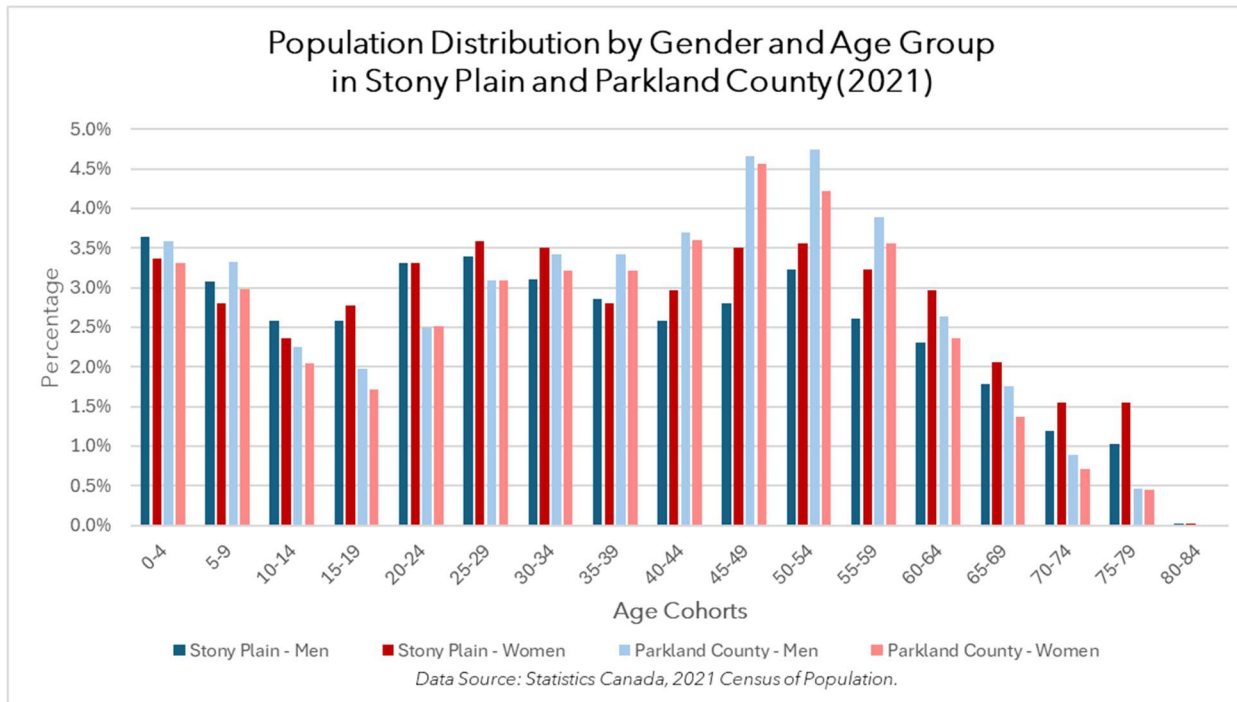
Stony Plain vs Spruce Grove Population

A similar pattern is seen in comparison with Spruce Grove. Once again, Stony Plain is generally older and age cohorts in the range of 50 – 79 are larger in Stony Plain than in Spruce Grove. Unlike in comparison with Edmonton. Stony Plain’s age cohorts in the range of 0 – 9 are all smaller than in Spruce Grove. This means Stony Plain’s cohorts in the range of 0 – 45 are consistently smaller or equal to those in Spruce Grove.



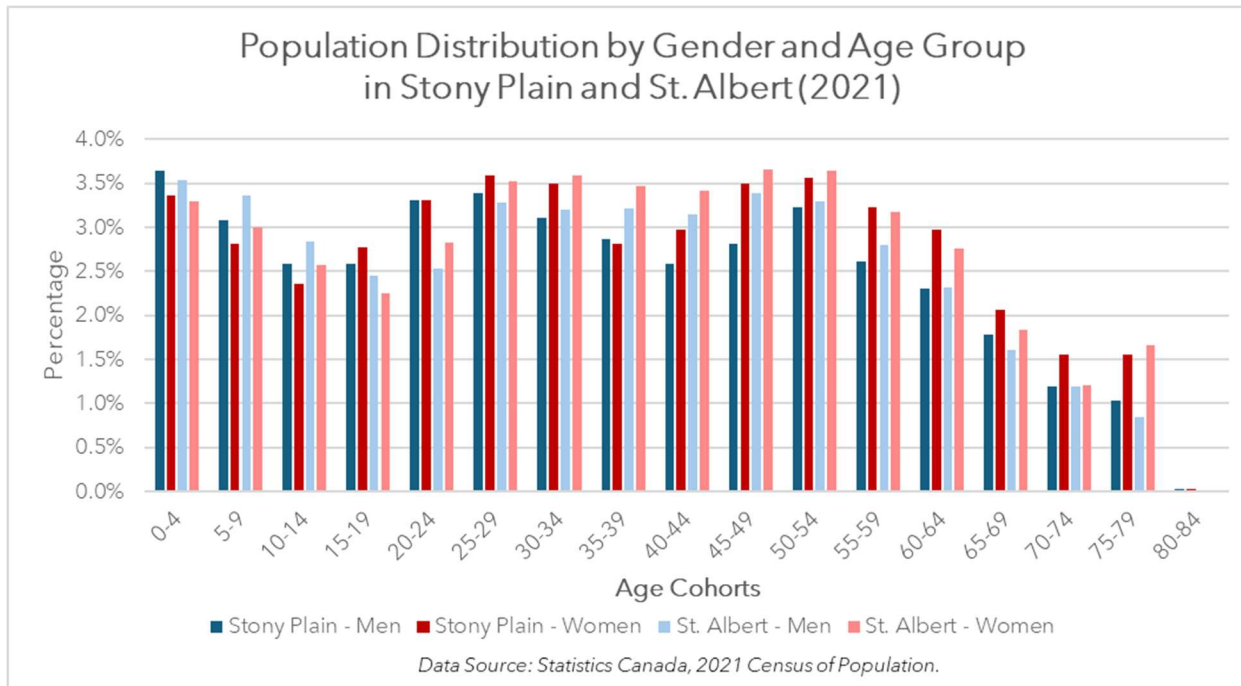
Stony Plain vs Parkland County Population

The comparison with Parkland County presents less consistency. Unlike in comparison with Edmonton and Spruce Grove, the community whose age cohort is larger goes back and forth. However, Parkland County's age cohorts in the range of 39 - 59 are consistently higher, significantly so from 49 - 59. Notably, Stony Plain's cohorts become larger once again as the ages increase further.



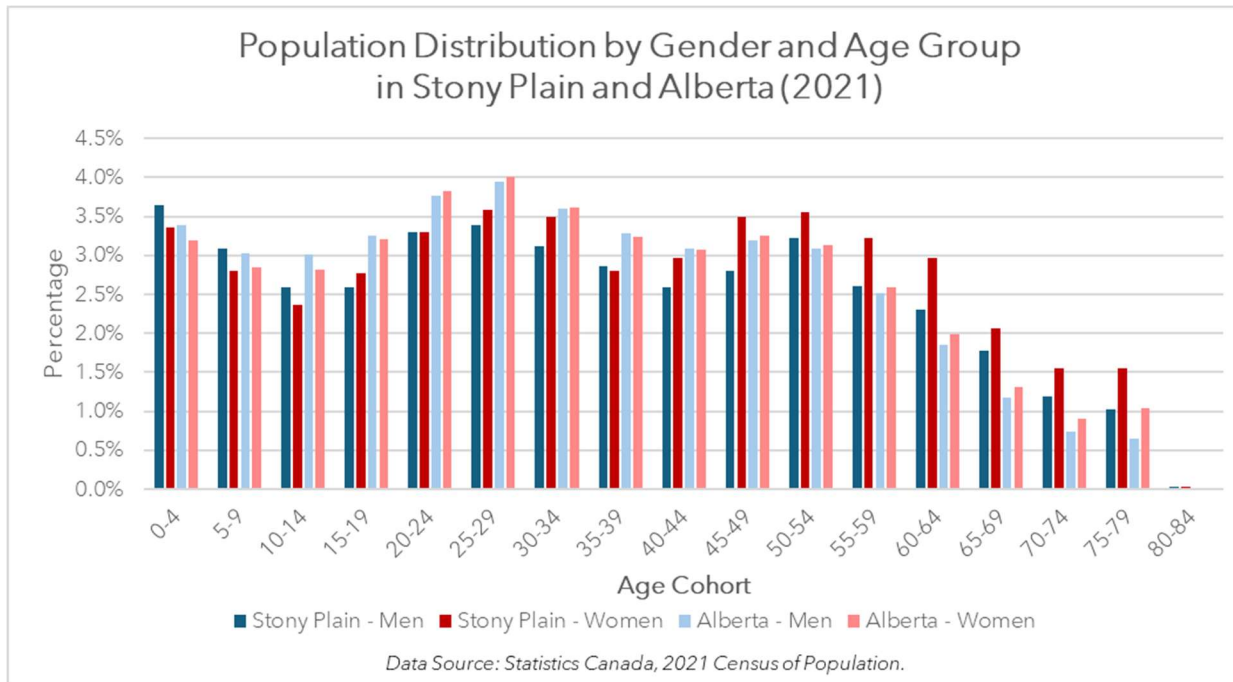
Stony Plain vs St. Albert Population

The populations of Stony Plain and St. Albert generally follow similar trends. Women in both communities generally take up a higher proportion of the population at all age cohorts, with a few exceptions (0-4, 5-9, 10-14).



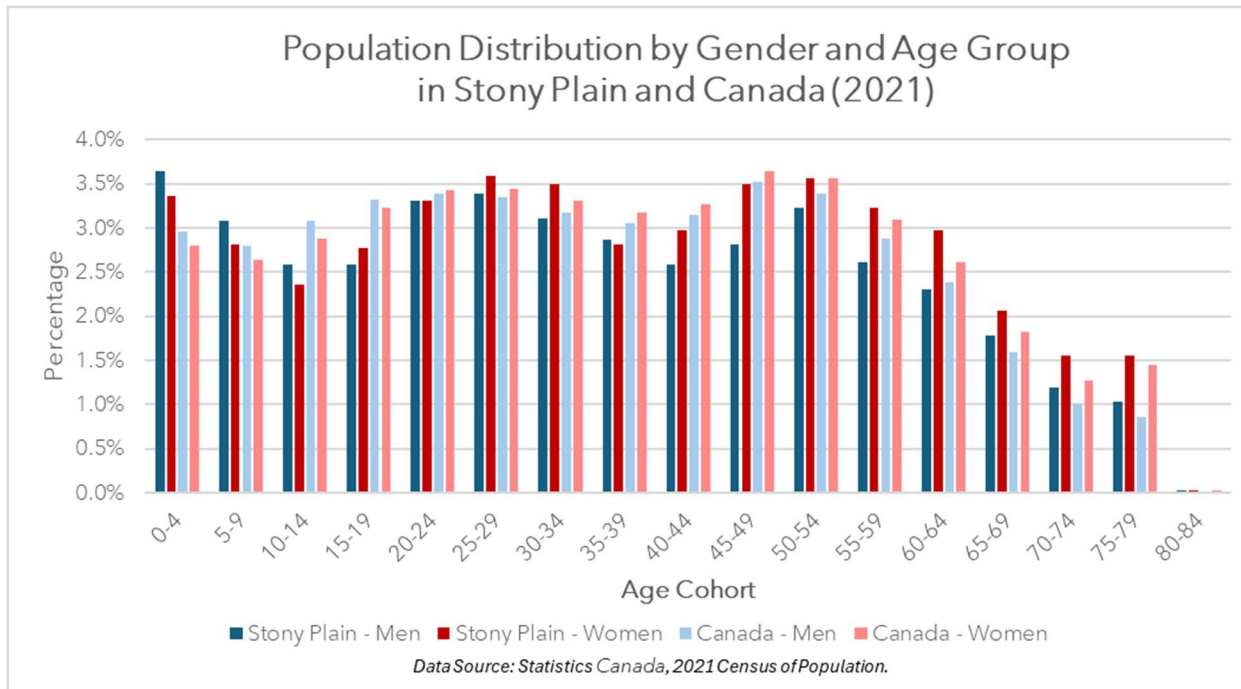
Stony Plain vs Alberta Population

The starkest difference between Stony Plain and Alberta occur when analyzing the population of Women above the age of 45. In all age cohorts between the ages of 45 – 79, Women in Stony Plain make up a noticeably larger percentage of the population than in Alberta as a whole. However, in general, the percentage of both Men and Women from the ages of 10 – 44 are lower in Stony Plain than Alberta.



Stony Plain vs Canada Population

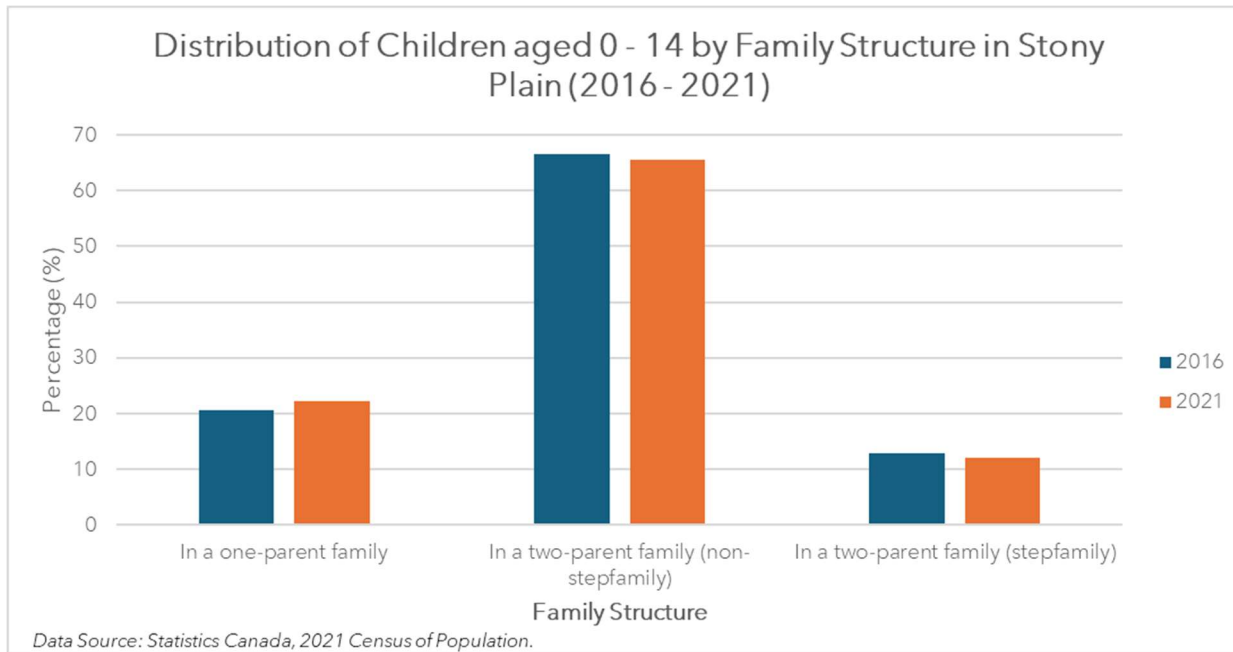
Analyzing Stony Plain in comparison with Canada, the biggest differences are seen in the younger age cohorts. The age cohorts in the range of 10 – 29 are all noticeably larger in Canada when compared to Stony Plain. On the other hand, from the ages of 50 onward, Women in Stony Plain are a larger cohort.



