

BYLAW 2734/D&P/26

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF ADOPTING THE ATIM CREEK BUSINESS PARK AREA
STRUCTURE PLAN**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, Council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

WHEREAS, the Atim Creek Business Park Area Structure Plan was prepared in accordance with Sections 633 and 636 of the *Act*;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Atim Creek Business Park Area Structure Plan”.

2.0.0 General

2.1.0 That “Schedule “A” attached to and forming part of this bylaw is hereby adopted as the area structure plan for the subject lands.

2.2.0 That the information contained within Schedule “A” is conceptual to guide future planning and development decisions within the Atim Creek Business Park neighbourhood, and subject to minor variation based on detailed design and planning as development progresses in consideration of other municipal plans, policies and regulations in effect at the time of further planning and development work and decisions.

2.3.0 That all portions of the Fifth Meridian Area Structure Plan Bylaw 27-01 applicable within the town of Stony Plain are replaced by this bylaw.

3.0.0 Severability

3.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4.0.0 Effective Date


4.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this 13th day of April, AD 2026.

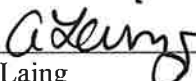
Public Hearing held this 11th day of May, AD 2026.

Read a second time this 11th day of May, AD 2026.

Read a third time this 11th day of May, AD 2026.



Mayor William Choy



Ann Laing
General Manager, Corporate Services

SCHEDULE "A"

ATIM CREEK BUSINESS PARK AREA STRUCTURE PLAN



Atim Creek Business Park

STAGE 1

Area Structure Plan

Town of Stony Plain

March 2026

File: 1689-01

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1 Introduction

1.1 Purpose

The purpose of the *Atim Creek Business Park Area Structure Plan* (ASP) is to establish a framework to guide the future development of lands located within the NW 6-53-27-4 (NW 6) and SE ¼ 6-53-27-4 (SE 6), and to a lesser extent the NE ¼ 6-53-27-4 (NE 6). The ASP gross area encompasses approximately 177.7 hectares (439.1 acres) within the northeast corner of the town of Stony Plain, with Boundary Road to the east, Highway 16A to the south, and Golf Course Road to the west.

This ASP will support the creation of a large-scale employment/business park adjacent to Highway 16A, consisting of commercial and industrial uses to the west of Atim Creek, and mixed use opportunities to the east of the creek. The ASP has been developed to complement and expand on existing industrial and commercial development within the adjacent lands, while being sensitive to natural features such as Atim Creek and Whispering Waters Creek. Importantly, it advances the policies of the *Town's Municipal Development Plan* (MDP), which emphasize the critical role of commercial and industrial lands in diversifying the tax base, creating jobs, and sustaining long-term economic growth in the municipality.

The NE 6 is identified as a Shadow Plan area within the Development Concept. This designation indicates that these lands are controlled by non-participating landowners in the preparation of the ASP and are not included for the purposes of land use planning for future development. These lands have been considered at a high level for transportation and utility servicing to ensure overall system continuity and a viable concept at full build-out. To comprehensively incorporate these lands into the Development Concept, a plan amendment will be required that removes the Shadow Plan area and provides new land use direction.

To advance the proposed land uses in the Development Concept, redistricting applications will need to be submitted to the Town for Council's consideration to redistrict the subject lands to the appropriate districts as per the *Town's Land Use Bylaw* (LUB). Subdivision applications will be undertaken and submitted to the Town for consideration in order to support the development of the *Atim Creek Business Park ASP* in a logical manner.

1.2 Plan Area and Location

As shown in *Figure 1.0: Location Plan*, the ASP area includes the majority of the lands within the NE 6, NW 6 and SE 6. A minor portion of the NW 6 (0.94 ha) and SE 6 (4.18 ha) have recently been incorporated in the adjacent *North Industrial Area Structure Plan*, including a segment of the north-south orientated collector road (28 Street) from Highway 16A, to support near term development goals of the Developer. Additionally, a small portion of the NE 6 and SE 6 were annexed to the City of Spruce Grove, pursuant to Order in Council 365/2025, with the annexation taking effect on January 1, 2026.

The *Atim Creek Business Park ASP* area is located to the north of Highway 16A, east of Golf Course Road, and west of Atim Creek (within the NE 6) and Boundary Road (within the SE 6). It is noted that Boundary Road is within the City of Spruce Grove jurisdiction.

At the time of the ASP preparation, there are four titles within the three subject quarter sections as outlined below in *Table 1.0: Ownership within the Plan Area*. Land uses within the NW 6 and SE 6 are governed by the *North Industrial Area Structure Plan* and the proposed *Atim Creek Business Park Area Structure Plan*. *Figure 4.0: Plan Area and Legal Rights of Way* delineates the extent of the subject parcels.

Owner	Location	Area
Private corporate owner	NW 6-53-27-4	62.41 ha (154.2 acres)
Non-participating owners	NE 6-53-27-4 & Lot 1 Plan 932-2978	59.08 ha (146.0 acres)
Private corporate owner	SE 6-53-27-4	56.17 ha (138.8 acres)

Table 1.0: Ownership within the Plan Area

There are six approved Area Structure Plans within the vicinity, as shown on *Figure 5.0: Planned Context*. These plans include:

- The *North Industrial ASP* (Stony Plain) encompasses lands in the SW 6 and includes a small portion of the NW 6 & SE 6.
- The *South Business Park ASP* (Stony Plain) includes the lands to the south of the plan area, and is located directly south of Highway 16A.
- The *East Boundary ASP* (Stony Plain) includes the lands to the southeast of the plan area, and is located directly south of Highway 16A.
- *West ASP* (Spruce Grove) includes the lands to the northeast of the plan area, and is adjacent to Boundary Road.
- *West Central ASP* (Spruce Grove) includes the lands to the east of the plan area, and is adjacent to Boundary Road and directly north of Highway 16A.
- *Fifth Meridian Area Structure Plan ASP** (Parkland County) includes lands to the north and northwest in the County.

**The Fifth Meridian ASP previously included the NE 6 and NW 6 lands. In 2008, these lands were annexed into the Town of Stony Plain and with the adoption of the Atim Creek Business Park ASP they are repealed from the Fifth Meridian ASP.*

1.3 Policies and Relevant Planning Documents

The *Atim Creek Business Park ASP* has been developed in consideration of existing statutory plans and relevant policy documents. The following provides a summary of the key planning documents that were reviewed and referenced in support of this plan.

1.3.1 Municipal Government Act

The preparation of the *Atim Creek Business Park ASP* has been undertaken in accordance with the requirements of the *Municipal Government Act (R.S.A. 2000, c. M-26)* (MGA). The MGA authorizes municipalities to adopt Area Structure Plans to establish a framework for the future subdivision and development of land. Sections 633, 636, 638, and 692 of the MGA specifically address ASPs, requiring that they describe the proposed land uses, sequence of development, population densities, and the general location of transportation routes and utilities necessary to service the plan area. Furthermore, the MGA stipulates that an ASP must conform to a Municipal Development Plan and applicable statutory plans.

1.3.2 Alberta's Land Use Policies/Land Use Framework

Alberta's Land Use Policies were established in 1996 pursuant to Section 622 of the *Municipal Government Act*. All municipalities are expected to implement these policies as part of their land-use planning responsibilities. The policies are designed to integrate decisions on land-use, economic growth, and environmental protection, emphasizing coordination among municipal and provincial authorities. Since the establishment of the Land Use Policies, Alberta has experienced significant population and economic growth.

Alberta's Land-use Framework represents a renewed approach to managing the province's land and natural resources. Its purpose is to accommodate growth and sustain Alberta's economy while balancing environmental stewardship and social well-being. The framework was published in December 2008 and includes core strategies that speak to the development of seven regional land-use plans. The ASP area falls within the *North Saskatchewan Regional Plan*, which is in the process of being prepared. The Land Use Framework's regional plans will be replacing the Land Use Policies as the plans are adopted.

1.3.3 Edmonton Metropolitan Region Board

The *Edmonton Metropolitan Region Board* (EMRB) was dissolved on June 30, 2024, and no longer functions as a regional planning authority. With its dissolution, all EMRB-created plans and policies ceased to be in force. Planning and land use decisions are therefore guided by provincial legislation and municipal statutory and non-statutory plans.

1.3.4 Town of Stony Plain Municipal Development Plan

The *Town's Municipal Development Plan* provides the vision and policy direction to build a complete and sustainable community that maintains a strong non-residential tax base and creates local employment opportunities. The MDP recognizes that bringing forward sufficient employment lands is critical to growing the local economy, supporting regional competitiveness, and strengthening fiscal sustainability. In the MDP, the lands within the *Atim Creek Business Park ASP* are identified as *New Employment Land* as part of the town's employment land supply. The ASP lands are intended to accommodate employment uses such as commercial, industrial and mixed-use land uses. This range of employment-focused land uses supports local business expansion and creates opportunities for new businesses to establish and grow. As these land uses align with the intent of *New Employment Land*, no amendment to the MDP is required.

In alignment with the MDP's economic development and regional connectivity objectives, the ASP capitalizes on its strategic location along Highway 16A to reinforce Stony Plain's role as a hub for employment and business activity. Development along the highway corridor will consist of highly visible, vehicle-oriented commercial and industrial uses designed to serve regional traffic, and complement existing business park development. Coordinated infrastructure and transportation planning has been integrated into the ASP to support the efficient movement of goods, services, and people. The planned roadway network provides direct and efficient connections to Highway 16A, Golf Course Road, and Boundary Road, facilitating regional access and goods movement while maintaining functional internal circulation. The transportation system also supports the MDP's complete streets objectives by accommodating pedestrians, cyclists, and opportunities for future transit.

Environmental protection, sustainability, and an integrated network of parks, natural areas, and trails are also key principles of the MDP. Environmentally sensitive features, including Atim Creek and Whispering Waters Creek will be protected to support their ecological function, and parks and open spaces will interface with natural areas to provide trail connections that will enable employees, visitors and residents to connect with nature. Given the ASP's proximity to the City of Spruce Grove and Parkland County, transitional land uses and transportation connections have been planned to ensure compatibility across municipal boundaries and to support efficient servicing and regional planning.

Collectively, these elements demonstrate that the *Atim Creek Business Park ASP* implements the vision and policy direction of the MDP by supporting economic growth, protecting environmental systems, and reinforcing Stony Plain's role as a competitive regional employment centre through coordinated land use planning, infrastructure delivery, and intermunicipal collaboration.

1.3.5 Town of Stony Plain Land Use Bylaw

Under the *Town's Land Use Bylaw* all lands within the town are assigned a land use district. The lands encompassed by the *Atim Creek Business Park ASP* are currently designated *FD – Future Development District*, which is intended to reserve areas that are rural in character until such time as they are required for urban development. Future redistricting applications will be submitted to the Town to align the districting of these lands with the intent of the land uses in general conformance to the proposed uses in the ASP.

1.3.6 Adjacent / Nearby Area Structure Plans & Planning Areas

Adjacent and nearby development is guided by previously approved ASPs within Stony Plain, Spruce Grove, and Parkland County, as shown in *Figure 5.0: Planned Context*. These ASPs provide policy direction for land uses, transportation connections, and pedestrian linkages between surrounding neighbourhoods.

North Industrial ASP (Stony Plain)

The *North Industrial ASP* lands are located to the south of the NW 6 and west of the SE 6, and to the north of Highway 16A and east of Golf Course Road. The ASP was originally approved in 2007 as per Bylaw 2309 and amended in 2025 as per Bylaw 2711. The recent amendment updated the servicing plan and ASP boundaries to accommodate a larger stormwater management facility which expanded into the NW 6 and provides additional business industrial lands and a north-south collector road (28 Street) connecting to Highway 16A within the SE 6 to support near-term development plans. The ASP area contains existing business park and industrial development, along with lands identified for future subdivision and servicing. The ASP continues to form part of the town's employment land supply, while providing compatibility of roadway connections and servicing linkages to the *Atim Creek Business Park ASP*.

South Business Park ASP (Stony Plain)

The *South Business Park ASP* lands are located south of the *Atim Creek Business Park ASP*, directly south of Highway 16A. The ASP was originally approved in 1982 and was revised in 1994 with an updated concept plan. The plan has been amended several times in subsequent years as land use priorities shifted, most recently in 2022 as per Bylaw 2656. The current plan provides for a mix of commercial, community services, residential, and employment uses, including the WestView Health Centre and several retail and service nodes. Since adoption, significant portions of the ASP have been developed, though some lands remain available for infill and redevelopment, particularly with higher-density residential forms. The *South Business Park ASP* has reinforced Highway 16A as a commercial corridor and a gateway into Stony Plain.

East Boundary ASP (Stony Plain)

The *East Boundary ASP* lands are located southeast of the *Atim Creek Business Park ASP*, to the east of Veterans Boulevard and directly south of Highway 16A. The ASP was approved in 2015 as per Bylaw 2541 and provides a transition from highway commercial and commercial land uses near Highway 16A, to low density and medium density residential and supporting services to the south. Although approved a decade ago, development is still forthcoming in the plan area.

West ASP (Spruce Grove)

The *West ASP* lands are located east of the NE 6 lands within *Atim Creek Business Park ASP*, to the east of Boundary Road, in Spruce Grove. The ASP was originally approved in 2004 and has been amended several times, including most recently in 2025 as per Bylaw C-1345-25, to accommodate a series of residential neighbourhoods with supporting parks, amenities, and local commercial services. Most of the plan area has been developed, contributing a significant residential population to the City of Spruce Grove.

West Central ASP (Spruce Grove)

The *West Central ASP* lands are located east of the SE 6 lands within *Atim Creek Business Park ASP*, to the east of Boundary Road and directly north of Highway 16A, in Spruce Grove. The ASP was originally approved in 2004 and has been amended several times, most recently in 2024 as per Bylaw C-1348-24. The plan provides for a mix of low and medium density residential land uses and school/park spaces to the north of McLeod Avenue, and commercial land uses to the south, adjacent to Highway 16A. While there has been limited development of the plan to date, eventually it will generate population growth and additional retail and employment lands adjacent to Highway 16A.

Fifth Meridian ASP

The *Fifth Meridian ASP* lands are located to the north and northeast of the *Atim Creek Business Park ASP*. The ASP was adopted by Parkland County in 2001 and amended in 2003, as per Bylaw 67-2003, and provides a framework for the subdivision and development of lands that neighbour Spruce Grove and Stony Plain between Highway 16 and Highway 16A. The ASP originally included nearly 20 quarter sections within Parkland County. Effective on January 1, 2006, the Town of Stony Plain annexed three and a half quarter sections to the north of the Town including the NE 6 and the NW 6 lands.

1.3.7 Transportation Master Plan

Published in 2021, the *Town's Transportation Master Plan (TMP)* provides a long-term framework for the town's transportation network, guiding roadway improvements, active transportation infrastructure, and regional connectivity. The plan supports safe and accessible facilities for pedestrian and non-motorized users, identifies future arterial and collector roads for planned growth, and emphasizes coordination with neighbouring jurisdictions which are the City of Spruce Grove and Parkland County.

Within the ASP, the TMP identifies two east-west collector roads that connect to Boundary Road, Golf Course Road, and roads within the *North Industrial ASP*. These connections have been included within the Development Concept and are integral to the function of the transportation network within the *Atim Creek Business Park ASP*. Stony Plain's TMP identified future upgrades to Boundary Road and emphasized coordination with Spruce Grove's TMP. Those planned upgrades are now being implemented, with Boundary Road proceeding to a four-lane arterial road and construction anticipated to commence in 2026.

1.3.8 Parks and Open Spaces Master Plan

The *Town's Parks and Open Spaces Master Plan* provides direction for the acquisition, development, and management of parks, open spaces, and outdoor recreation amenities to ensure they meet the evolving needs of the community.

While the *Atim Creek Business Park ASP* is predominantly comprised of employment-focused land uses, the open space and trail network (as per *Figure 8.0: Parks and Open Space*) has been designed, where possible, to support the goals and objectives of the *Parks and Open Spaces Master Plan*. These objectives are as follows:

1. Protect and enhance the quality, integrity and sustainability of the environment.
2. Accommodate the outdoor recreation needs of the community as the population expands and evolves.
3. Provide a connected and accessible trail system that links parks, recreation/community centres, schools and key destinations.
4. Strengthen the involvement and attachment of residents to the community.
5. Provide high quality experiences and opportunities to retain existing and attract future residents to the community.
6. Provide a diverse range of facilities to meet community needs as efficiently as possible.

1.3.9 Town of Stony Plain 2005 Trails Master Plan

The *Town's 2005 Trails Master Plan* established a comprehensive and interconnected recreational trail system serving both existing and future development areas. The *Atim Creek Business Park ASP* area lies within the *Northern Trail Network*, which does not identify a trail within the ASP area.

As shown in *Figure 8.0: Parks and Open Space*, all collector roads within the plan area include a proposed multi-use trail to support accessibility and provide multimodal options for residents and visitors alike throughout the plan area. Additional pedestrian connections may be provided to support access to stormwater management facilities and natural features within the ASP.

2 Site Context and Development Considerations

2.1 Historical Land Use

Historical records and aerial photos indicate that the ASP lands have primarily been used for agriculture. Other land uses include three residential properties. Two of the residential properties are located within the NE 6 in the Shadow Plan area. The third, which is now vacant, is located within the SE 6 with access from Highway 16A. A concrete recycling site and a suspended oil well owned by Maga Energy Ltd. are located within the NW 6, and linear underground and above ground infrastructure, discussed further in the next section, is located within all three quarter sections.

Historical Resources Act clearance was received on January 13, 2026, and has been submitted under separate cover. The clearance was issued for the NW 6, NE 6 and SE 6 quarter sections.

2.2 Topography and Vegetation

The Plan area is predominantly flat to undulating farmland that is used for agricultural purposes with two watercourses that transect the parcels. The west watercourse is named Whispering Waters Creek and is a tributary of Atim Creek. The east watercourse is Atim Creek and flows north eventually into the Sturgeon River. Atim Creek has a clearly defined forested ravine with wooded tree stands on both sides of the watercourse spanning north to south. Whispering Waters Creek has a small drainage course that is surrounded by marshes with small patches of wooded tree and shrub stands in a few areas within the ASP. Wetlands have also been identified within the ASP area.

These watercourses will form key environmental corridors within the *Atim Creek Business Park ASP*. Refer to *Figure 2.0: Natural Constraints*. *Figure 3.0: Existing Conditions* depicts the lay of the land along with the direction of existing overland drainage.

2.3 Soils and Slope Stability

A **Geotechnical Investigation** was completed in 2025 by *J.R. Paine & Associates Ltd.* for the Plan area (did not include the Shadow Plan area). This report, dated September 3, 2025, has been submitted under separate cover.

The report indicates that soil and groundwater conditions at this site are considered feasible for development, although the presence of a moderate to high groundwater table in portions of the site should be taken into account during design and construction. Soil conditions in the area generally consist of a layer of topsoil over sandy silt and clay. The topsoil is about half a metre thick on average.

A slope stability inspection was completed for Whispering Waters Creek and Atim Creek (limited to the SE 6 for Atim Creek). The top of bank for Atim Creek (SE 6 only) was

determined through this inspection, in consultation with the Geotechnical engineer and the legal surveyor and is identified in *Figure 2.0: Natural Constraints*.

The inspection identified Whispering Waters Creek as a shallow drainage course, with gentle slopes and sparse vegetation. Atim Creek has a larger ravine with slopes that range from 13 m to 99 m wide, and steeper sections near the top-of-bank that transition to flatter areas approaching the creek. Atim Creek slopes were generally well vegetated with trees/shrubs. No signs of slumps, slides, cracks or scarps were observed during the inspection. The report provides recommended setback distances from top-of-bank including a development setback of 2 meters and building setback of 10 meters.

2.4 Environmental Site Assessment

A **Phase I Environmental Site Assessment** (ESA) dated October 14, 2025, was completed by *G&F Engineering Consultants Inc.* for the SE 6. This report has been submitted under separate cover to support the proposed ASP and redistricting application for the subject quarter section. The ESA did not find any evidence of actual contamination of significance in connection to the site. At the time of proposed future redistricting applications or plan amendment application on the remainder of the plan area, an environmental site assessment is to be completed to the Town's satisfaction.

2.5 Biophysical Impact Assessment

A **Biophysical Impact Assessment** (BIA) was completed November 2025 by *Spencer Environmental Management Services Ltd.* This report has been submitted under separate cover. The BIA included a desktop assessment and field assessment of the Plan area (the field assessment only included the NW 6 and SE 6).

The BIA recommends the protection of the lands surrounding Atim Creek and Whispering Waters Creek within the ASP area and delineates recommended environmental reserve (ER) boundaries for these two watercourses. These boundaries are defined by:

- Stepping Back from the Water guidelines (Government of Alberta, 2012b).
- Surveyed top of bank as confirmed by the geotechnical engineering and the legal surveyor.
- 1 in 100-year flood boundaries.

The recommended environmental reserve is compliant with policies described in the Town's highest level planning documents and would achieve the following:

- Protect lands undevelopable because they flood or are sloped.
- Protect regulated watercourses and riparian vegetation that is in limited supply in the town.

- Provide for ecological and recreational connectivity.
- Provide pollution protection for groundwater and surface water.
- Protect existing treed riparian communities and the ecosystem services they provide.

Through the field assessment, the BIA identified 26 potential wetlands within the NW 6 and SE 6 that will be impacted by development and are subject to compensation under the Water Act. Additional wetlands were identified through desktop assessment within the NE 6 and will require field assessment to be confirmed. *Figure 2.0: Natural Constraints* depicts the identified wetlands. The Development Concept requires the removal of all wetlands outside of the two watercourses to achieve the land use pattern and servicing network that is proposed. An application for the removal of wetlands will need to be approved by the Province prior to development on the subject lands.

The BIA proposes mitigation measures to address potential adverse impacts to Atim Creek and Whispering Waters Creek. The mitigation measures include limiting road crossings, minimizing instream works, properly sizing creek crossings, and maximizing maintenance of vegetated buffers adjacent to creeks. As both creeks are considered to be fish-bearing watercourses, the BIA indicates that road crossings that interface with the creeks will require a Qualified Aquatic Environmental Specialist (QAES) assessment of potential impacts to fish and fish habitat and compliance with the federal Fisheries Act. Additionally, the BIA recommends that a qualified wildlife professional be engaged for assistance with crossing design.