Population Characteristics

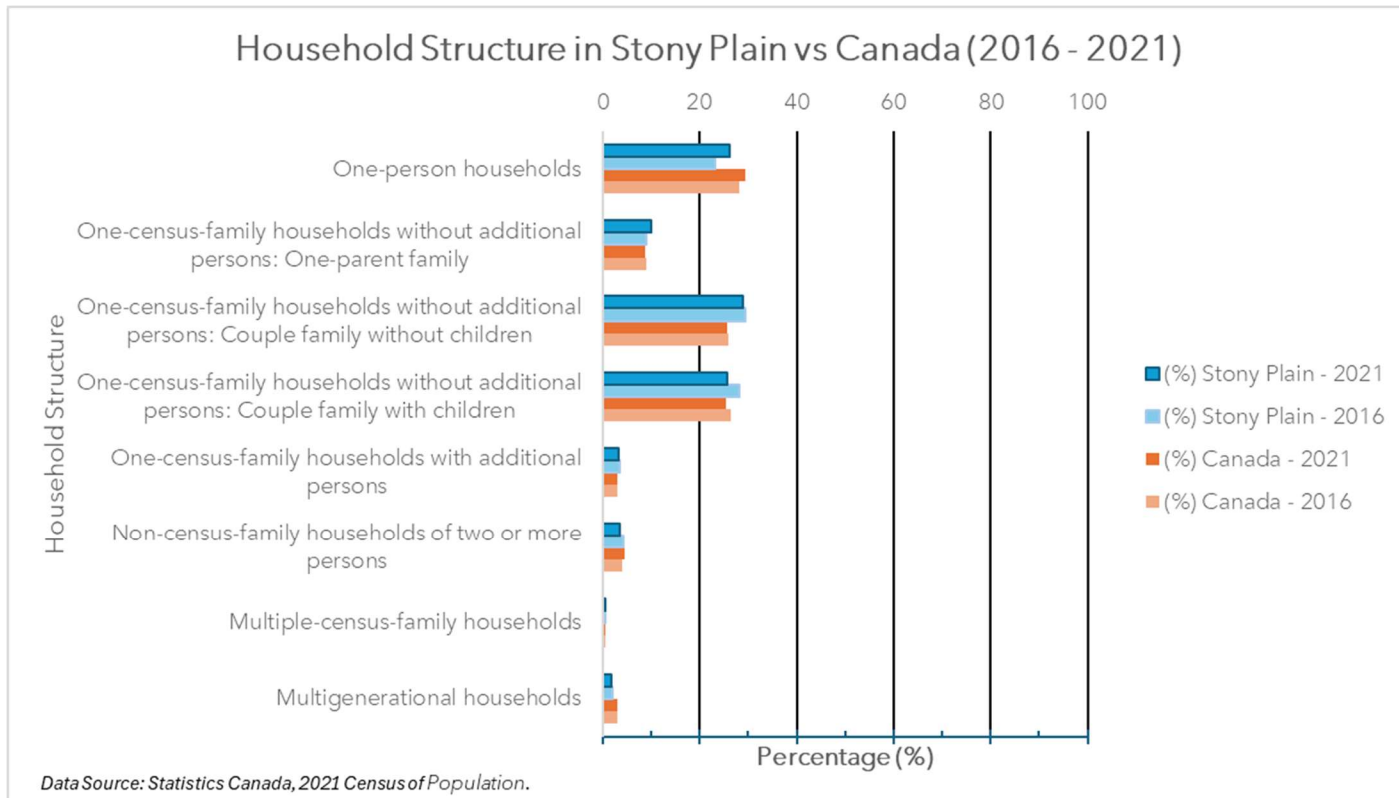
Family Structure

Most family structures in Stony Plain are two-parent non-stepfamily households. This category makes up about 66% of the total households in Stony Plain. This is a slight decrease from 2016, when this structure made up about 67% of the total households in Stony Plain. Other structures include one-parent families, which make up about 22% of the total households in 2021 (a slight rise from 21% in 2016) and two-parent stepfamily households at about 12 % of the total households in 2021 (a slight decrease from 13% in 2016).



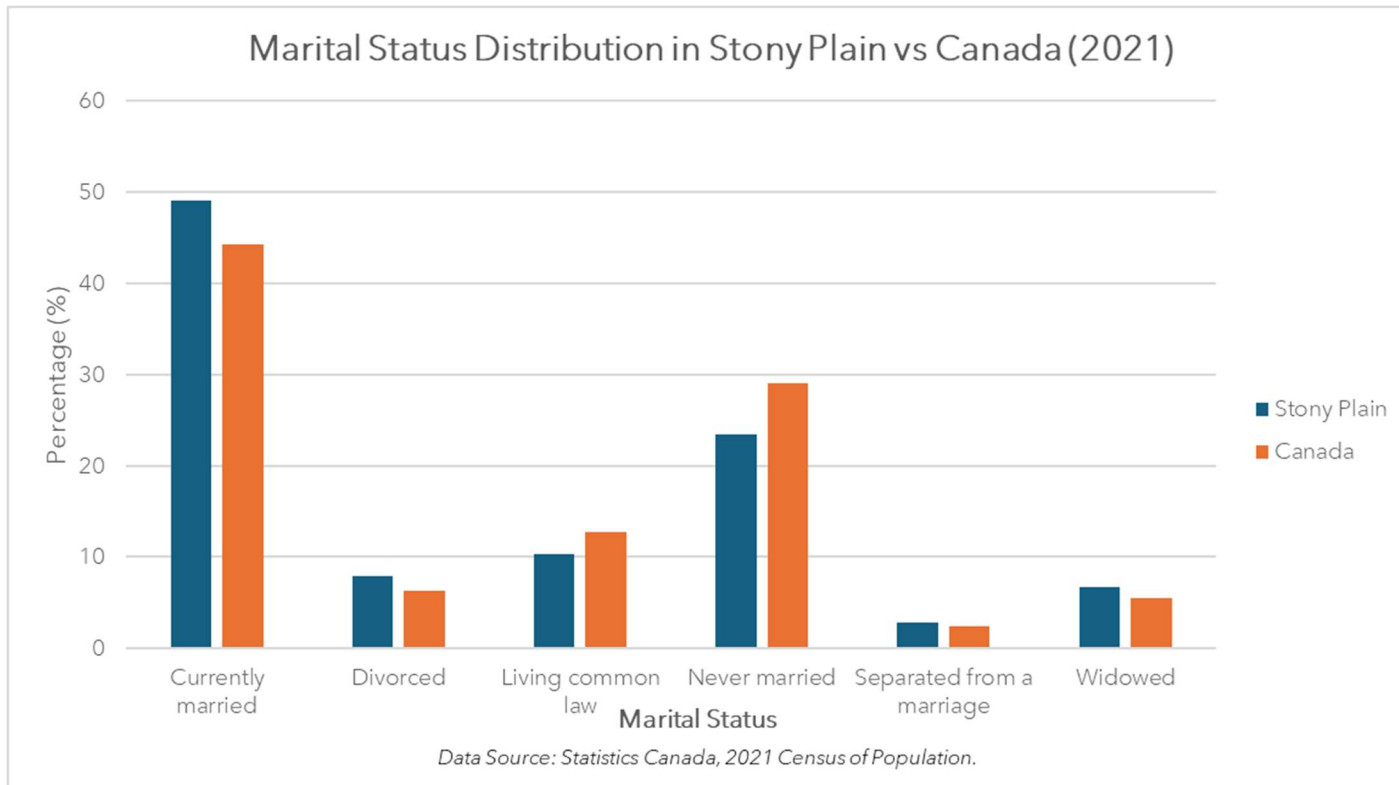
Household Structure

Stony Plain's household structure generally aligns with that of the rest of the country, with some slight differences. One-person households make up slightly less of the total households than in Canada as a whole. In Stony plain in 2021, this category made up 26.2% of the total, a rise from 2016 (23.3%). In Canada, this category made up 29.3% of the total, also a rise from 2016 (28.2%). Stony Plain has a higher percentage of couple families without children at 29% in 2021 compared to Canada at 25.6%. The percentage of couple families with children have become nearly equal between Stony Plain and Canada in 2021 at 25.6% in Stony Plain and 25.3% in Canada. One parent families are more common in Stony Plain at about 10% in 2021, compared to Canada at about 8.7%.



Marital Status

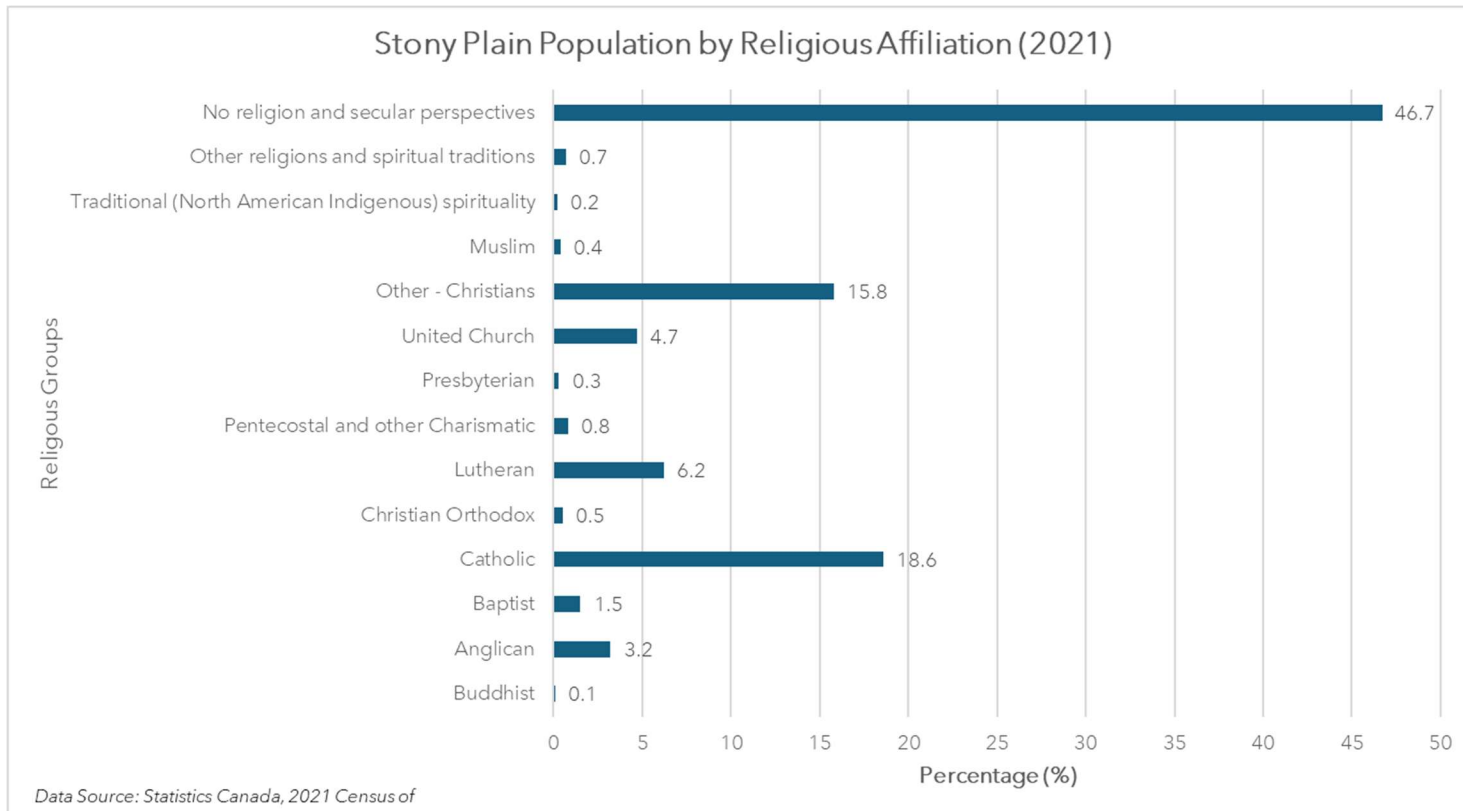
Almost half of the population of Stony Plain (49%) is currently married. This is a higher percentage than Canada (44.3%). Less people in Stony Plain have never been married (23.4%) than in Canada (29.1%). Those who were divorced, living common law, separated from a marriage, or are widowed all make up about 10% of the population or less each in both Stony Plain and Canada.



Religious Affiliation

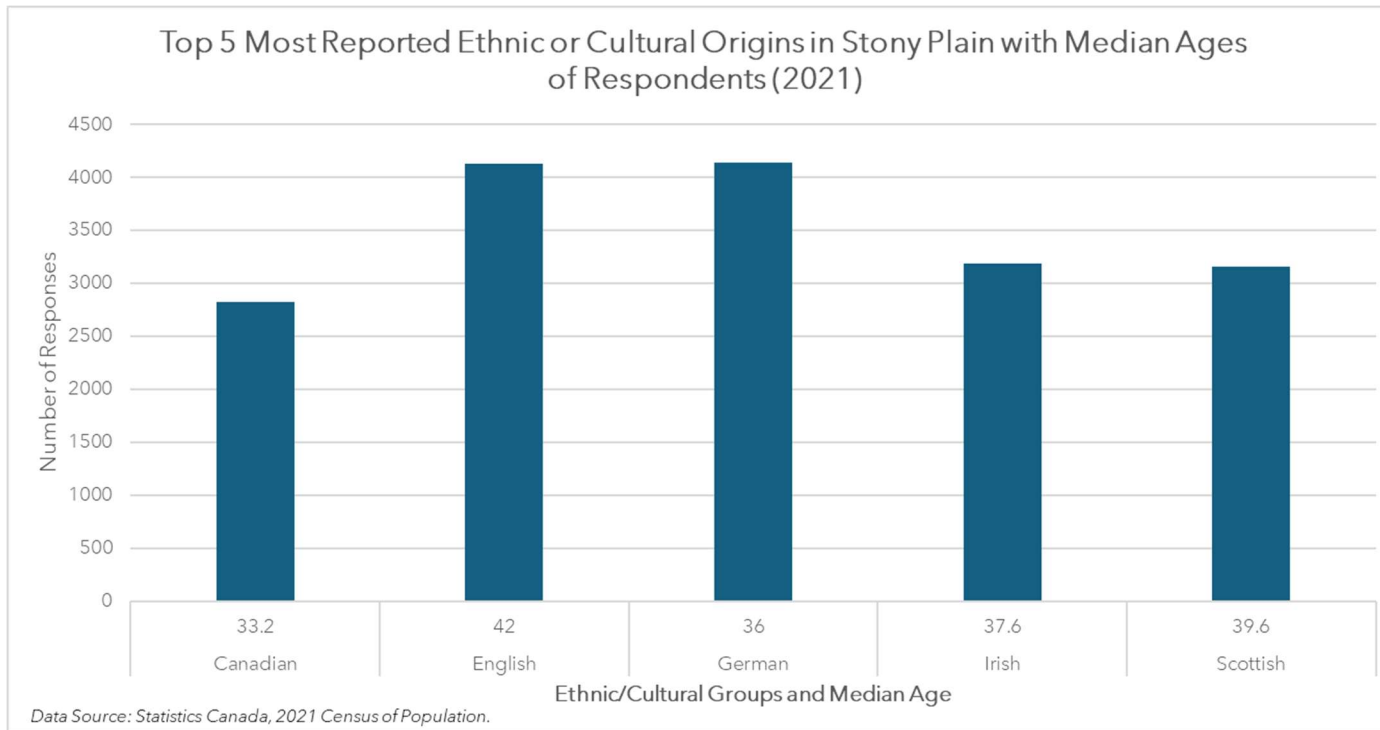
More than 50% of the private household population of Stony Plain had a religious affiliation in 2021. The majority of those individuals were of the Christian faith. The top three Christian denominations were Catholic (18.6%), Lutheran (6.2%) and United Church (4.7%).

The remaining denominations were less than 8% of the private household population. Individuals with other religious affiliations made up less than 1% of the population and the remaining 46.7% had no religious affiliation.



Ethnic and Cultural Origin

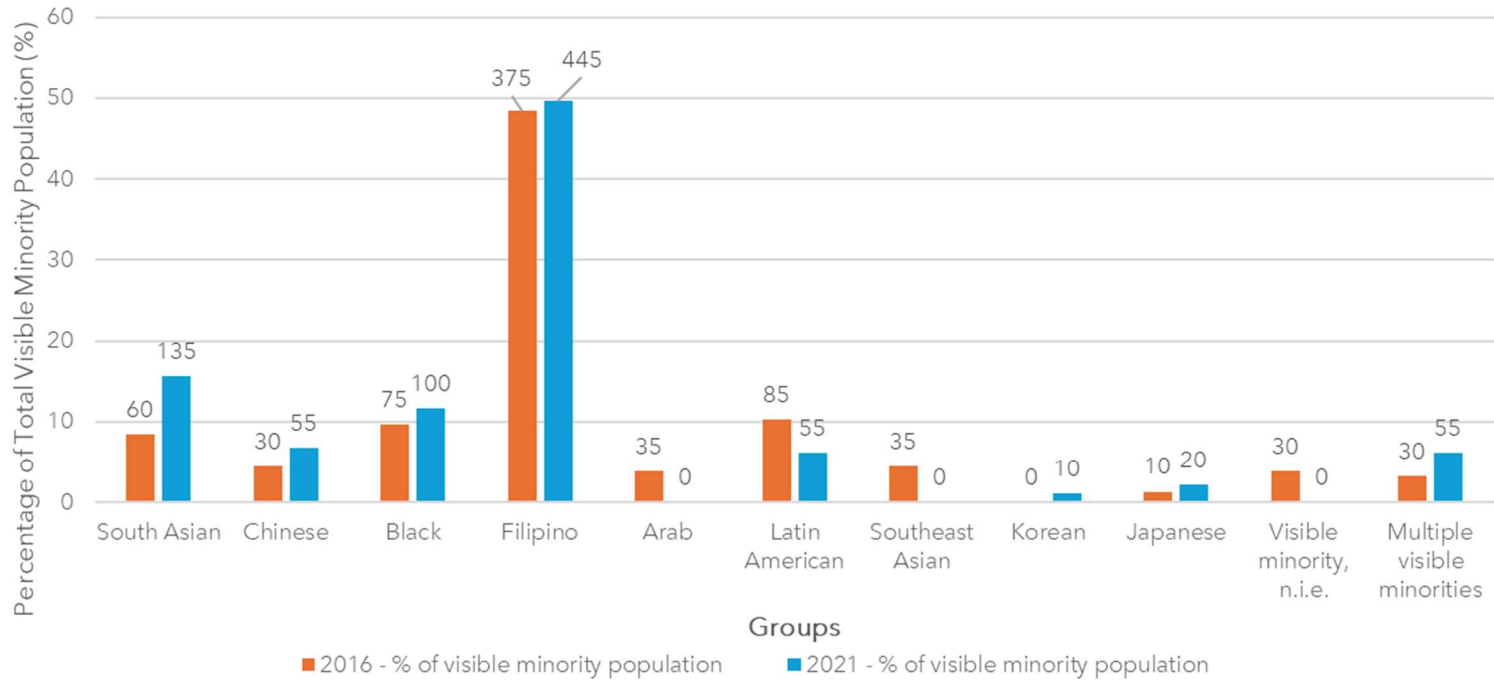
The top 5 most reported ethnic or cultural origins group in Stony Plain are German, English, Irish, Scottish, and Canadian. German and English were nearly tied with number of responses at 4,135 and 4,130 respectively. Notably, those who identified as English had a median age of 42, the oldest of the top 5 ethnic or cultural origins groups, 9.8 years older than the median age of those who identified as Canadian. This indicates that younger members of the population more frequently identify as Canadian.



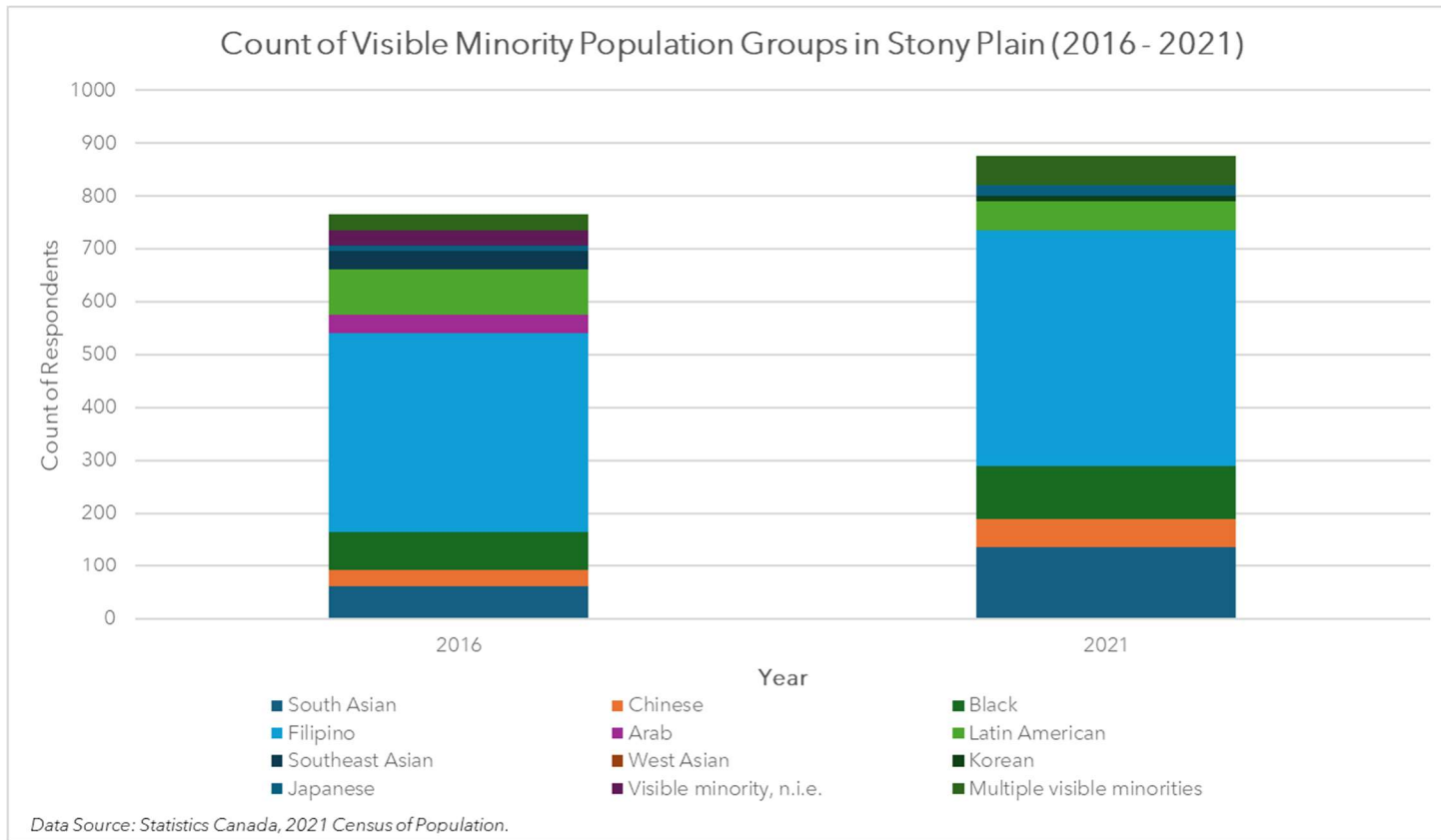
The largest visible minority population group in Stony Plain is the Filipino population. This is consistent in both 2016 and 2021. There was a slight increase in this population group, with 375 people identifying as Filipino in 2016 compared to 445 in 2021. In 2021, this is nearly 50% of all people who identified as part of a visible minority population. The South Asian population group has the second highest population among visible minority groups, with 135 members in 2021. This is more than double the population in 2016, which was 60. This is also the fastest growing visible minority population group.

*Note: n.i.e = Not included elsewhere

Stony Plain visible Minority Population Groups (2016 - 2021)

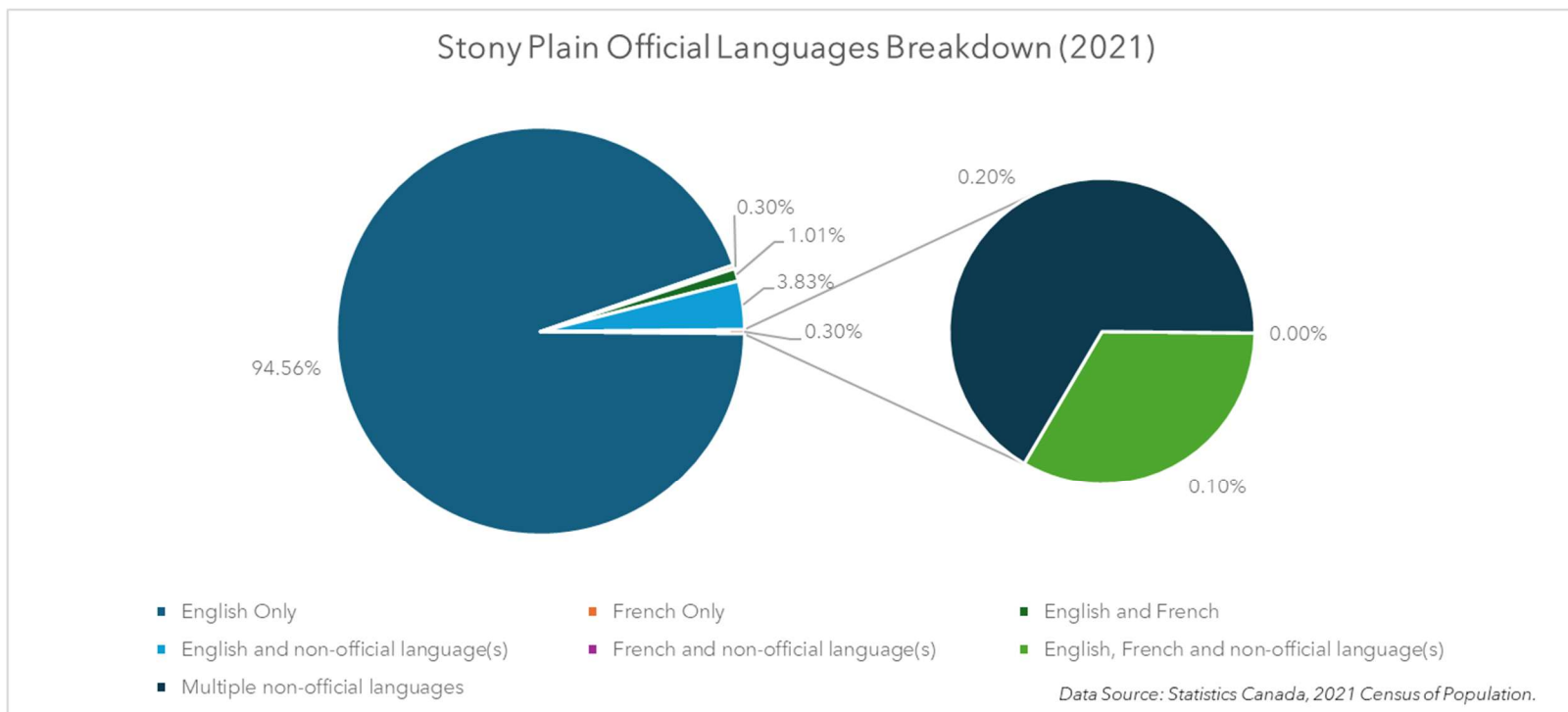


Data Source: Statistics Canada, 2021 Census of Population.