2.6 Agricultural Impact Assessment

An **Agricultural Impact Assessment** (AIA) report was completed by *Serecon Inc.* for the ASP area. This report, dated November 25, 2024, has been submitted under separate cover.

The AIA includes a review of land use, soils, and agricultural activity to evaluate the area's suitability for transition from agricultural to industrial and employment development. The soil analysis confirms that while the lands are generally of high agricultural capability, they are not unique within the region and therefore suitable for future non-agricultural development. The AIA finds that development can proceed with minimal impact on surrounding agriculture with consideration for drainage and the preservation of farmers' access to fields for equipment and operations. It recommends that future development be staged efficiently to align with servicing availability and to avoid fragmenting parcels.

2.7 Flood Plain Delineation Report

A **100 Year Flood Plain Delineation Report** was completed by *River Engineering Consulting* for the Plan area and Shadow Plan area. This report, dated November 2, 2025, has been submitted under separate cover.

The report examined water levels along Whispering Waters Creek and Atim Creek during a major flood, using survey data and computer modeling. The results demonstrate that during a large 100-Year flood, the water remains within the creek walls and is maintained within the non-developable natural areas. As a result, there are no extra flood-risk areas to map, and adjacent development is not expected to be affected. It is noted that survey data was not completed for the NE 6 and thus the floodplain delineation will have to be confirmed to support inclusion of these lands into the ASP.

2.8 Adjacent Lands and Surrounding Development

As shown on *Figure 5.0: Planned Context*, the lands surrounding the development include:

To the north (Parkland County): A residential property, surrounded by agricultural fields, adjacent to Atim Creek ravine to the northeast.

To the east (Spruce Grove): Expanding neighbourhood development from north to south including single-family residential development, and two newer schools (Copperhaven K-9 School and St. Peter the Apostle Catholic High School). The lands further south are currently undeveloped and used for agriculture but are planned for future commercial and residential development to support the Highway 16A employment corridor. The Holy Trinity Catholic Church is the only development that fronts Boundary Road and is adjacent to the ASP area.

To the west (Stony Plain): Expanding commercial and light industrial development. Portions of this area have been developed while other lands remain available for subdivision and servicing, establishing a precedent for roadway and servicing linkages north of Highway 16A.

To the south (Stony Plain): Established neighbourhood and commercial developments including the WestView Health Centre. This area functions as a key gateway along Highway 16A and reinforces the corridor's role as a commercial spine.

Collectively, the current and future development pattern of the surrounding lands position the ASP in a strategic location to reinforce Stony Plain's role as a destination for jobs and business growth. This is supported by existing roadway connections, established servicing infrastructure, and compatible land uses across municipal boundaries.

2.9 Transportation Impact Assessment

A **Transportation Impact Assessment (TIA)** was prepared by *McElhanney Ltd.* for the ASP area. This report, dated November 26, 2025, has been submitted under separate cover.

The TIA considers the current and future development of both the *Atim Creek Business Park ASP* and *North Industrial ASP* lands to provide the technical basis to design a safe, connected and appropriately scaled transportation network that integrates with Highway 16A, Boundary Road, and the broader regional network. Building on the TIA, *Figure 7.0: Transportation Plan* includes a collector roadway network that features a series of interconnected roads, providing access to Golf Course Road, Boundary Road, and Highway 16A. A local roadway network will be identified as part of future redistricting applications and will provide access to the collector roadway network from individual lots.

The TIA was initially prepared using a conservative set of assumptions, using trip generation rates based on a mix of commercial, industrial, and mixed-use land uses, with commercial uses generating significantly higher traffic volumes than industrial uses. The Development Concept has since evolved to reflect a greater emphasis on Business Industrial uses, with the potential for a reduced overall intensity of development. While Business Industrial uses provide opportunities for commercial components, overall traffic generation is anticipated to be lower than originally assessed. Should development shift toward more intensive commercial or industrial forms in the future, the Town may require an update to the TIA at subsequent stages of planning and development.

2.10 Existing Utilities and Pipelines

As shown on *Figure 4.0: Plan Area and Legal Rights of Way*, there are numerous rights of ways and caveats throughout the plan area, as well as a suspended well with a lease on the NW 6.

The main rights of way that constrain the development of the site include the high-pressure pipeline owned by the Trans Mountain Corporation that bisects all three quarter sections within the ASP. This line transports crude oil to the west coast terminal in Burnaby, British Columbia. Regional sanitary lines provide a linear constraint to development along the west bank of Atim Creek and north edge of the plan area. There are also existing utilities servicing the residential parcels and minor utility rights of way throughout the ASP area.

We note that there are registrations for temporary turnarounds on the NE 6 and SE 6 to support the transportation network in the SW 6 which also exclude extension of some utilities such as Telus.

Table 2.0: Utility and Pipeline Listing

Quarter Section	Substance	Description	Plan Number/caveat #
NW, NE and SE 6-53-27-4	Crude oil high pressure pipeline	Trans Mountain Pipeline right of way	3625 HW & 4380 HW
NW, NE and SE 6-53-27-4	Regional sanitary sewer	ARROW Utilities Rights of way	Plan 832-0613 & 862-0338
NW 6-53-27-4	Suspended well	Maga Energy Ltd. Well Surface Lease	992 054 506
NE 6-53-27-4	Power	Fortis Alberta right of way	992 389 484
SE 6-53-27-4	Natural gas	ATCO Gas right of way	2276 RT & 912 141 870
NW 6-53-27-4	Telecommunication	Telus right of way	192 011 398
NE 6-53-27-4	Natural gas	ATCO Gas and Pipelines right of way	6452 RJ

2.11 Utility Design

An **Engineering Design Brief** dated February 2026 was prepared by *ISL Engineering and Land Services Ltd.* and **Stormwater Management Plan** also dated February 2026 was prepared by *River Engineering Consulting*. Together, these documents establish a comprehensive servicing strategy for the future development that generally aligns with the *Town's Design and Construction Standards* and integrates with existing municipal infrastructure.

The Design Brief confirms that the proposed water distribution system can be accommodated through extensions of the existing municipal network, meeting required pressure, fire flow, and operational criteria. In select locations, the servicing approach differs from standard looping requirements, as it was noted the required water pressure is achieved through dead-end watermains. Additional water looping may be explored at the design stage to the Town's satisfaction.

Sanitary servicing is provided through gravity sewer systems that provide each quarter section with its own independent connection. The servicing approach for the NW 6 lands differs from the *Town's Water and Sanitary Master Plan*, as it identifies a westward connection toward the ARROW Utilities trunk, rather than an eastward connection across the NE 6 lands. This approach provides an efficient servicing solution that allows for reduced pipe sizing and depth, while avoiding the need to route servicing for the NW 6 lands through the NE 6 lands. The Town is currently updating the Master Plan, and this approach is being explored. The servicing strategy will be confirmed at the redistricting stage, in consultation with the Town.

The Stormwater Plan indicates that stormwater servicing is addressed through a combination of minor and major systems, supported by four stormwater management facilities (SWMF) that are designed to control post-development runoff rates, manage major storm events, and maintain pre-development drainage conditions, thereby preventing adverse downstream impacts. Stormwater runoff from future development within the plan area to the east of Atim Creek is proposed to be discharged to Atim Creek, rather than be retained by a SWMF, in accordance with the Adequate Outlet provisions of the Alberta Environment and Protected Areas Code of Practice for Outfalls.

Further refinements to the stormwater management approach will be addressed at the detailed design stage, including outlet controls, localized storage measures, and minor drainage adjustments, as needed.

3 Visions, Goals, & Objectives

3.1 Our Vision

We envision the *Atim Creek Business Park Area ASP* as a vibrant business park that strengthens the Town's economic base and attracts investment. The plan will provide a mix of commercial, industrial, and mixed use lands to support local businesses and larger employers. Commercial and industrial uses along Highway 16A will incorporate service-oriented opportunities to meet the daily needs of workers, residents, and visitors. The transportation network will be designed to be efficient and functional for business operations, with safe and accessible options for active transportation users, including pedestrians, cyclists, and other non-motorized modes of travel. Natural features such as Atim Creek and Whispering Waters Creek will be protected and will interface with the open space/trail network to provide a visual and physical connection with nature.

Together, these elements will establish a sustainable and connected area that is both practical in the design of an area that is predominantly planned for employment and business purposes and vital to Stony Plain's long-term prosperity.

3.2 Goals and Objectives

Urban Design

Goal: Create a high quality employment-focused business park that is attractive and well-connected to the community.

Objectives:

1. Foster a business environment along Highway 16A that caters to a variety of skill levels and professions to maximize job creation by providing flexible land uses capable of accommodating a range of employment opportunities.
2. Support placemaking by clustering business park and commercial uses and providing shared access, pedestrian connectivity, and landscaping to create a vibrant employment community and business park.
3. Encourage a broad range of business activities, high-quality urban design, and public art to create engaging, well-designed places for employees and visitors that reflect the character and identity of Stony Plain.

4. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in site and streetscape design to create safe and active environments for employees, visitors, and residents.

Employment and Economic Development

Goal: Strengthen Stony Plain's tax base and open prime investment lands through the development of employment lands.

Objectives:

1. Designate sufficient land for business park land uses to help support the long-term employment needs of the Town of Stony Plain and support a balanced long-term tax base.
2. Promote flexible land use planning that broadly encourages industrial development and allows adjustments to business industrial and industrial land in appropriate locations to support the Town's broader economic and employment objectives.
3. Build upon the commercial and industrial development that is ongoing in the *North Industrial ASP* by extending complementary land uses along Highway 16A, to reinforce the area's role as a destination.
4. Support economic diversity by providing a range of parcel sizes to serve small businesses, major employers, and large-format commercial and industrial uses, and ensure opportunities for existing businesses to expand and continue growing within the town.

Environmental Management

Goal: Be a responsible steward of natural systems by protecting the two creeks that bisect the plan area and employing sustainable design practices that support an interconnected network of parks, open spaces and multi-use trails.”.

Objectives:

1. Protect Atim Creek and Whispering Waters Creek as key natural corridors through the preservation of their ecological function and maintenance of water quality and natural drainage. Limit the number of crossings to only what is required to support the ASP.
2. Implement a stormwater management system that supports water quality and controls runoff to pre-development levels, while complying with applicable municipal standards and design requirements.
3. Provide opportunities for parks and open spaces to interface with natural areas to support public access to a connected green system.

Transportation and Infrastructure

Goal: Develop a safe, efficient, and multi-modal transportation and servicing network that supports the development of a functional and well-designed business park.

Objectives:

1. Establish a functional transportation network that supports efficient access to Highway 16A, to reinforce the plan area's role as a regional business and employment hub.
2. Incorporate complete streets principles into the design of roadways to provide safe, attractive, and accessible corridors for pedestrians, cyclists, and motorists.
3. Provide an interconnected transportation network that is designed to facilitate municipal services (snow removal, waste collection, etc.).
4. Locate and design collector streets to plan for integration of a future public transit system. Road alignments should support logical routing and connectivity between employment areas, adjacent neighbourhoods, and Highway 16A to enable future transit integration as demand warrants.
5. Allow for traffic calming measures such as edge and median plantings, on-street parking and curb extensions to be considered at the detailed design stage.