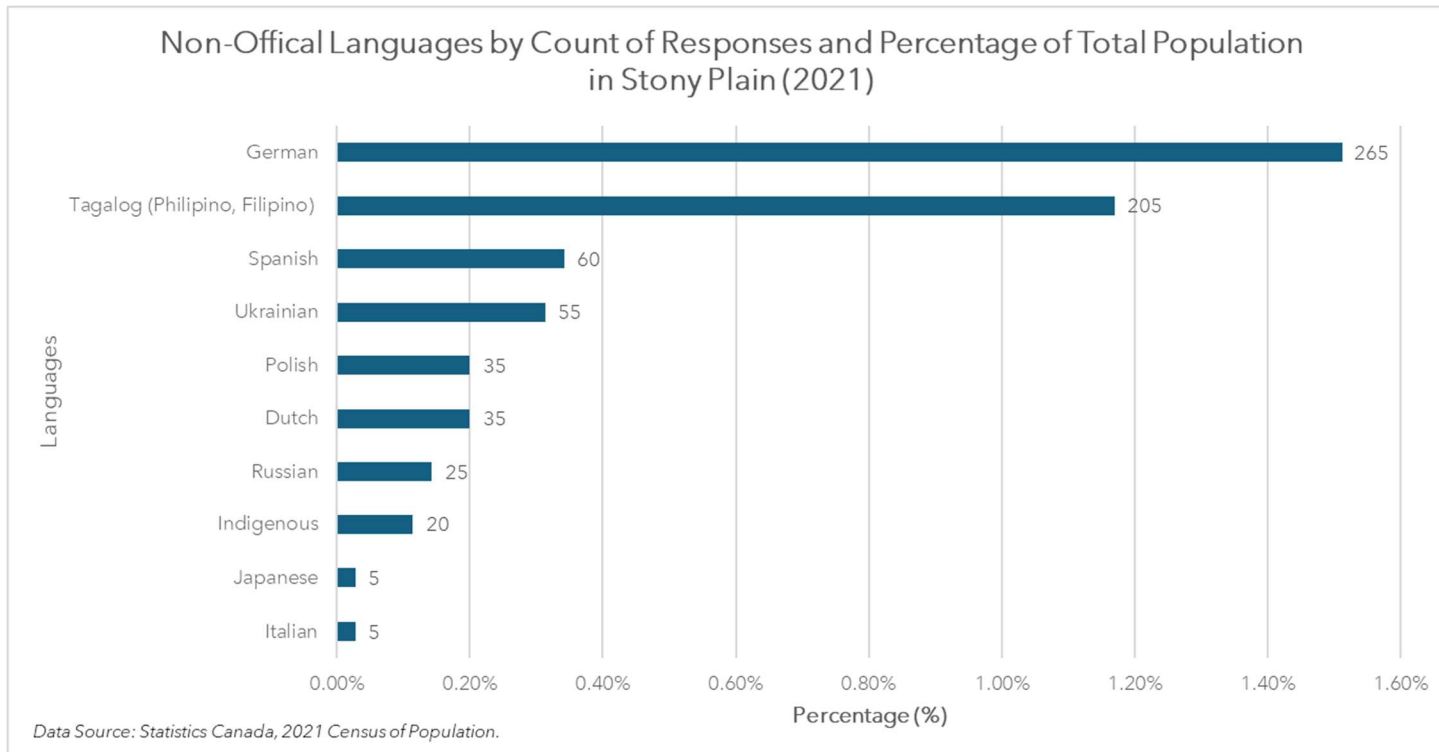


Languages

Of the federal official languages of English and French, Stony Plain's population primarily only speaks English at about 95% of the population. Those who speak both English and French is a very small proportion of the population at just 1%. Notably, about 4% of the population speaks both English and a non-official language(s). More people speak English and a non-official language than those who speak both English and French.

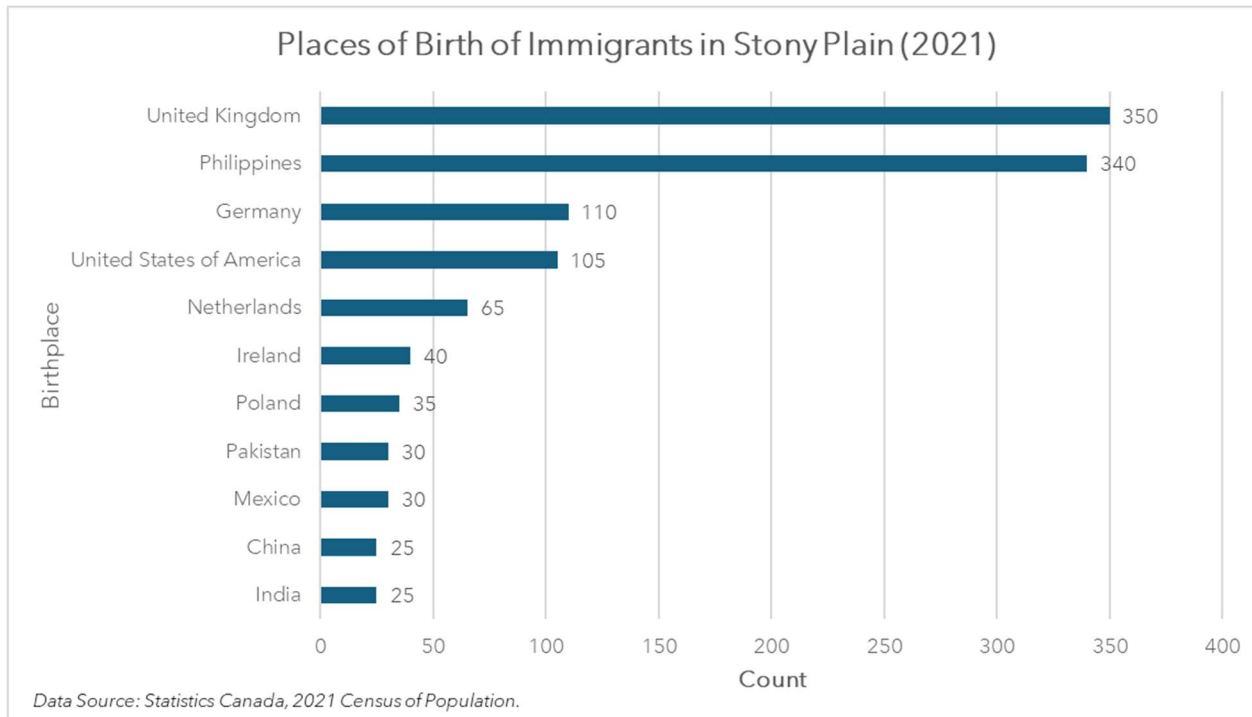


When looking at non-official languages only, the most spoken languages are German at 265 respondents, reflecting the large German ethnic or cultural population, and Tagalog at 205 respondents, reflecting the large percentage of Filipino people making up the minority population.



Immigrant Birthplace

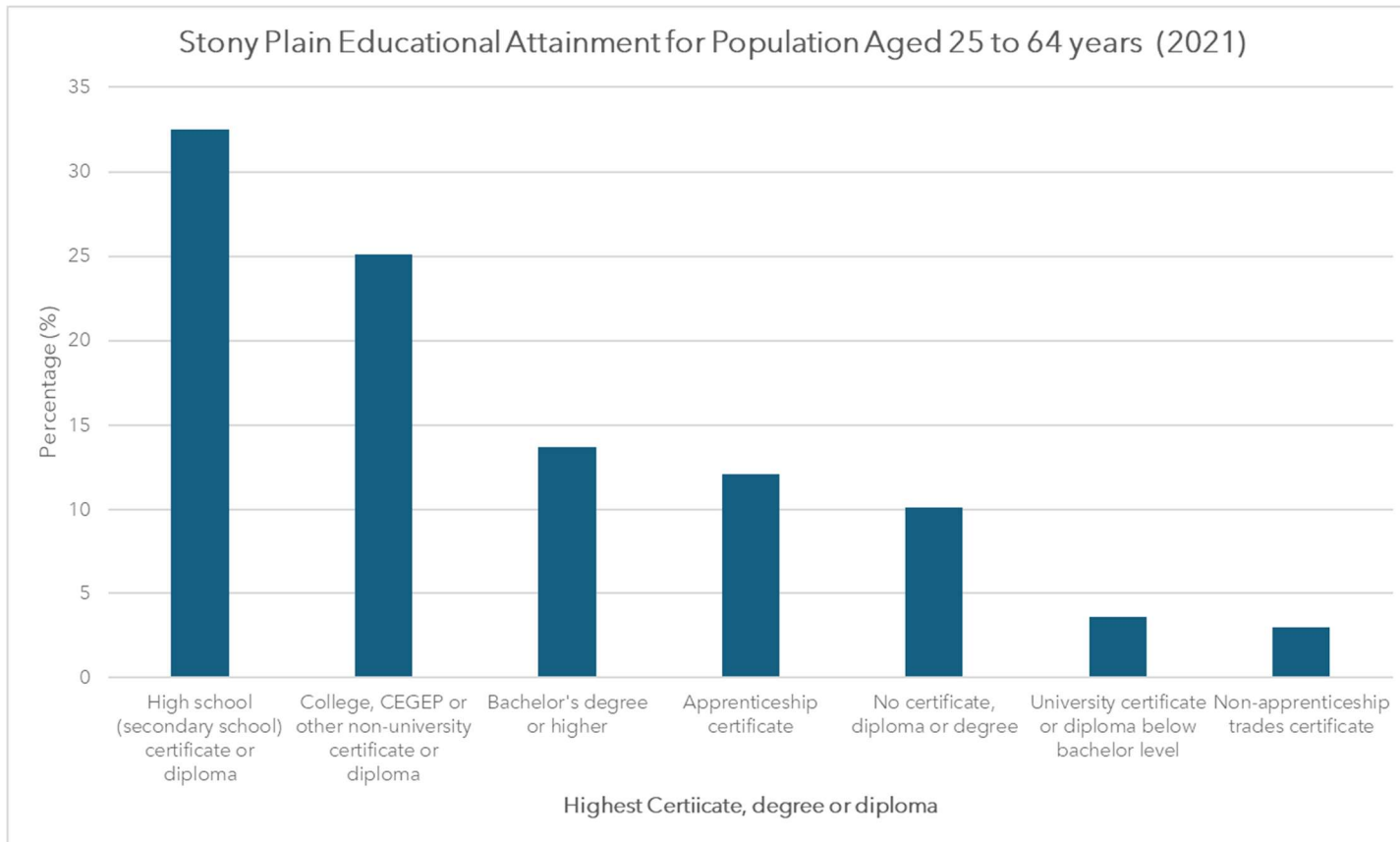
According to the 2021 Census, 1,365 people, that is, 7.9% of the population, were foreign-born (immigrants), 15,960 (91.9%) were Canadian born (non-immigrants) and 40 (0.2%) were non-permanent residents. Among immigrants in 2021, 260 came between 2016 and 2021. These recent immigrants made up 19.0% of the immigrant population. The top three places of birth among immigrants living in Stony Plain (Town) in 2021 were the United Kingdom, the Philippines, and Germany. Among recent immigrants living in Stony Plain (Town), they were the Philippines, the United Kingdom, and Ireland.



Educational Attainment

Most individuals complete the majority of their education by the age of 25 years 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, 10% have not received at least a high school diploma, 32.5% have received a high school diploma but nothing more, 13.7% have received at least a bachelor's degree, and the remainder have received a high school diploma as well as additional post-secondary education other than a bachelor's degree.