Stakeholder Involvement

Goal: Work collaboratively with Council, Town Administration and other stakeholders in implementing the *Atim Creek Business Park ASP*.

Objectives:

1. Provide opportunities for residents to be informed about the plans for the ASP area and to comment prior to the required Council public hearing.
2. Work collaboratively with Town Administration and project stakeholders to deliver a high-quality plan that contributes positively to the Town's long-term growth and community objectives.

4 Development Concept

4.1 Overview

The Development Concept (*Figure 6.0: Development Concept*) has been prepared to support Stony Plain's long-term economic growth by expanding its supply of employment lands. It establishes a framework for development that accommodates a variety of commercial, business park, industrial and mixed use opportunities while preserving important natural features such as Atim Creek and Whispering Waters Creek. The proposed land uses have been planned to complement adjacent development in Stony Plain, Spruce Grove and Parkland County. The Development Concept includes a network of collector roads with sidewalks and multi-use trails that support efficient and multimodal mobility. The network is well linked to the town's transportation system, with direct access to Highway 16A and adjacent arterial roads on the east and west boundaries.

As the primary purpose of the plan is to provide employment lands, limited residential opportunities are provided within the Mixed Use lands to the east of Atim Creek. *Appendix B Table 3.0* presents the *Land Use and Population Statistics* for the plan area. This table is to be revised upon formal inclusion of the Shadow Plan area into the ASP. Approximately 28% of the plan (NE 6 and SW 6) is proposed to be maintained as open space, utility servicing, and natural features, as a combination of Natural Areas, Parks / Utilities, and Stormwater Management Facilities. The predominant land use within this area include Business Industrial (38 ha), followed by Industrial (32 ha), and Mixed Use (10 ha). The Mixed Use area is estimated to generate a residential component of 152 residential units with 244 residents.

Future development shall generally conform to the Development Concept, with refinements to roadway alignments, parcel orientation, and sizing, occurring at the redistricting stage, prior to subdivision. Given the limited residential component within the ASP, municipal reserve dedication is anticipated to occur primarily through cash-in-lieu. The location and amount of municipal reserve will be determined at the time of subdivision in accordance with the provisions of the Municipal Government Act and may include the dedication of additional MR lands to support a vibrant and engaging business park.

4.2 Shadow Plan Area

The NE 6 is designated as a Shadow Plan area and does not include a land use designation to support future development, as this area is controlled by non-participating landowners during the ASP preparation. A plan amendment, along with any technical reports that are required by the Town, will be required to remove the Shadow Plan area designation and assign the appropriate land uses to support future development. The Development Concept considers these lands for high-level conceptual planning of the transportation and utility servicing network.

4.3 Employment Areas

Employment lands including Business Industrial and Industrial land uses comprise the largest portion of the plan area, benefiting from strong visibility along Highway 16A and direct access to Boundary Road and Golf Course Road. Employment lands occupy approximately 80 ha of land or 67% of the Gross Developable Area (GDA). A logical transition is provided, with Business Industrial uses fronting Highway 16A to accommodate service-oriented commercial and industrial development and capitalize on regional traffic volumes, transitioning to Industrial uses to the north and northwest. Overall, the employment lands will accommodate a range of businesses in a well-connected and strategically located area that supports efficient movement of goods, strong visibility, and long-term economic growth.

4.4 Residential Opportunities

Residential opportunities within the ASP area are limited to the east side of Atim Creek within the Mixed Use lands. This area interfaces with Boundary Road and Highway 16A and is adjacent to future residential and commercial development within Spruce Grove. If developed, residential development in this location would provide housing choices close to jobs, contribute to a balanced community, and support regional growth objectives.

4.5 Natural Areas, Stormwater Management Facilities and Parks / Utilities

The *Atim Creek Business Park ASP* identifies Whispering Waters Creek and Atim Creek as defining natural features that should be protected. These creeks and the surrounding riparian areas are located within Natural Areas within the Development Concept and are in general alignment with the recommended environmental reserve from the Biophysical Impact Assessment. Environmental reserve designation will occur at the subdivision stage. Natural Areas are connected and within close proximity to Stormwater Management Facilities and Park / Utility lands, supporting a larger connected ecological network.

As the ASP is intended for predominantly employment-based uses, parks are limited to the Utility / Park corridors that are provided throughout the Development Concept. These corridors may be developed as Town-owned public utility lots and can support trails and amenities that enhance connectivity within the transportation network. The location and extent of Utility / Park lands may be refined at the redistricting, subdivision and detailed design stage in consultation with the Town, to support improved connections and recreational opportunities. Where a clear community benefit is demonstrated, municipal reserve dedication within Utility / Park lands may also be considered.

4.6 Special Study Area

A Special Study Area has been identified on *Figure 6.0: Development Concept* for a portion of lands on the east side of Atim Creek. The Biophysical Impact Assessment recommends that these lands be considered for preservation to maintain creek riparian

and hydrological function. However, as this area is bisected by the future collector road and the Trans Mountain pipeline right of way to the north, the ecological function may be impaired, thus additional review is warranted at the redistricting stage to determine if the lands are to be considered for development. This review will assess construction feasibility, site access, environmental features, and overall block configuration.

4.7 Transportation

The transportation network within the *Atim Creek Business Park ASP* is designed to provide safe, connected and appropriately scaled connections within the plan area and towards the broader regional network, including Highway 16A, Boundary Road, Golf Course Road and the adjacent *North Industrial ASP*. As the ASP is comprised of substantial Industrial and Business Industrial lands, the collector and local roadway system must consider proper turning movements and heavy vehicle traffic at the subdivision and design stage in consultation with the Town.

4.7.1 Existing Roadways

Highway 16A

Highway 16A serves as an east-west major arterial highway through Stony Plain, extending to the City of Edmonton and connecting Acheson, Spruce Grove, and Stony Plain. Within Stony Plain, it is a six-lane divided highway with a 10 meter wide median. Highway 16A also serves as an alternative route to Highway 16 which is located two miles north. Further to the west, Highway 16A merges into Highway 16.

Boundary Road / Veterans Boulevard

This arterial road runs north-south, linking Highway 628 to Highway 16A. It provides access to residential neighborhoods and commercial services within Spruce Grove and will provide access to the ASP area. Boundary Road is being upgraded from a rural paved roadway to a four-lane arterial standard to the north of Highway 16A, with construction commencing in 2026. Boundary Road is named Veterans Boulevard south of Highway 16A.

Golf Course Road North (Range Road 280)

Golf Course Road North (designated Range Road 280 north of Boulder Boulevard) is an arterial road that extends from Highway 16A to the town's northern boundary. The corridor functions as a two-lane collector roadway with a posted speed limit of 50 km/h, providing access to adjacent businesses, including the concrete recycling operation within the NW 6.

North Industrial ASP

There are several collector and local roads within the adjacent *North Industrial ASP* that support the road network build-out and will connect with the collector and local road network within the ASP Area.

4.7.2 Collector Roadways

The collector roadway network includes a series of connections that distribute traffic throughout the ASP area, and connect with the *North Industrial ASP* lands, surrounding arterial roads, and Highway 16A. The two east-west collector roads align with the City of Spruce Grove's approved design plans for the upgraded Boundary Road. All collector roadways will be developed as per the *Town's Design and Construction Standards*.

The collector roadway network is depicted as a Potential Collector Road Alignment within the Shadow Plan area of *Figure 6.0: Development Concept*, with the intent of conveying the connection points that are required to support the transportation network. The final alignment is subject to change.

4.7.3 Local Roadways

A system of local roadways will extend from the collector roads to provide additional connectivity throughout the plan area and access to individual lots. The local roadway network will be identified at the redistricting and subdivision stages and will be designed in accordance with the *Town's Design and Construction Standards*.

4.7.4 Pedestrian Connectivity

As shown in *Figure 8.0: Parks and Open Space*, proposed multi-use trails are provided on one side of the collector roads throughout the ASP. The specific alignment as to which side of the roadway the trail will be located will be determined at the subdivision and detailed design stage, based on site conditions and opportunities to optimize connectivity. The multi-use trails will be integrated into the collector road cross-sections and designed in accordance with the *Town's Design and Construction Standards*.

Additional opportunities for pedestrian connections may be considered within the lands designated as Utility / Park. These connections may include pathways with asphalt, concrete, or gravel surfacing, and would be designed to complement the overall trail system and enhance access to natural areas and stormwater management facilities.

5 Utility Services

5.1 Design Criteria

The following section highlights the high-level design criteria to meet the servicing requirements for the sanitary, water and stormwater systems within the ASP area. These utility servicing requirements have been conceptually illustrated at a high level within *Figure 9.0: Conceptual Sanitary Servicing Plan*, *Figure 10.0: Conceptual Water Servicing Plan* and *Figure 11.0: Conceptual Storm Servicing Plan*. Please note, additional servicing connections will be provided within the local roadway network.

The servicing assumptions include the Shadow Plan area to provide connections between current and future utility infrastructure and ensure that adequate service levels are provided to facilitate the build-out of the *Atim Creek Business Park ASP*.

5.2 Sanitary Sewer Servicing

Sanitary servicing for the ASP is based on gravity sanitary mains with independent connections to existing sanitary trunk lines for each quarter section. The NE and SE 6 connect to an existing 900 mm sanitary trunk running north–south along the west bank of Atim Creek, and the NW 6 connects to the ARROW Utilities sanitary trunk line via Golf Course Road. All gravity sewers are sized at a minimum diameter of 250 mm to 300 mm, with trunk sewers classified at diameters greater than 375 mm. The design criteria follows the *Town's Design and Construction Standards*, ensuring adequate capacity for peak dry weather flows, infiltration rates, and population densities.

The *Town's Water and Sanitary Master Plan* identify a sanitary connection for NW 6 extending east through adjacent lands. The proposed servicing approach differs by directing sanitary servicing westward towards the ARROW Utilities trunk. This will allow for reduced pipe sizing and depth, and avoid routing servicing for the NW lands through the NE parcel, recognizing the separate land ownerships. The Town is currently updating the Master Plan, and this approach is being explored. Coordination with ARROW Utilities will be required at the detailed design stages to confirm servicing requirements and facilitate the connection. Surplus sanitary capacity within the North Industrial Park ASP may also be utilized prior to new trunk connections, optimizing existing infrastructure and supporting orderly development. The servicing strategy will be confirmed at the redistricting stage, in discussion with the Town.

For a detailed illustration of the sanitary basin layout and connections, refer to *Figure 9.0: Conceptual Sanitary Servicing Plan*.

5.2.1 Water Distribution

The water distribution system for the *Atim Creek Business Park ASP* is designed to integrate seamlessly with the existing municipal network, ensuring reliable service under all critical operating scenarios. The system generally adheres to the *Town's Design and Construction Standards*, with all watermains sized at a minimum diameter of 300 mm to meet pressure and flow requirements for residential, commercial, and industrial land uses.

In select locations, the servicing approach differs from the Master Plan and standard looping requirements, as through the water modeling it was determined that the required water pressure is achieved through dead-end watermains. Pressure management remains a key consideration, with minimum and maximum pressures maintained between 150 kPa (during peak demand plus fire flow) and 550 kPa (during average daily demand), respectively. Additional water looping within the town's system may be explored at the detailed design stage, to the satisfaction of the Town.