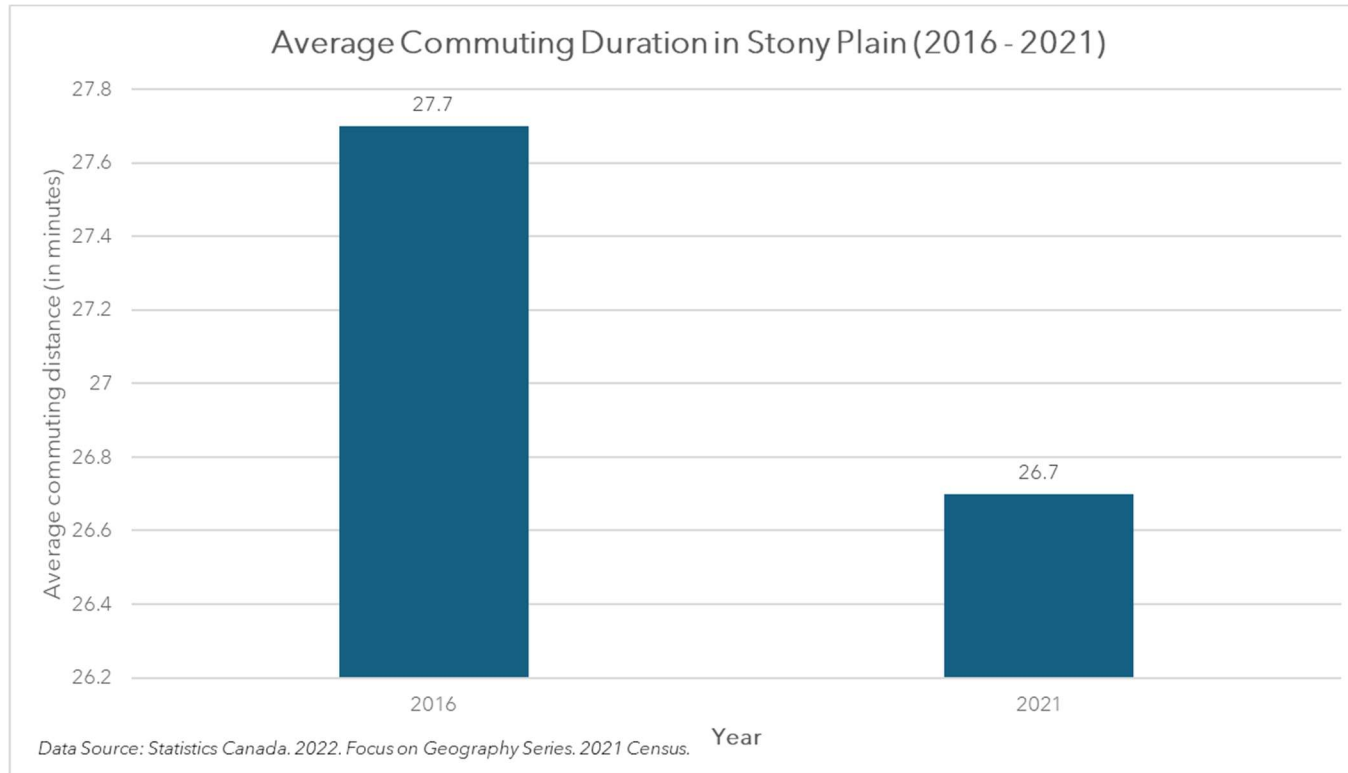


Employment

Commute Duration

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

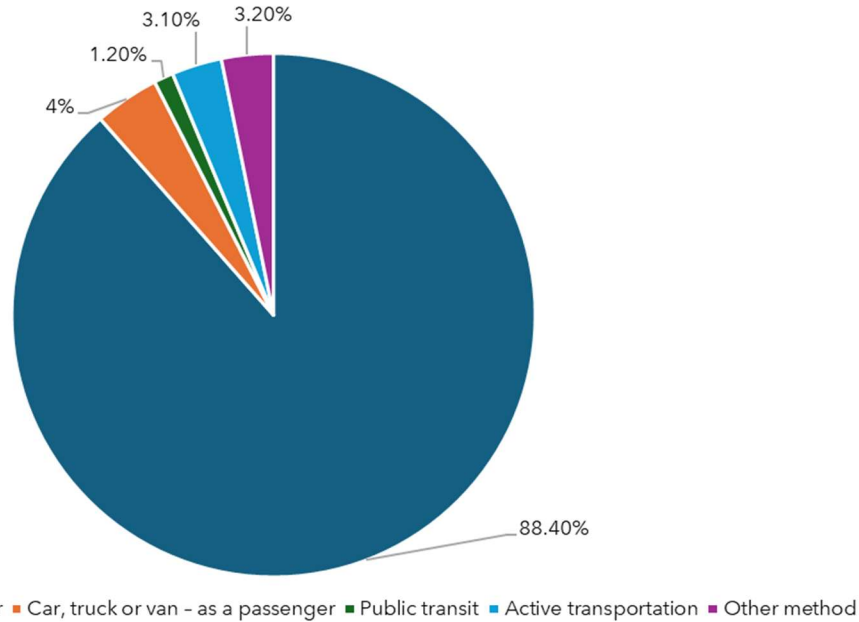
the Acheson Industrial Park, and can take more than 30 minutes to commute to work. It is therefore understandable that the median commute time for employed Stony Plain residents aged 15 and over is slightly more than 25 minutes.



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. 1.2% of the population takes public transit, 3.1% commute by active transportation which could include cycling and walking. The remaining population (3.2%) takes an alternative method, such as a motorcycle or taxi, to get to work.

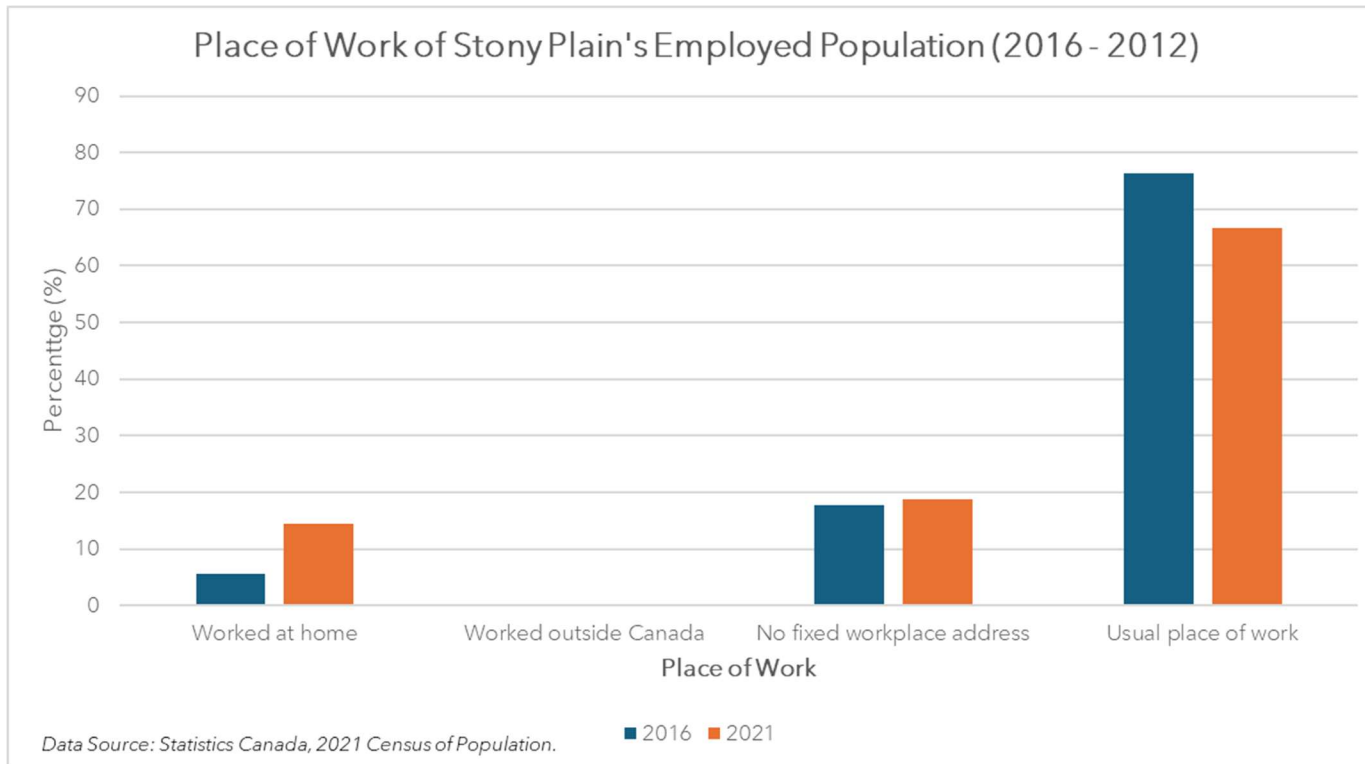
Stony Plain Employed Commuting Population by Mode of Transportation (2021)



Data Source: Statistics Canada Census of Population, 2021

Place of Work

From 2016 - 2021, the percentage of Stony Plain residents that have a typical place of work that they commute to decreased by nearly 10%. This group still makes up the majority of the population at about 67%, however those who reported working from home increased by about 10%, likely due to lasting impacts of the Covid-19 pandemic.

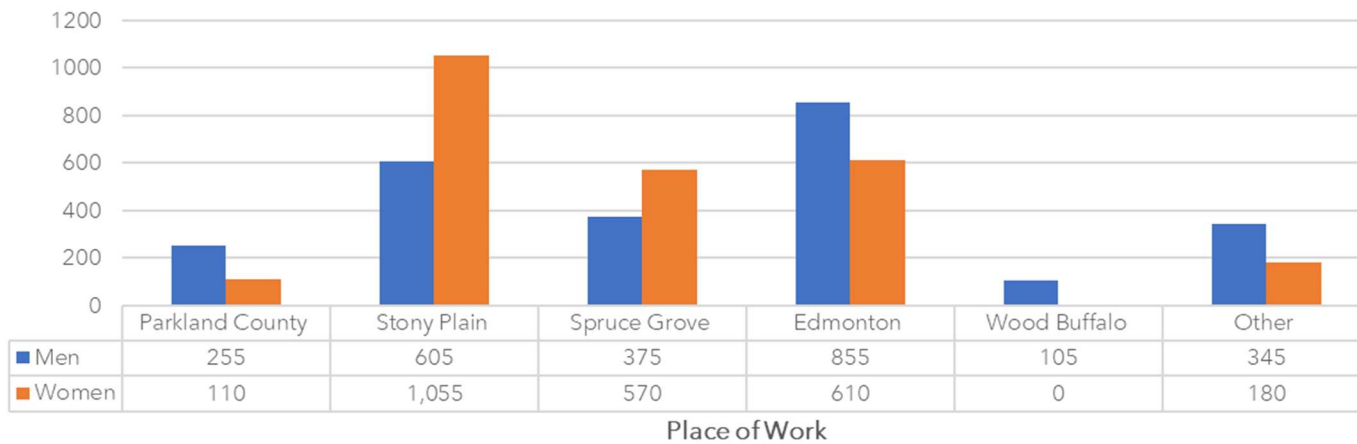


Place of Residence

Living in Stony Plain & Working Elsewhere

There are more than 5100 people who live in Stony Plain but work at a fixed address either in Stony Plain or in another municipality. Of the 5100 people, 1660 people or ~33% of people live and work in Stony Plain. This means that nearly 3,500 people or 69% of people who live in Stony Plain commute to other municipalities. The top municipalities that Stony Plain residents commute to for work are Edmonton (1,460 or 29%), Spruce Grove (945 or 19%), and Parkland County (365 or 8%). The remaining 11% commute to other municipalities.

Stony Plain Commuting Labour Force Living in Stony Plain & Working Elsewhere (2021)



Data Source: Statistics Canada Census Data, 2021

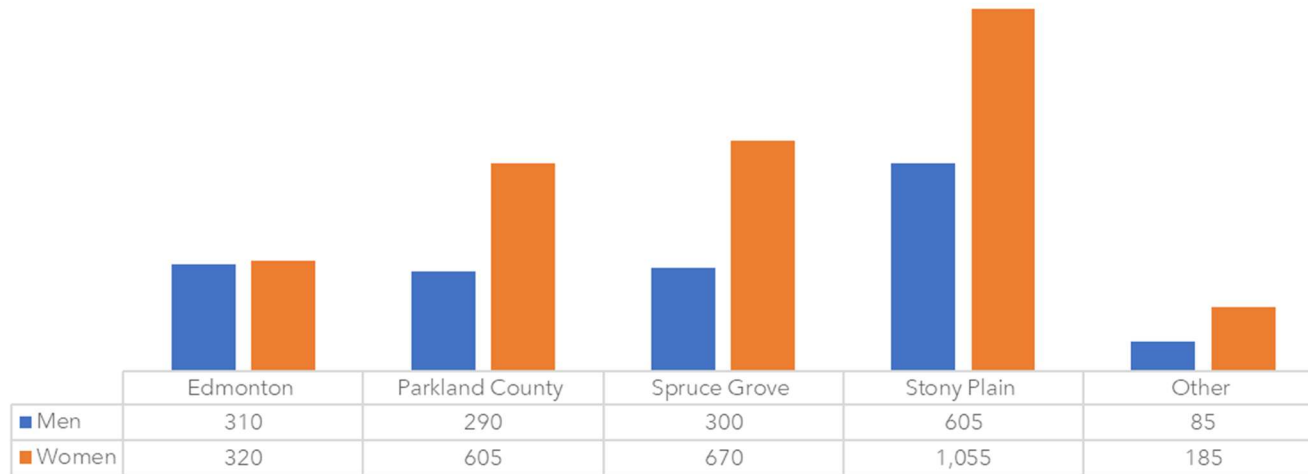
■ Men ■ Women

Living Elsewhere & Working in Stony Plain

There are just over 4400 people who work at a fixed address in Stony Plain. This includes those that work and live within Stony Plain. Of the 4400 people, 1660 people or 38% live and work within Stony Plain. This means that nearly 2,800 people or 64% of the labour force commute to Stony Plain from other municipalities. The top three municipalities that Stony Plain workers commute from are Spruce Grove (970 or 22%), Parkland County (890 or 20%) and Edmonton (630 or 14%). The remaining 6% commute from other municipalities such as Sturgeon County.

Stony Plain Commuting Labour Force Living Elsewhere & Working in Stony Plain (2021)

■ Men ■ Women



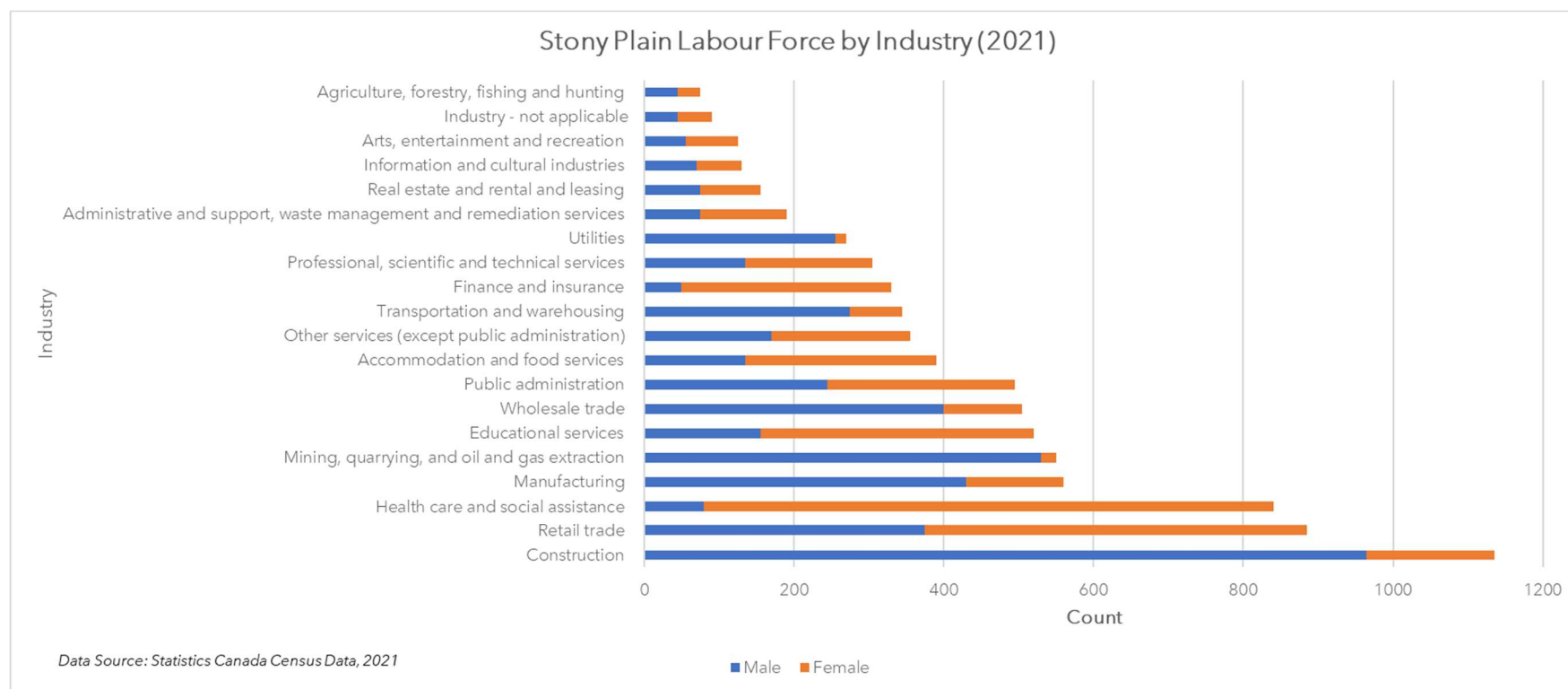
Data Source: Statistics Canada Census Data, 2021

Employment by Industry

Construction, retail trade, and health care and social assistance remain in 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 (manufacturing, mining, educational services, wholesale trade and public administration) employed nearly another third of the labour force, and each made up 6% to 7% of the total labour force. The remaining industries each employed less than 5% of the total labour force.