The system is designed to accommodate fire flow requirements up to 233 L/s for commercial and mixed use development, ensuring adequate supply for emergency scenarios. If localized high pressures persist, mitigation options such as additional pressure zones, pressure-reducing valves, or site regrading may be considered.

The water servicing concept was modeled using boundary conditions at key intersections (Slate Avenue & Golf Course Road, Boulder Boulevard & North Park Drive, Highway 16A & 28 Street), confirming sufficient capacity and compliance with municipal standards. The hydraulic analysis demonstrates that the proposed network can deliver adequate flows and pressures throughout the study area, even under conservative operating scenarios.

For an overview of the proposed water network layout, refer to *Figure 10.0: Conceptual Water Servicing Plan*.

5.2.2 Stormwater Management

The storm drainage system conceptually includes four wet ponds and is designed to manage runoff and maintain outflow at pre-development levels, in accordance with the *Town's Design and Construction Standards*. The system incorporates both minor (underground storm sewers for up to 1-in-5-year events) and major (surface flood routes for up to 1-in-100-year events) components. Catch basins and surface flood routes direct flows toward dedicated stormwater management facilities (SWMFs) in each quarter section within the ASP area.

Stormwater runoff to the east of Atim Creek within the plan area is intended to discharge into the creek, without being retained in a SWMF, in accordance with the Adequate Outlet provisions of the Code of Practice for Outfalls. Atim Creek has capacity to accommodate the proposed discharge, as the estimated peak flow contribution is minor relative to the creek's 100-year flow and is not expected to result in significant changes to water levels,

flow velocity, channel stability, or the aquatic environment. Further refinements to the stormwater management approach may be incorporated at the detailed design stage, as needed, including end-of-pipe outlet controls, localized underground storage, or enhanced overland drainage routing, without reliance on a formal stormwater management facility.

Design criteria include rainfall data based on EPCOR IDF curves, runoff coefficients tailored to land use, and sizing for both minor and major storm events. The SWMFs are engineered to accommodate the 100-year Huff storm event, with controlled discharge to 2.5 L/s/ha, meeting both quantity and water quality requirements. Each SWMF serves its respective basin, with controlled discharge to Atim Creek or Whispering Waters Creek.

Grading design ensures surface drainage follows overland flow paths, maintaining hydraulic connectivity with surrounding lands and minimizing earthworks. The system is resilient to both short-term ponding during minor events and excess runoff during major events, ensuring compliance with municipal stormwater requirements, and ecological preservation.

For a comprehensive view of the stormwater management system and basin layout, refer to *Figure 11.0: Conceptual Storm Servicing Plan*.

5.2.3 Franchise Utilities

It is expected that power, natural gas, and telecommunications services will be provided through extension of the existing system.

5.2.4 Emergency Services

Emergency services are anticipated to be delivered through existing municipal and regional resources located in Stony Plain, Spruce Grove, and Parkland County. Although direct consultation with emergency service authorities has not been completed at this stage, it is expected that current emergency response capacity can adequately serve the plan area's needs.

5.3 Utility Servicing Standards

5.3.1 Costs of Development

The developer of land will be responsible for all costs associated with development through mechanisms such as off-site levies, municipal bylaws, and development agreements. This includes providing full municipal services constructed to the Town's standards and in accordance with its Master Plans and infrastructure studies, with consideration for long-term maintenance and the future expansion of services to support new development.

As shown on *Figure 4.0 Plan Area and Legal Rights of Way*, there are numerous rights of ways and caveats on the subject parcels within the ASP. A suspended well with a lease is still a constraint on the NW 6 with the location depicted on *Figure 3.0: Existing Conditions*.

The main rights of way that constrain the development of the site include the high-pressure pipeline owned by the Trans Mountain Corporation that bisects all three quarter-sections within the ASP area. As well, the regional sanitary line which the future development will be able to connect to provides a linear constraint to development.

There are also existing utilities servicing the residential parcels and minor utility rights of way throughout the ASP area. We note that there are registrations for temporary turnarounds on the NE 6 and SE 6 to support the transportation network in the SW 6 which also exclude extension of some utilities such as Telus.

6 Plan Implementation

6.1 Development Staging

Development is anticipated to occur in phases within the ASP area, based on factors such as the availability and cost of infrastructure, market demand, and the logical extension of the sanitary collection system and water distribution network. There is the opportunity for development to be undertaken concurrently in separate quarter sections, due to the independence of utility servicing. Specific servicing requirements will be confirmed through subsequent detailed design.

A staging plan has been proposed as shown on *Figure 12.0: Staging Plan*. This plan outlines the general direction of the stages of development and will help to inform decision making to ensure adequate water and sanitary servicing, stormwater management and road access points for emergency services are provided. Development stage boundaries are conceptual and will be confirmed prior to redistricting or subdivision approval. Each conceptual stage area shown on the staging plan may also be subdivided into smaller phases as warranted by lot inventory and market conditions. The intent of the staging plan is to illustrate the expected direction and sequence of growth, without obligating any landowner to develop or defer development. This approach ensures that the construction of roads and deep utilities proceeds in an efficient and cost-effective manner.

6.2 Redistricting and Subdivision

Redistricting and subdivision applications shall be subject to approval by the Town and must generally conform to the land uses and intent of this Area Structure Plan. These applications will also be guided by the *Town's Municipal Development Plan* and shall comply with the provisions of the *Town's Land Use Bylaw*.

6.3 Municipal / Environmental Reserve, Roadways and Infrastructure

The general alignment of roadways and allocations for Municipal Reserve and Environmental Reserve will be initially identified through the redistricting process and further refined at the subdivision stage. Development will include the construction and extension of roadways and municipal services, as well as any necessary upgrades to existing infrastructure to support the ASP. Subdivision applications will be submitted for each phase of development and reviewed by the Town's Subdivision Authority.

As a condition of subdivision approval, the developer will be required to enter into a Development Agreement with the Town of Stony Plain. This agreement will be supported by detailed engineering drawings that identify the road and servicing infrastructure necessary to accommodate the proposed development, including any upgrades to existing systems based on the future land uses and densities proposed in the subdivision application. The Development Agreement will also clearly outline the responsibilities of the developer and the Town regarding the construction, financing, and timing of the required improvements.

Through the Development Agreement process, the Town and the developer will establish which party is responsible for financing and constructing new or upgraded roadways and services. The developer, in coordination with the Town, may explore opportunities to recover a fair portion of any upfront servicing costs from future developments that benefit from the newly constructed or upgraded infrastructure.

To ensure that all roadway and servicing improvements are completed in accordance with the approved engineering drawings, the Town will require the developer to provide security based on estimated construction costs. This security will be held by the Town and released upon successful completion of the required works, following the applicable warranty period as determined by the Town and identified within the Development Agreement.

Following execution and approval of the Development Agreement, the subdivision application may be endorsed by the Subdivision Authority, allowing registration of the subdivision plan with Alberta Land Titles to create the new lots. Construction of road and servicing infrastructure may proceed once the required security has been provided to the Town in accordance with the Development Agreement, and generally occurs prior to subdivision endorsement and registration.

6.4 Staging Information and Requirements

6.4.1 Infrastructure Requirements

The initial development stage will require the extension of municipal servicing, roadway infrastructure, and stormwater management facilities, the extent and configuration of which will be determined in consultation with the Town.

The stormwater facility that will be required for the first stage of development proposed in the SE 6 or NW 6 is generally consistent with *Figure 11.0: Conceptual Storm Servicing Plan*. All stormwater management facilities will be designed and constructed to meet the requirements of the *Alberta Environment and Protected Areas (AEPA) Standards and Guidelines* and the *Town's Design and Construction Standards*. Approvals under the Water Act will be obtained as required for each facility. The final size, configuration, and location of all stormwater management ponds will be confirmed at the detailed engineering and design stage, in association with the applicable subdivision and development permit applications.

6.4.2 Off-Site Levy Requirements

The developer of the land will be responsible for providing applicable off-site levy contributions and any required supporting studies or technical information in accordance with the Town's *Off-Site Levy Bylaw (2648/D&P/21)*, as amended.

6.4.3 Soil Balance

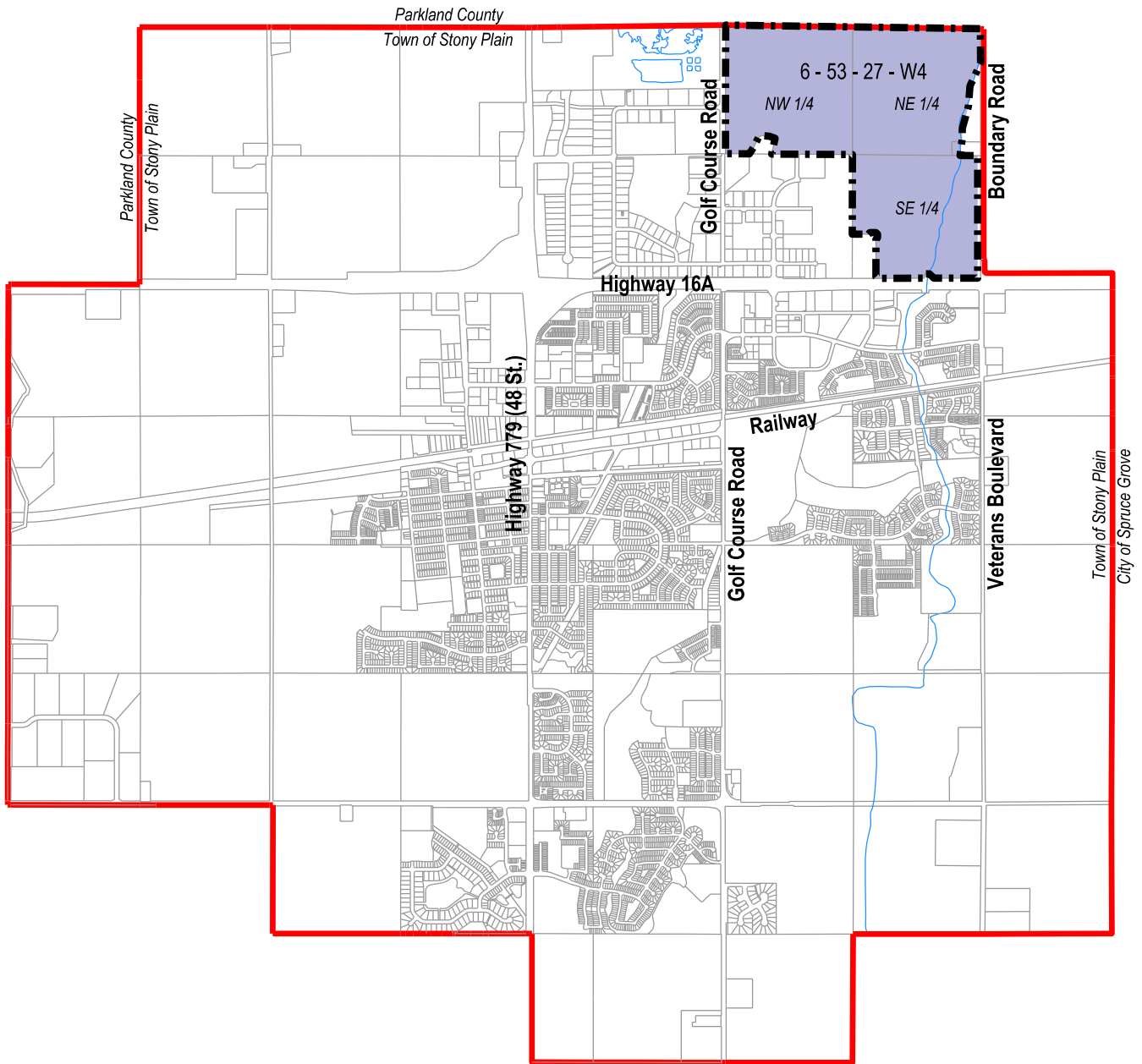
The developer will work collaboratively with the Town to ensure that the stripping and stockpiling of topsoil is carried out in a responsible and environmentally sensitive manner, minimizing potential impacts on adjacent properties. A Soil Management Strategy will be prepared and implemented for each phase of development to address, soil handling, storage, and reclamation.