Certain industries employ relatively more of one sex than the other; construction, mining, quarrying and oil and gas extraction, utilities, and transportation and warehousing all employ a greater number of males than females. This trend

is consistent with the 2011 Statistics Canada Census Data derived from the 2012 MDP update. Similarly, health care and social assistance, finance and insurance, retail trade, and accommodation and food services employ a greater portion of females. This trend is also consistent with the 2011 Statistics Canada Census Data derived from the 2012 MDP update.

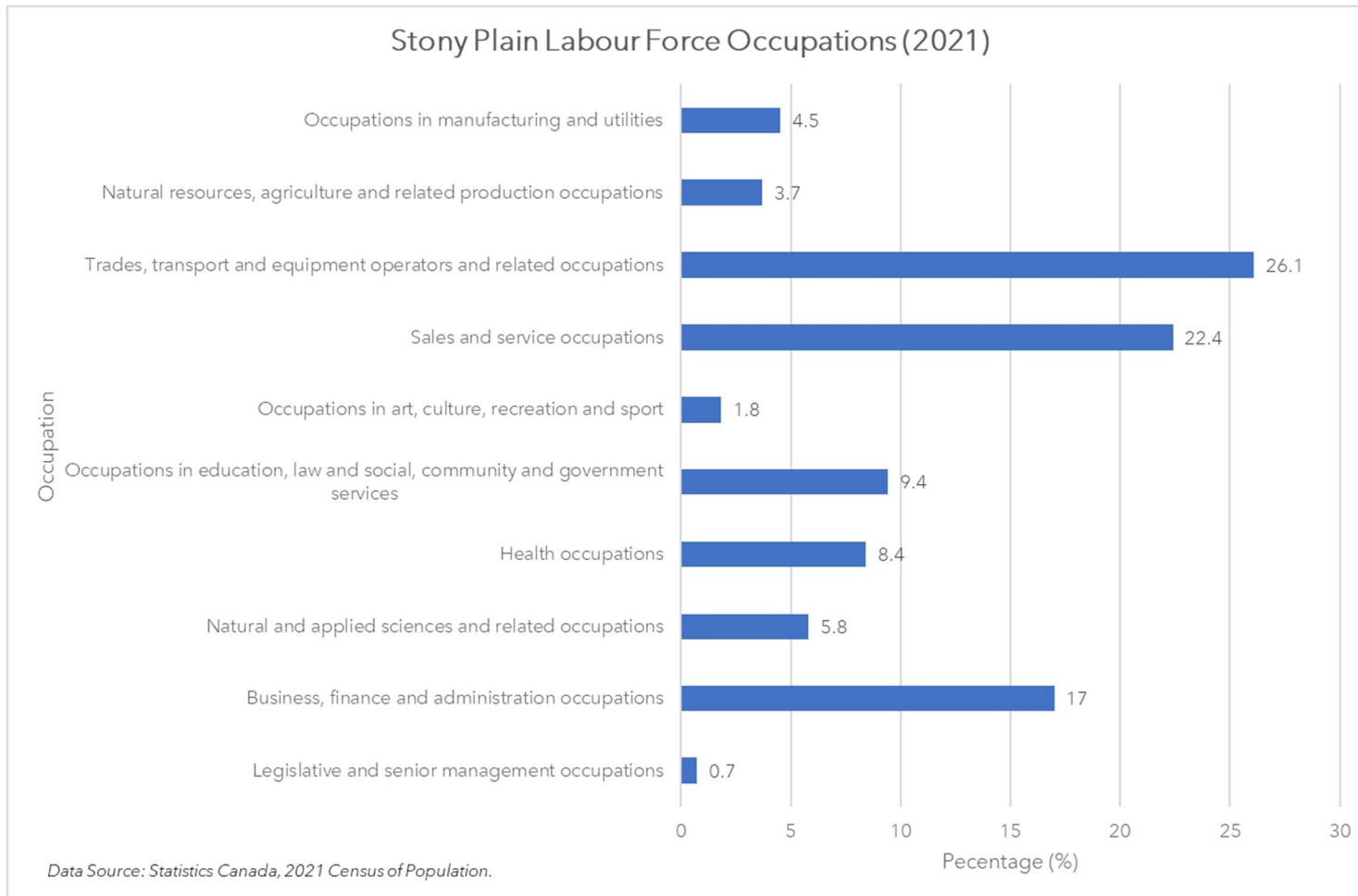


Employment by Occupation

In terms of occupation, more than 60% of Stony Plain’s labour force is accounted for in the top three categories: (1) trades, transport and equipment operators and related occupations, (2) sales and service occupations and (3) business, finance and administrative services.

The next top three occupations each represent between 5% and 10% of employed Stony Plain residents and include (4) occupations in education, law and social, community and government services, (5) health occupations and (6) Natural and applied sciences related occupations. Natural and applied sciences related occupations are rising in percentage from the 2011 Statistics Canada Census Data by ~2%.

The 2021 Statistics Canada Census Data is no longer categorized by sex; it now provides an overview of general occupational employment.



Labour Force Status

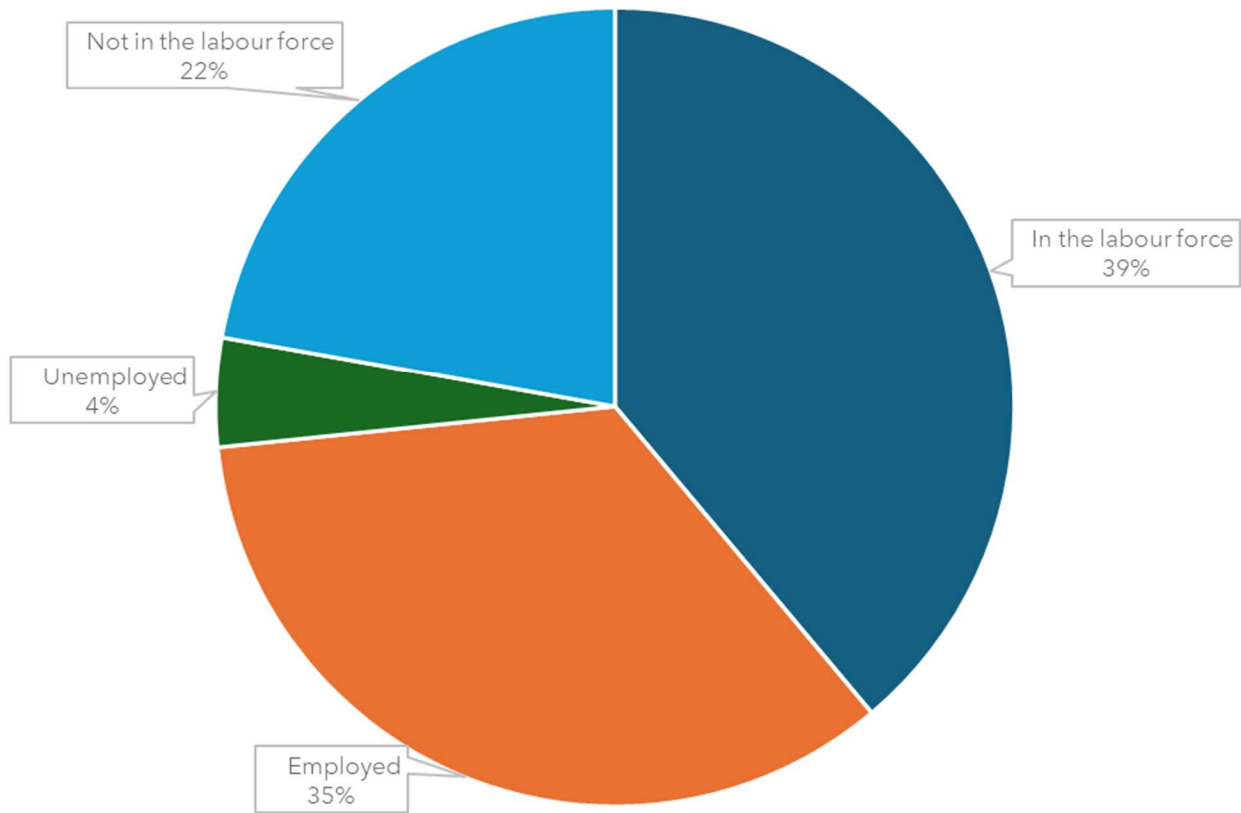
Labour force data is no longer broken down by sex and is now represented by overall population percentages. However, employment can be broken down into age categories; 15 to 24, 24 to 64 and 65 years of age and over.

The chart below demonstrates the labour force status of Stony Plain. Some important definitions to understand are:

1. In the Labour Force, includes both employed and unemployed individuals actively seeking work.
2. Employed, includes those who are currently working.
3. Unemployed, includes people who are not currently employed but seeking employment and work.
4. Not in the Labour Force, includes people who are neither employed nor actively seeking employment.

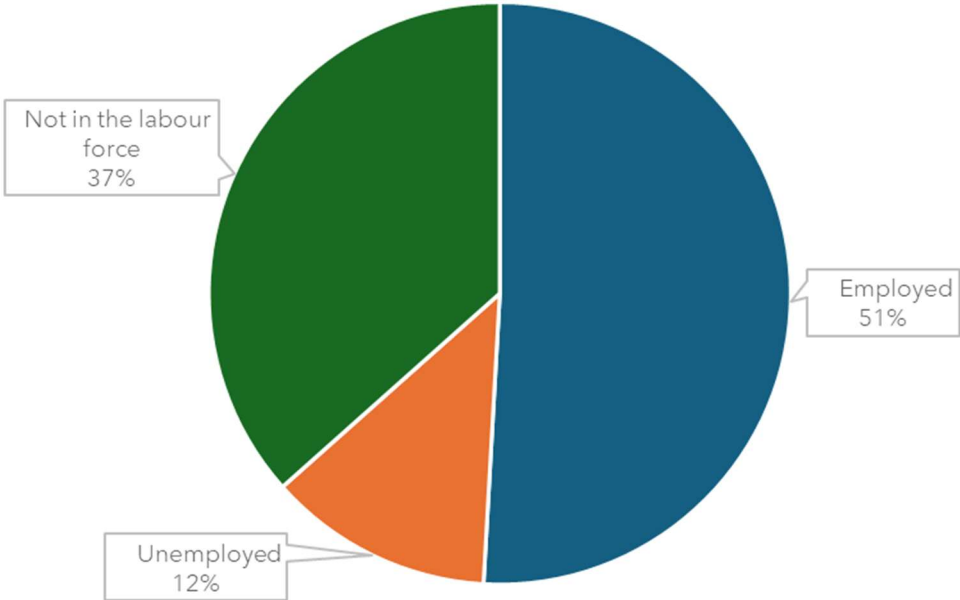
Over two-thirds of the Stony Plain residents aged 15 years and over are in the labour force. Of that, 35% are employed and 4% are unemployed. The remaining 22% represent those who are not in the labour force.