6.4.4 Hydraulic Network Analysis Report



A Hydraulic Network Analysis will be prepared to confirm the requirements for watermain sizing and configuration for each phase of development. *Figure 10.0: Conceptual Water Servicing Plan* illustrates the conceptual layout and proposed pipe sizes of water distribution, within the ASP area.

6.4.5 Stormwater Management Plan

A Stormwater Management Plan will be prepared at the redistricting stage where a new stormwater management facility is proposed as part of the application, or where the subject lands are intended to be serviced by such a facility.



Legend

-  Area Structure Plan Boundary
-  Town Boundary

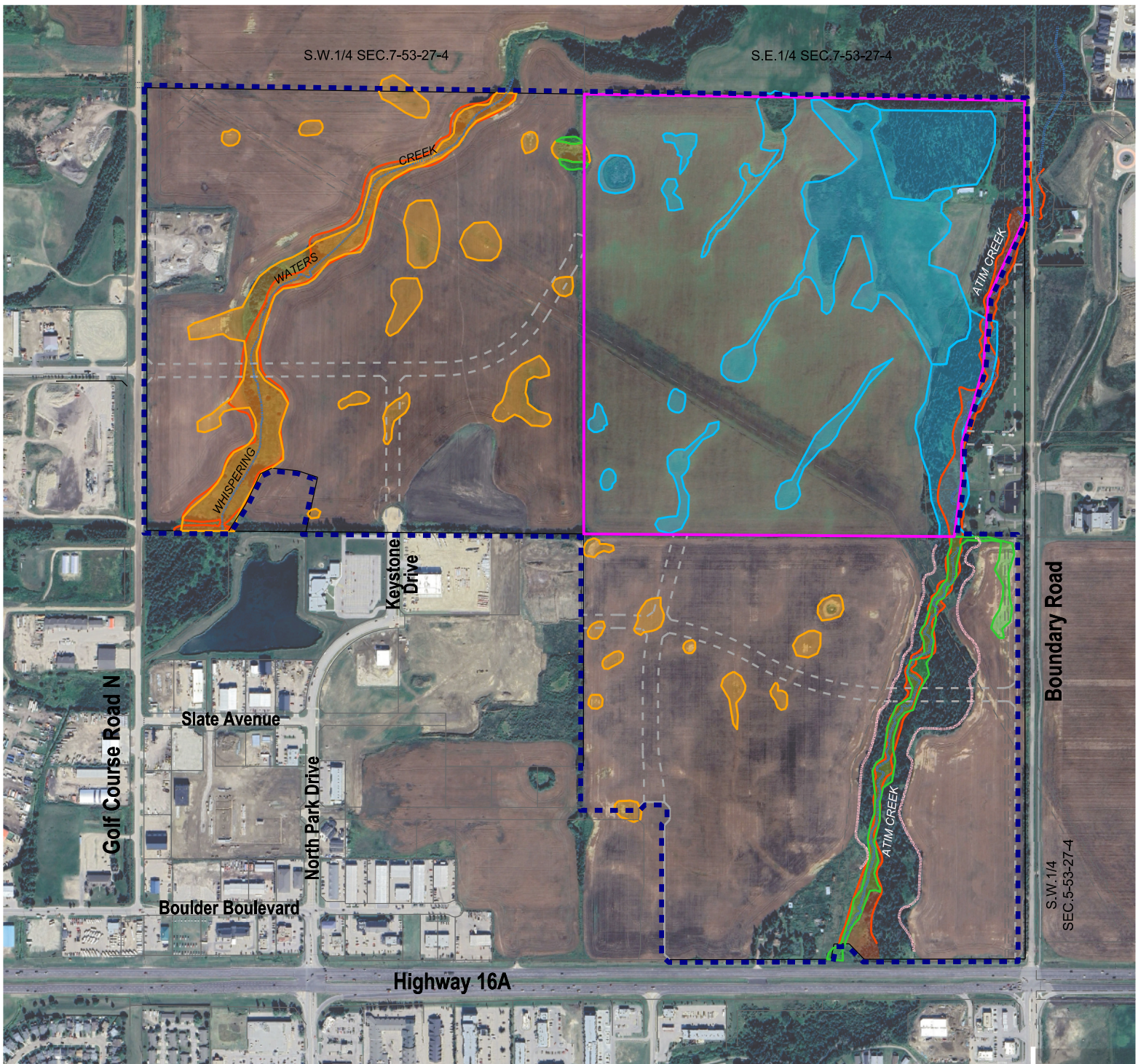
**Figure 1.0
Location Plan**

**Atim Creek Business Park
Area Structure Plan**
Stony Plain, Alberta



N.T.S.

March 20, 2026
168901105b7 - ASP.dgn



Legend

- Area Structure Plan Boundary
- Existing Creek
- Field Assessment Wetland Location - Temporary Graminoid Marsh
- Field Assessment Wetland Location - Temporary Wooded Deciduous Swamp
- Desk Top Assessment Wetland Location - Desk Top Delineation
- 100 Year Flood Plain
- Top of Bank
- Shadow Plan Area
- Proposed Road Right of Way

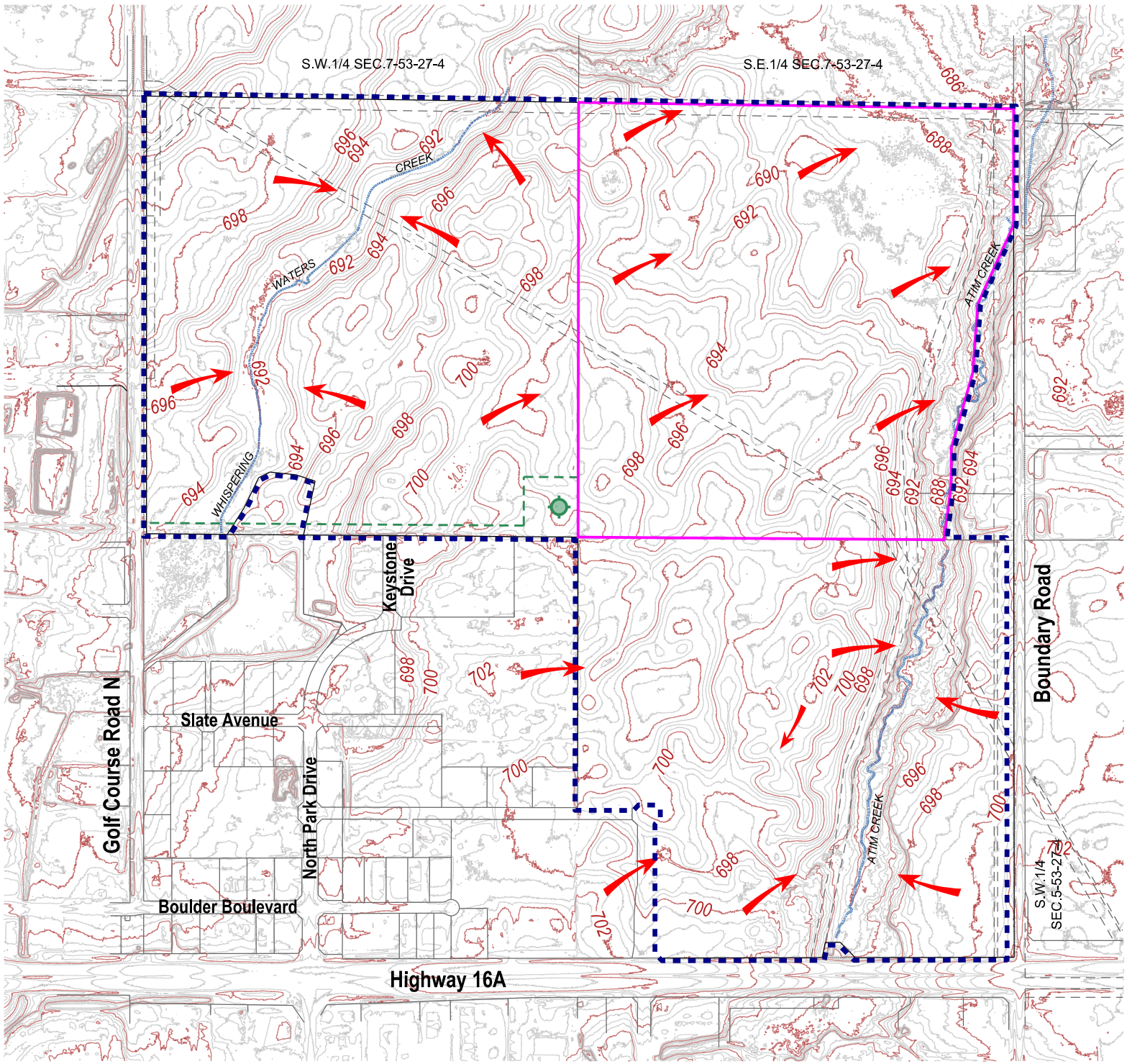
**Figure 2.0
Natural Constraints**

**Atim Creek Business Park
Area Structure Plan**
Stony Plain, Alberta



N.T.S.

March 20, 2026
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Legend

- - - - Area Structure Plan Boundary
- ~ ~ ~ ~ Existing Creek
- - - - Major Contours (2.0m interval)
- - - - Minor Contours (0.5m interval)
- ➔ Direction of Overland Drainage
- - - - Existing Well Location and Lease Area
- - - - Shadow Plan Area
- - - - Existing Utility Right of Way

**Figure 3.0
Existing Conditions**

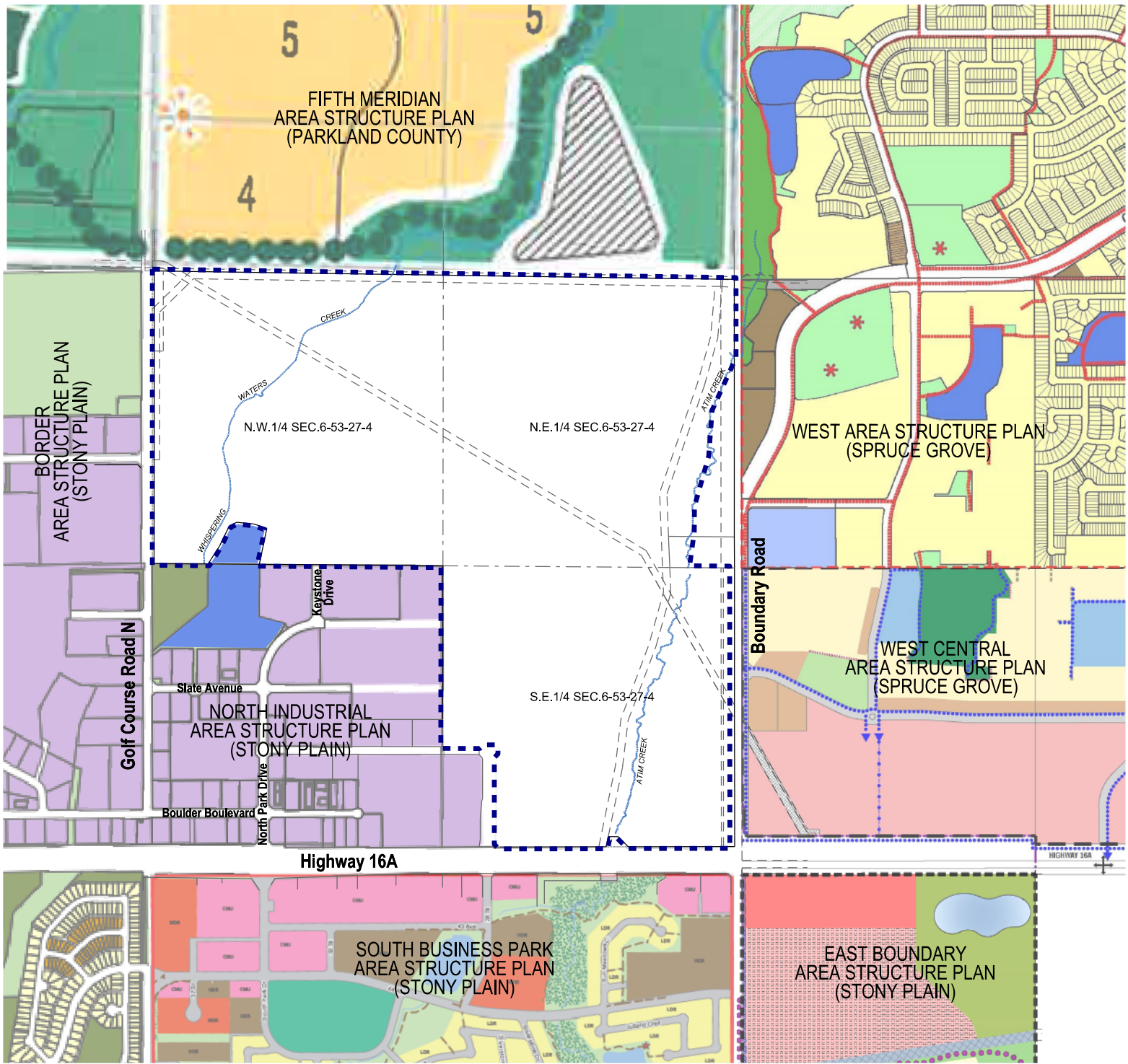
**Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta**














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Atim Creek Business Park Area Structure Plan



Legend

- | | |
|--|---|
|  Residential |  Institutional |
|  Multi Residential |  Storm Water Management Pond |
|  Estate Residential |  Area Structure Plan Boundary |
|  Business Commercial |  Existing Creek |
|  Commercial Industrial |  Existing Utility Right of Way |
|  Open Space | |

**Figure 5.0
Planned Context**

**Atim Creek Business Park
Area Structure Plan**
Stony Plain, Alberta



N.T.S.

March 20, 2026
168901105b7 - ASP.dgn



Legend

- Mixed Use
- Business Industrial
- Industrial
- Utility / Park
- Natural Area
- Storm Water Management Facility
- Shadow Plan Area
- Collector Road
- Potential Collector Road Alignment
- Area Structure Plan Boundary
- Existing Creek
- Special Study Area
- Proposed Multi-Use Trail
- Existing Utility Right of Way

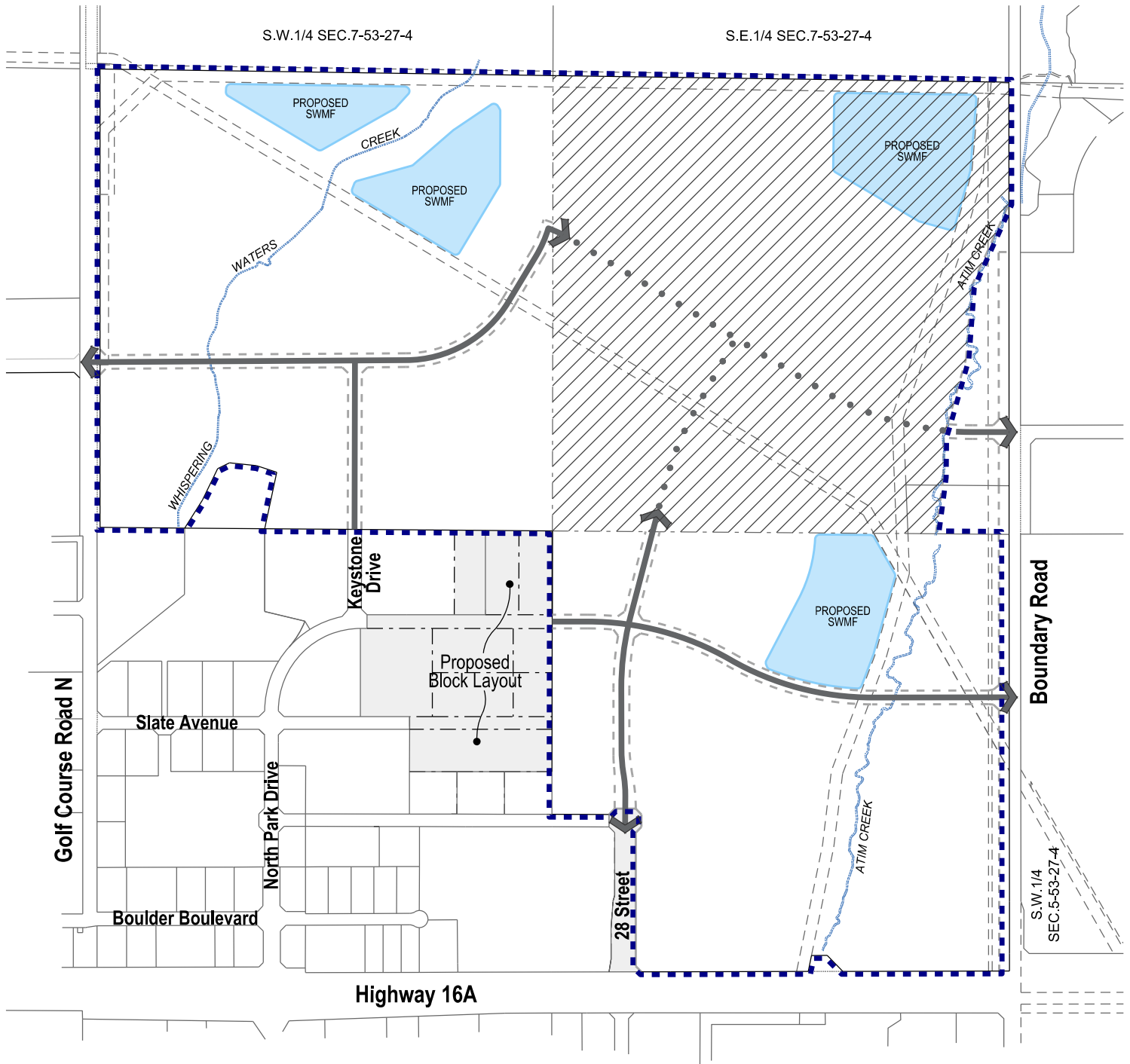
Figure 6.0
Development Concept

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta









N.T.S.

March 20, 2026
168901105b7 - ASP.dgn



Legend

-  Shadow Plan Area
-  Collector Road
-  Potential Collector Road Alignment
-  Area Structure Plan Boundary
-  Existing Creek
-  Existing Utility Right of Way

**Figure 7.0
Transportation Plan**

**Atim Creek Business Park
Area Structure Plan**
Stony Plain, Alberta



N.T.S.

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Legend

- Area Structure Plan Boundary
- Utility / Park
- Natural Area
- Storm Water Management Pond
- Shadow Plan Area
- Existing Creek
- Collector Road
- Potential Collector Road Alignment
- Proposed Multi-Use Trail
- Existing Utility Right of Way