Stony Plain Total Labour Force Aged 15 Years and Over in 2021



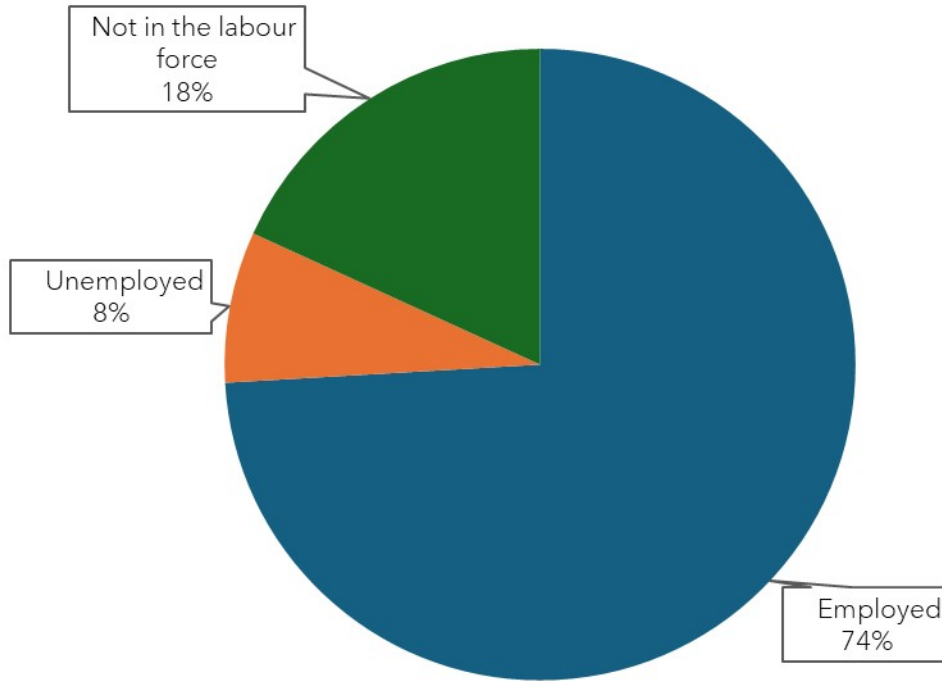
Data Source: Statistics Canada Census Data, 2021

Stony Plain Labour Force Aged 15 to 24 Years in 2021

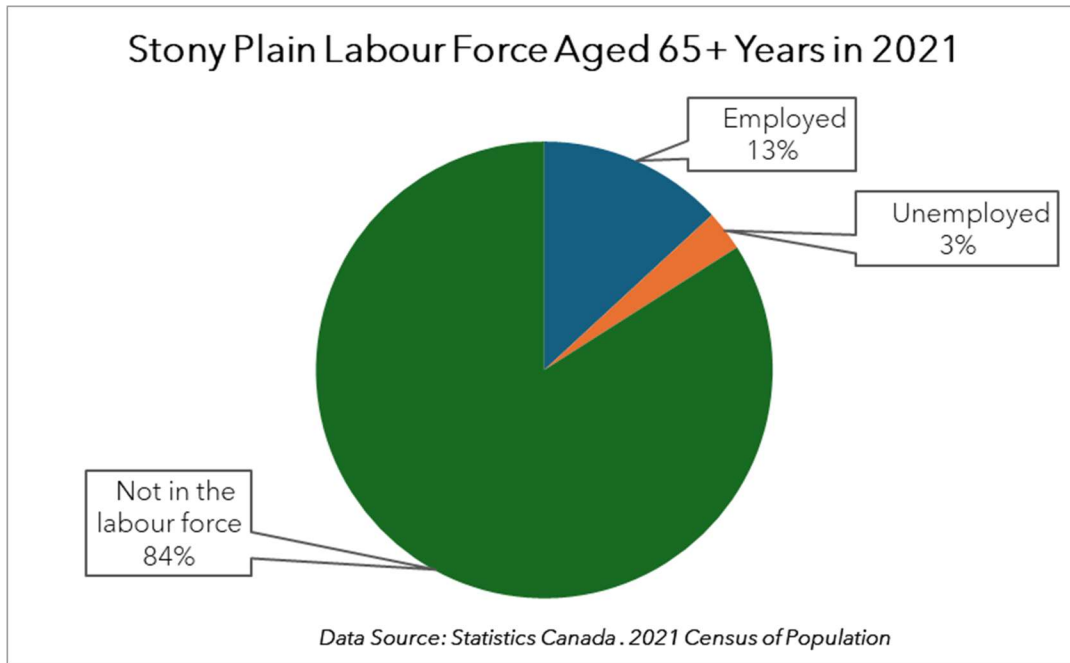


Data Source: Statistics Canada . 2021 Census of Population

Stony Plain Labour Force Aged 25 to 64 Years in 2021



Data Source: Statistics Canada . 2021 Census of Population

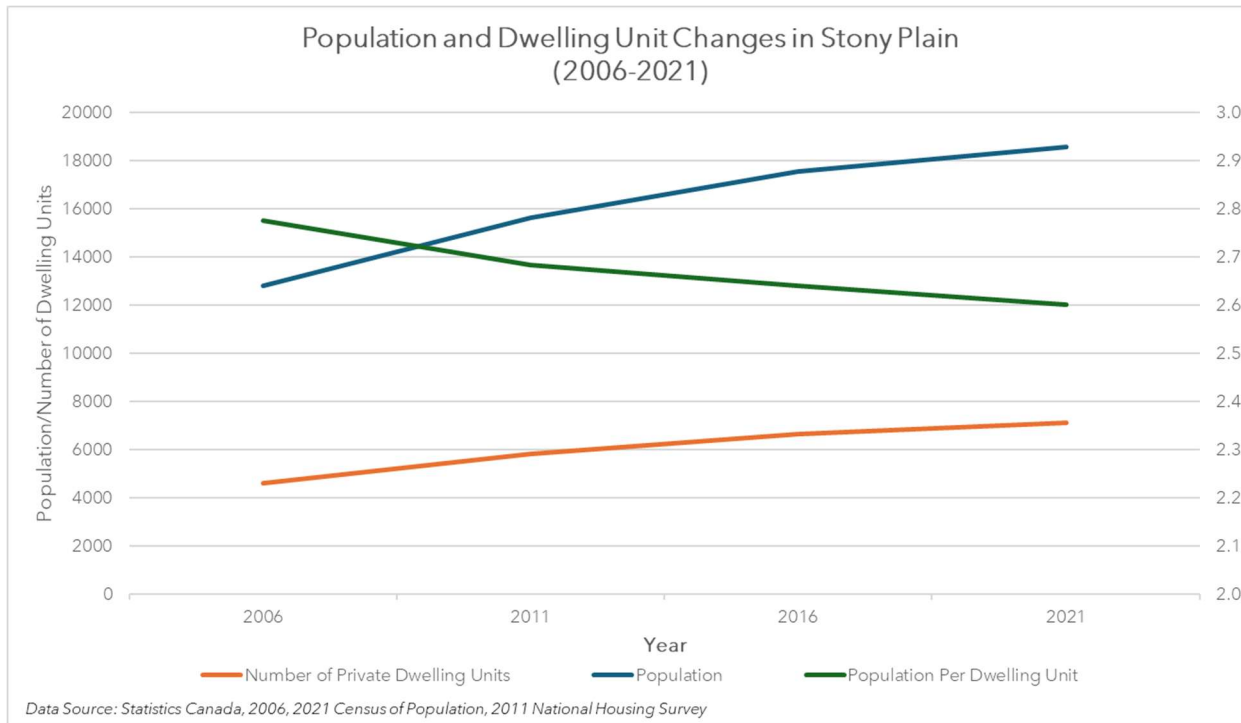


The most employed age category in Stony Plain is between the ages of 25 and 64 years old, a 9% unemployment rate and 18% not in the labour force. The most unemployed age category is between the ages of 15 and 24 years old, with an unemployment rate of 12% and 37% not in the labour force.

Housing

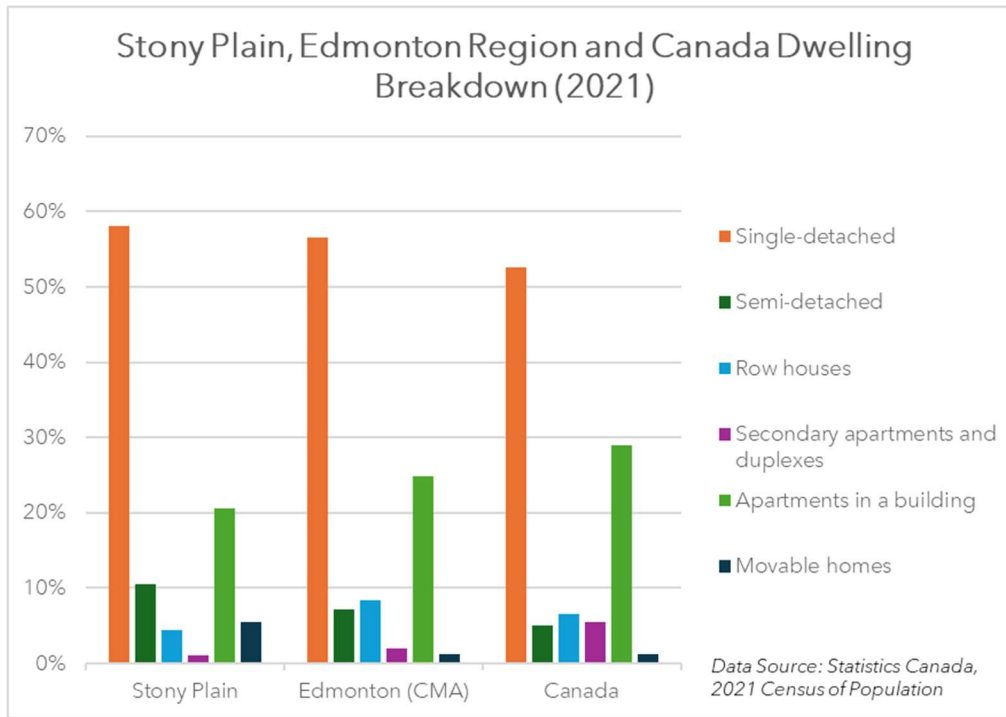
Population vs Dwelling

Between 2006 and 2021 the number of dwellings and the number of people residing in Stony Plain has grown steadily. The ratio of people per dwelling unit decreased during the same period from an initial high of 2.8 people per dwelling, to a current number of 2.6 people per dwelling. This reflects a decrease in household size in Stony Plain.



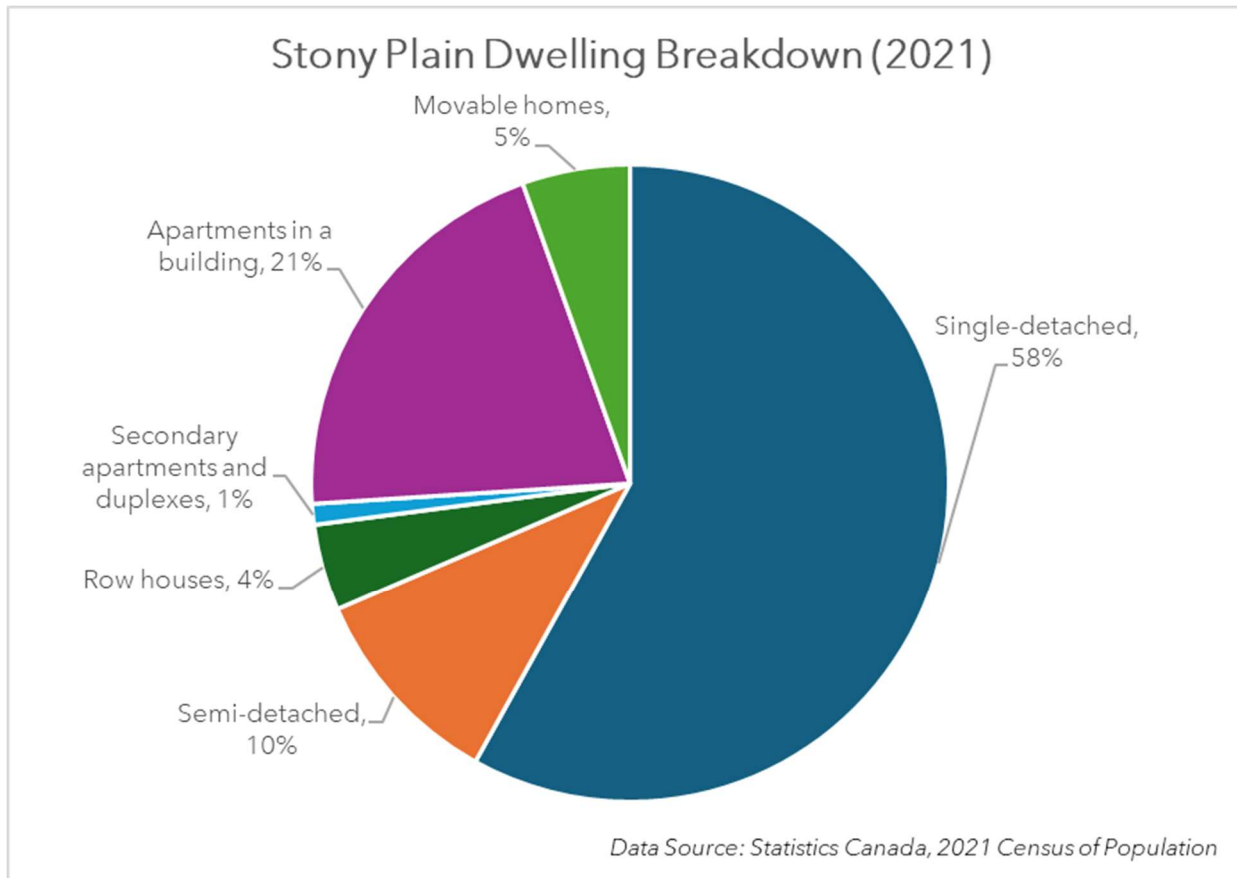
Dwelling Comparison (Stony Plain vs Edmonton Region and Canada)

Stony Plain had more single-detached homes, semi-detached homes and movable homes, but less rowhouses and apartments in 2021 relative to the region and nation. Trends for different forms of housing can be seen among the three scales. Single-detached homes are more common at the smaller scale (Stony Plain), whereas apartments are more common at larger scales (Edmonton CMA and Canada).



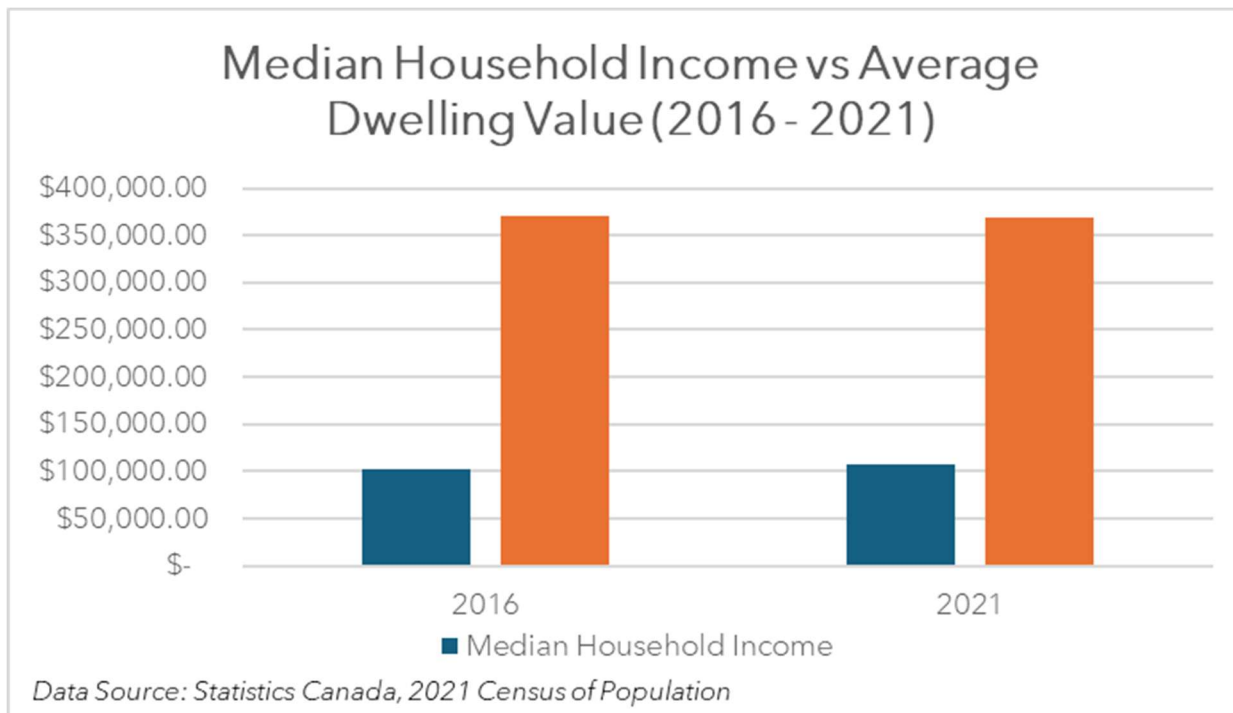
Stony Plain Dwelling Type Breakdown

Most dwellings in Stony Plain in 2021 were single-detached homes. Apartment buildings also made up a significant portion of all dwellings. The remaining dwellings are split between semi-detached, rowhouses, movable homes, and a small portion of secondary apartments and duplexes.