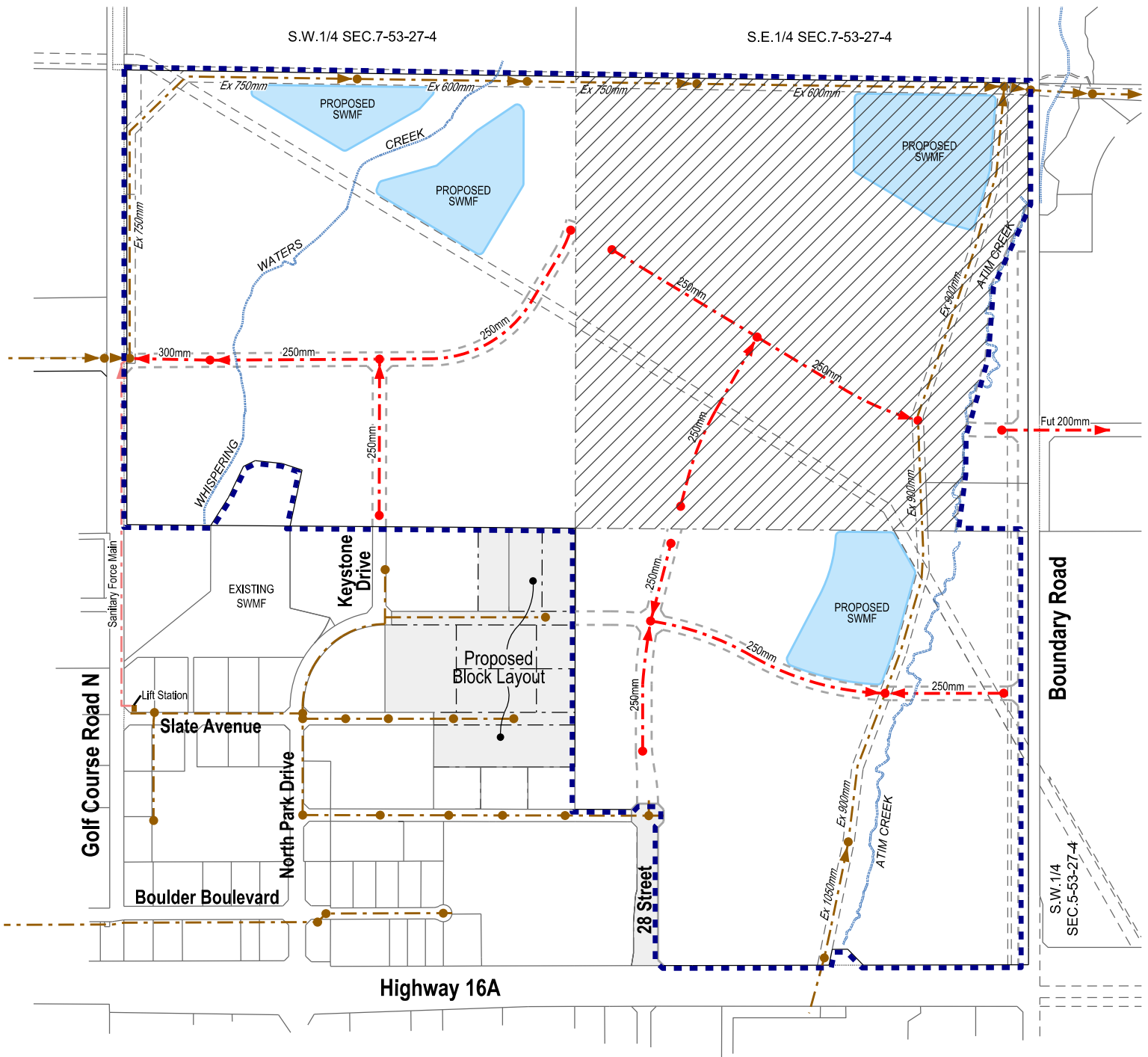
**Figure 8.0
Parks and Open Space**

**Atim Creek Business Park
Area Structure Plan**
Stony Plain, Alberta



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Legend

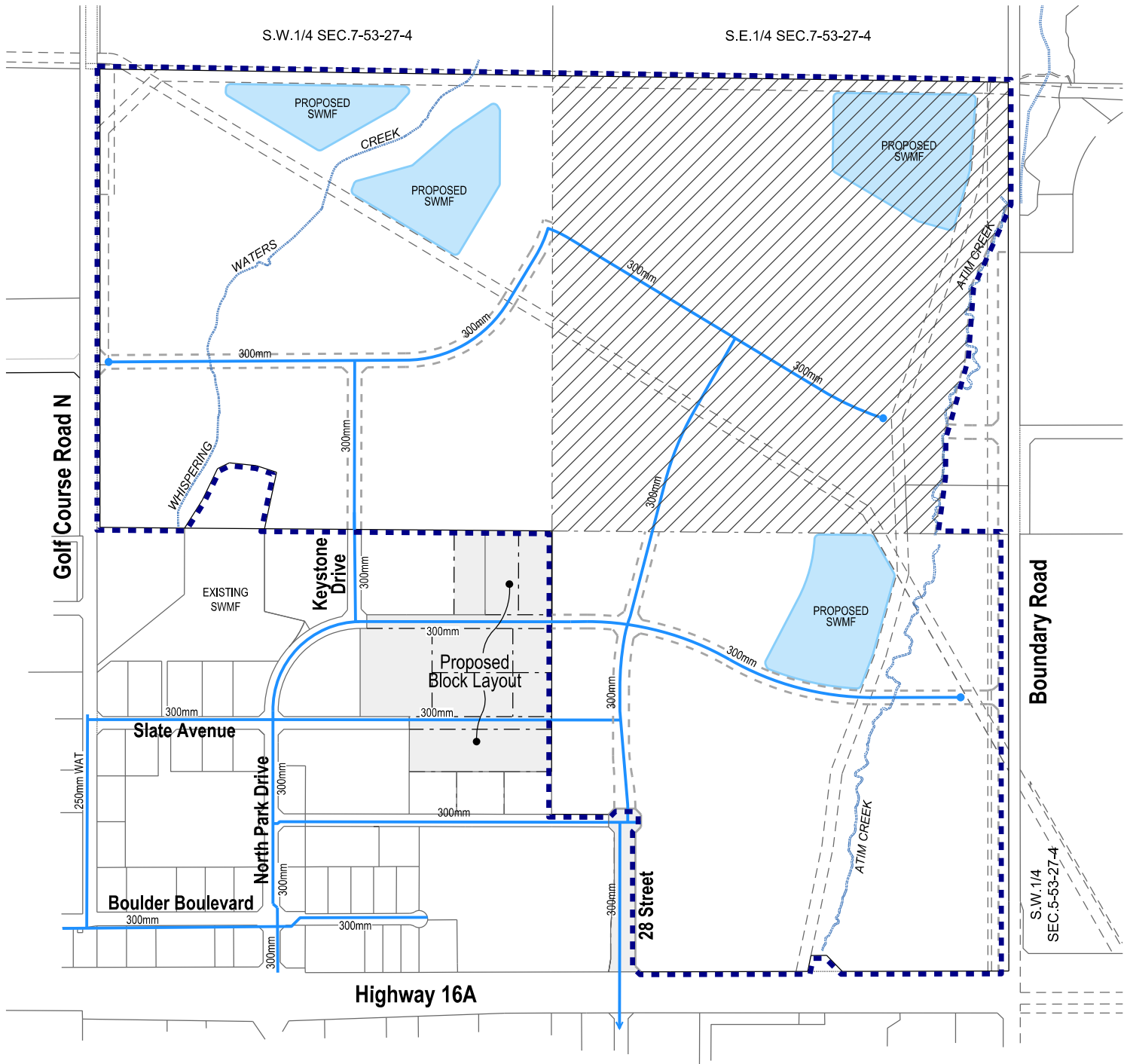
- Existing Sanitary Sewer
- Existing Sanitary Forcemain
- Proposed Sanitary Sewer
- 250mm Sanitary Sewer Size
- Shadow Plan Area
- Area Structure Plan Boundary
- Existing Creek
- Proposed Road ROW
- Existing Utility Right of Way



Figure 9.0
Conceptual Sanitary Servicing Plan

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta





Legend









-  Watermain
-  300mm Watermain Size
-  Watermain Dead End
-  Shadow Plan Area
-  Area Structure Plan Boundary
-  Existing Creek
-  Proposed Road ROW
-  Existing Utility Right of Way



Figure 10.0
Conceptual Water Servicing Plan

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta





Legend

- Existing Storm Sewer
- Proposed Storm Sewer
- 750mm Storm Sewer Size
- Shadow Plan Area
- Area Structure Plan Boundary
- Existing Creek
- Proposed Road ROW
- Existing Utility Right of Way

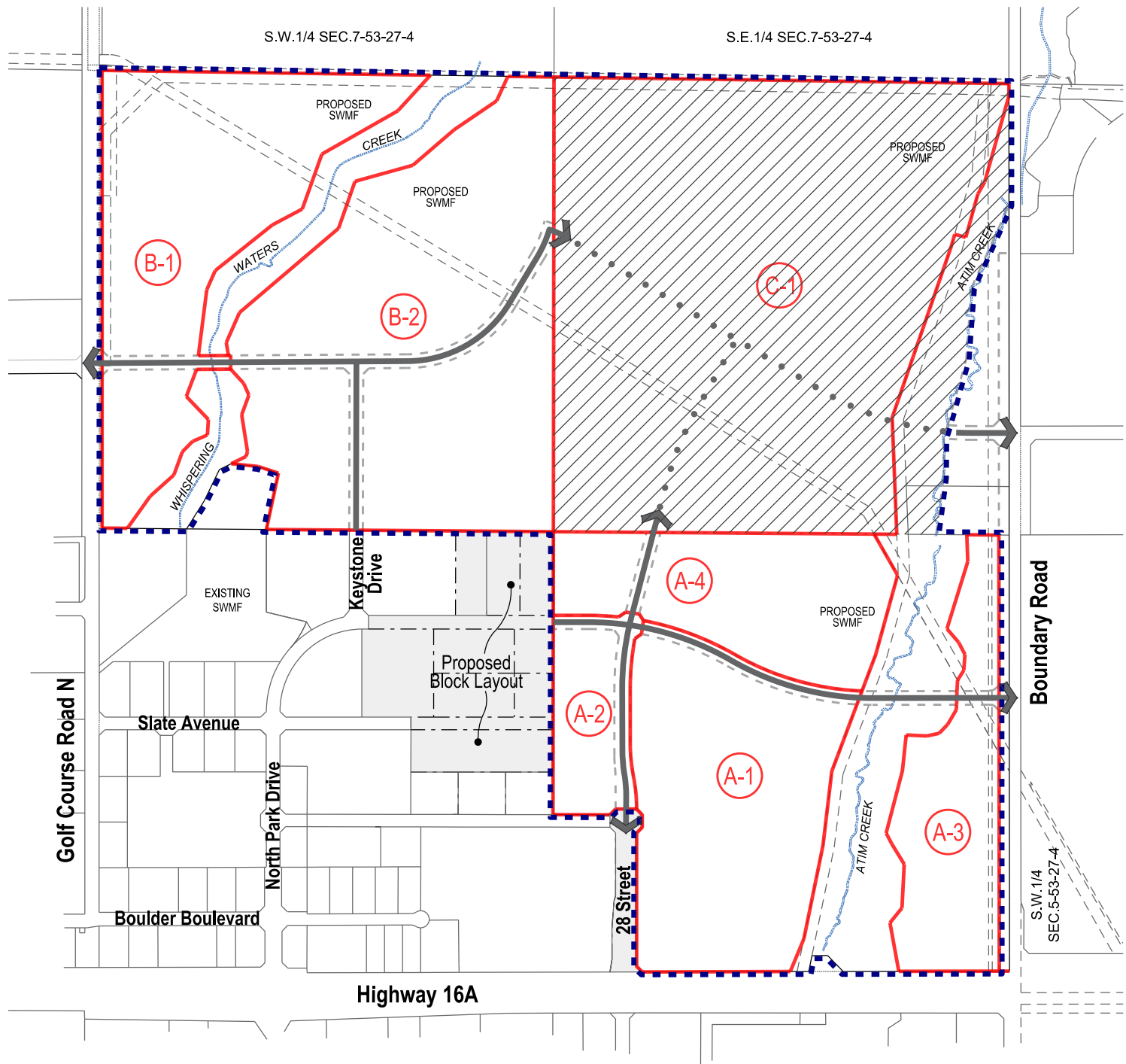


Note: Storm Servicing Information Provided by ISL Engineering

Figure 11.0
Conceptual Storm Servicing Plan

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta

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Legend

- Area Structure Plan Boundary
- Development Stage Boundaries
- A-4 Development Stage
- Shadow Plan Area
- Collector Road
- Potential Collector Road Alignment
- Existing Creek
- Proposed Road ROW
- Existing Utility Right of Way

Note:

Phase boundaries are conceptual and will be subject to modification in response to market conditions and logical extension of roads and municipal services.

Figure 12.0
Staging Plan

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta



N.T.S.

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8 Appendix B – Statistics

Table 3.0 Land Use and Population Statistics

Land Use Statistics		Hectares	% of GDA
GROSS AREA (NW 6, NE 6, SE 6)		177.66	
GROSS AREA - without NE 6 (Shadow Plan area)		118.58	100
Arterial Road		0	
Natural Area		15.87	
Total		15.87	
GROSS DEVELOPABLE AREA (GDA)		102.71	100
Circulation		8.64	8.4%
Utility/Park		4.83	4.7%
Stormwater Management Facility		8.57	8.3%
Commercial		0.00	0.0%
Industrial		31.87	31.0%
Mixed use		9.75	9.5%
Business Industrial		38.22	37.2%
Special Study Area		0.83	0.80%
Total Non-Residential Area		102.71	100.0%

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT						
	Area (ha)	% of GDA	Units / ha	Units	People/unit	Population
Low to Medium Density	0.00	0	28	0		
Medium Density Residential	0.00	0	45	0		
High Density Residential	0.00	0	80	0		
Mixed Use	9.75	7%	15.6	152	1.60	
Total Residential	9.75	7%		152		244