Dwelling Value and Housing Affordability

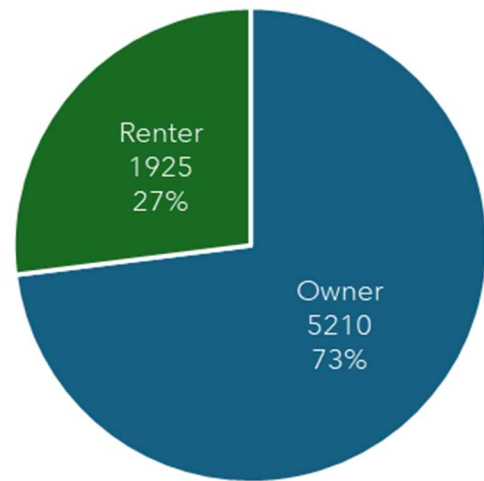
The average price of a home in Stony Plain has remained steady since 2016. The median household income has also remained steady.



Dwelling Ownership

Around 73% of dwellings in Stony Plain are owned by their occupants. The remaining 27% are not owned by the occupants but rather rented out to the household.

Stony Plain Household by Tenure (2021)

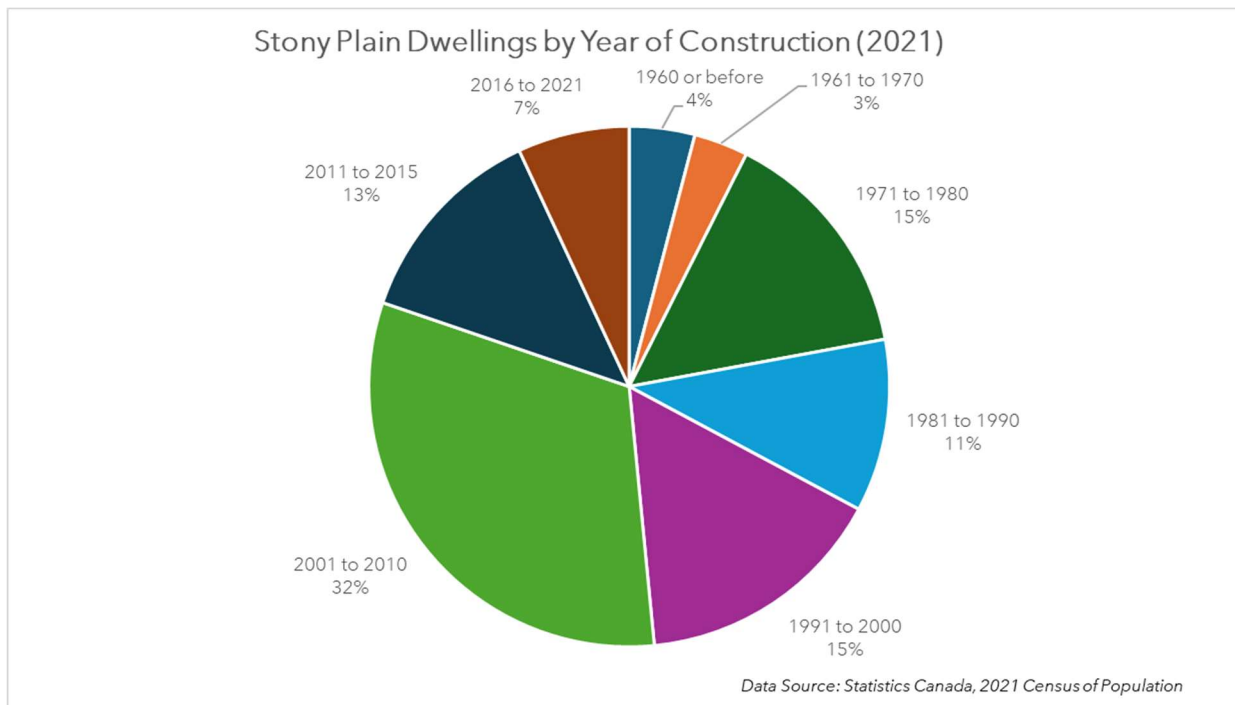


Data Source: Statistics Canada, 2021 Census of Population

Construction Age of Dwellings

As of 2021, nearly 52% of dwellings had been built within the past 20 years. Of the remaining 48%, 26% were built between 1981 and 2000, and 18% built between 1961 and 1980. The final 4% of dwellings were built in 1960 or before.

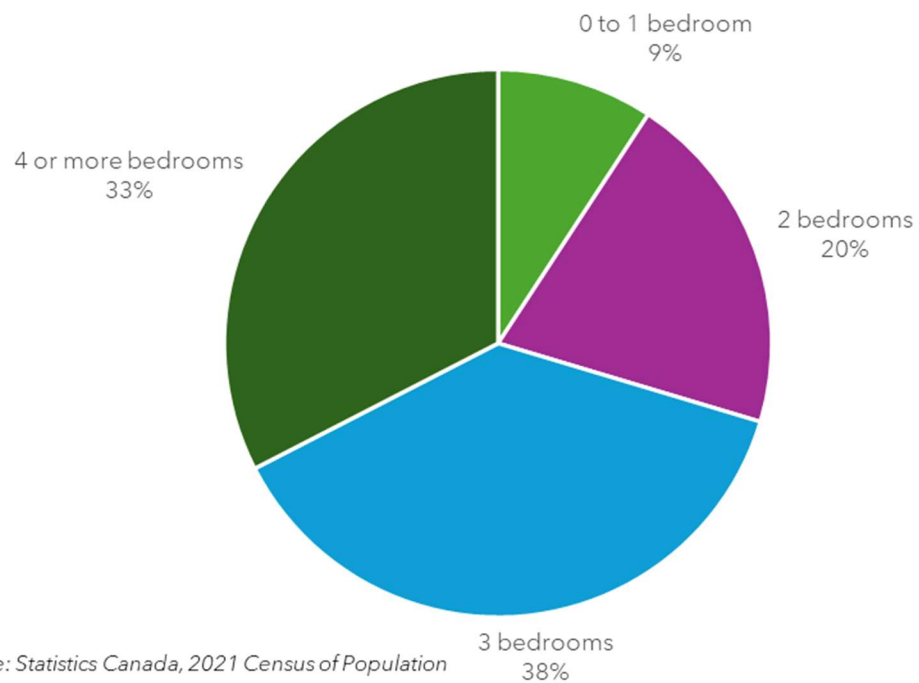
Around 78% of Stony Plain's housing stock has been built in the last 45 years. This means that only a small portion of the Town has a significant heritage component, mostly found throughout Old Town and Old Town North.



Dwelling Size

Less than 10% of dwellings in Stony Plain are studios or one-bedroom dwellings. Around 20% are two-bedroom dwellings. The remaining 70% of dwellings are split between three- and four-bedroom dwellings, with three-bedroom dwellings being slightly more prevalent.

Stony Plain Dwellings by Number of Bedrooms (2021)



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 ASPs 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 was comprised of 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.

Most of the 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 50 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 49 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.

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 most of the new residential construction in the 1990s. Older communities like St. Andrews and Heritage Estates continued infill during this period. 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 50 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.

In 2006, the Town of Stony Plain completed the annexation of 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 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 near 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 near 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 49 Avenue, Main Street and 50 Street. Some of which even occurred as mixed residential-commercial developments.

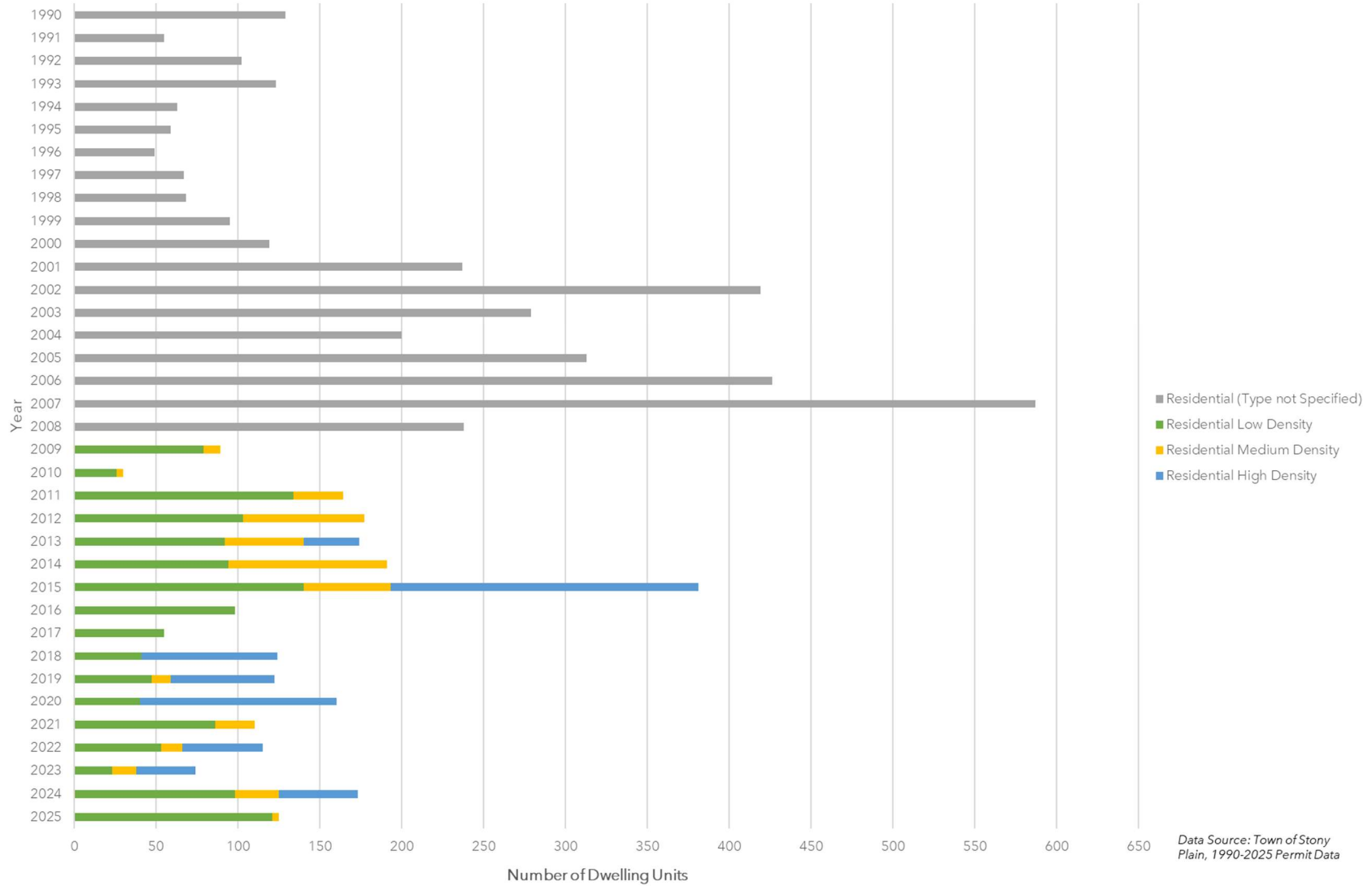
Since 2010, residential growth has continued in many of the new communities that were being developed in the 2000s. Substantial residential development has occurred or will be occurring in Lake Westerra, Genesis of the Lakes, South Creek, The Brickyard, Fairways North, Sun Meadows, and Silverstone. Commercial 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.

Housing Starts

Housing starts in Stony Plain have varied since 1990. From 1994 to 1999, fewer than 100 units were started each year. Construction increased in the 2000s and peaked in 2007 at just under 600 units. Since 2008, annual housing starts have generally remained between 100 and 200 units.

Since the Town began keeping more detailed records in 2009, housing trends by type have been easier to track. Low-density housing, including single-detached and semi-detached homes, has been the most consistent form of new construction in Stony Plain. Medium-density housing, such as row houses and small multi-unit buildings, has been more variable, with 302 units recorded between 2011 and 2015. High-density housing, including apartment buildings, has also grown in popularity. Starts peaked at 188 units in 2015. Between 2018 and 2024, high-density starts generally ranged from 35 to 85 units per year, with another high of 120 units in 2020.

Summary of Housing Starts in Stony Plain (1980-2025)



Permit Statistics

Over the past three decades, annual building permit values varied ranging from \$1.5 million and \$116 million. Since 2002, building permit values have been consistently above \$30 million. Residential building permits typically account for the majority of this total. Periodically, major community service projects, such as Westview Health Centre in 1999, the new Memorial Composite High School site in 2009, and the Town Recreation Centre in 2025, drive spikes in annual permit value.

Permit activity provides an indication of both development pressure and private-sector investment within the town. Trends in permit volumes, permit values, and the types of development being proposed can help identify changing market conditions, emerging growth areas, and shifts in community needs. These trends assist in evaluating whether existing land use policies, growth assumptions, and infrastructure planning frameworks remain appropriate and responsive to future development demands.

Summary of Building Permit Value in Stony Plain (1980-2025)

