REQUEST FOR DECISION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 26, 2026

SUBJECT: NW Atim Creek Stage 1 Land Use Bylaw Amendment

EXECUTIVE SUMMARY

An amendment to the Land Use Bylaw is being proposed to facilitate the first stage of development of the NW quarter section of the Atim Creek Business Park Area Structure Plan (ASP) area. The proposal amends a portion of NW ¼ 6-53-27-4 within the Land Use District Map from FD – Future Development District to M1 – Business Industrial District and P3 – Utility District. This proposal aligns with the Municipal Development Plan (MDP) and the intent of the Atim Creek Business Park ASP.

RECOMMENDATION

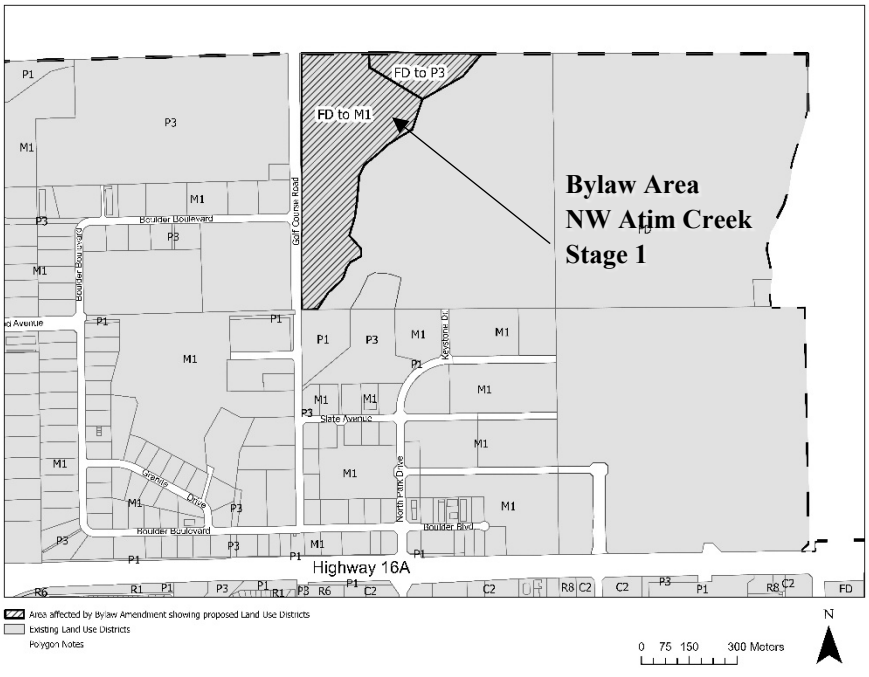
Moved that Town Council:

1. give first reading to Bylaw 2750/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26; and
2. authorize Administration to schedule a public hearing for Bylaw 2750/LUO/26.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2735/LUO/26 for the purpose of facilitating the development of the first stage of the NW ¼ section of the Atim Creek Business Park.

From a policy standpoint, this proposal is supported by municipal policies under the MDP. Some applicable policies in the MDP include:



- 3.1.a. The Town will support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.
- 3.1.d. The Town will encourage a balance of difference size commercial businesses throughout the town.
- 6.6.a. Commercial development along Highway 16A will be oriented to serve the needs of the vehicle-oriented public where:
    - 6.6.a.ii. on the north side of Highway 16A, uses should support business services to cater to the adjacent industrial developments.

- 6.6.g. The Town will direct large format retail, including automobile repair and servicing, dealerships and construction supply, towards areas adjacent to Highway 16A and Highway 779 and north of Highway 16A, to maintain an adequate supply of land for business.
- 6.6.h. The Town will encourage light-industrial and business service uses to located between commercial and general industrial uses on Highway 16A.

The proposed amendment meets the general intent of the Atim Creek Business Park ASP. The Plan contemplates industrial and business industrial uses in the NW quarter section of the ASP area and a stormwater management facility on both sides of the Whispering Waters Creek. This matches with the proposed M1 – Business Industrial District and the creation of a stormwater management facility on the west side of Whispering Waters Creek as P3 – Utility District.

In 2023, Bylaw 2675/LUO/23 added Section 2.17.5.6, *Limited and Temporary Medium Industrial Uses*, to the Land Use Bylaw to allow limited medium industrial development within the NW ¼ of Section 6-53-27-W4 on an interim basis, pending adoption of an ASP and the subsequent redistricting of the lands. Since that time, the Atim Creek Business Park ASP has been adopted for the subject area, and this amendment proposes to redistrict the lands from FD – Future Development District to M1 – Business Industrial District. As the interim provision would no longer be necessary or applicable if this proposed Land Use Bylaw Amendment is adopted, this amendment proposes the removal of Section 2.17.5.6 and the associated Figure 2.17.5 from the Land Use Bylaw, along with Medium Industrial as a discretionary use in the M1 District.

The Town's Sanitary and Water Master Plan identifies a sanitary connection for the NW quarter section to extend east through NE quarter section of the Atim Creek Business Park ASP Area, however, at the ASP stage, a different approach was proposed by directing sanitary servicing westward towards the ARROW Utilities sanitary trunk line via Golf Course Road. This approach was proposed to allow for reduced pipe sizing and depth and avoiding routing servicing for the NW lands through the NE parcel. Water is proposed to connect seamlessly with the existing municipal network via loop extension along Golf Course Road. Stormwater for this stage is also designed to flow into the proposed storm pond being redistricted as P3 as part of this redistricting and ultimately into Whispering Waters Creek.

The applicant is preparing the required servicing studies to confirm that water and stormwater infrastructure can support the proposed development. These studies are expected to be provided around the time of first reading. Administration will advise if any adjustments to the redistricting area are required due to servicing details. Proposed Roads are expected to be added to the redistricting map once the servicing information is known, which would be presented as an amended bylaw for the public hearing if authorized by Council.

No park space is planned for this area with it being planned for industrial uses. As such, cash in lieu of municipal reserve is expected during the subdivision of the area. Whispering Waters Creek and the surrounding natural areas will be districted during a later stage.

Relevant Statutes/Master Plans/Documents
*Municipal Government Ac*t Sections 187 to 191, 606, 640 and 692(1)
Land Use Policies, Order in Council 522/96 Pursuant to Section 618.4 of the *Municipal Government Act*,
Municipal Development Plan Bylaw 2694/D&P/24 Uniquely Stony Plain: Municipal Development Plan 2024
Atim Creek Business Park Area Structure Plan Bylaw 2734/D&P/26/

STRATEGIC ALIGNMENT & KEY ACTIONS
Stony Plain Strategic Plan 2026-2029:
- Economic Opportunity
    - Foster the momentum of commercial and industrial development opportunities in our North Business Park and adjacent Highway 16A, 779, and 628.

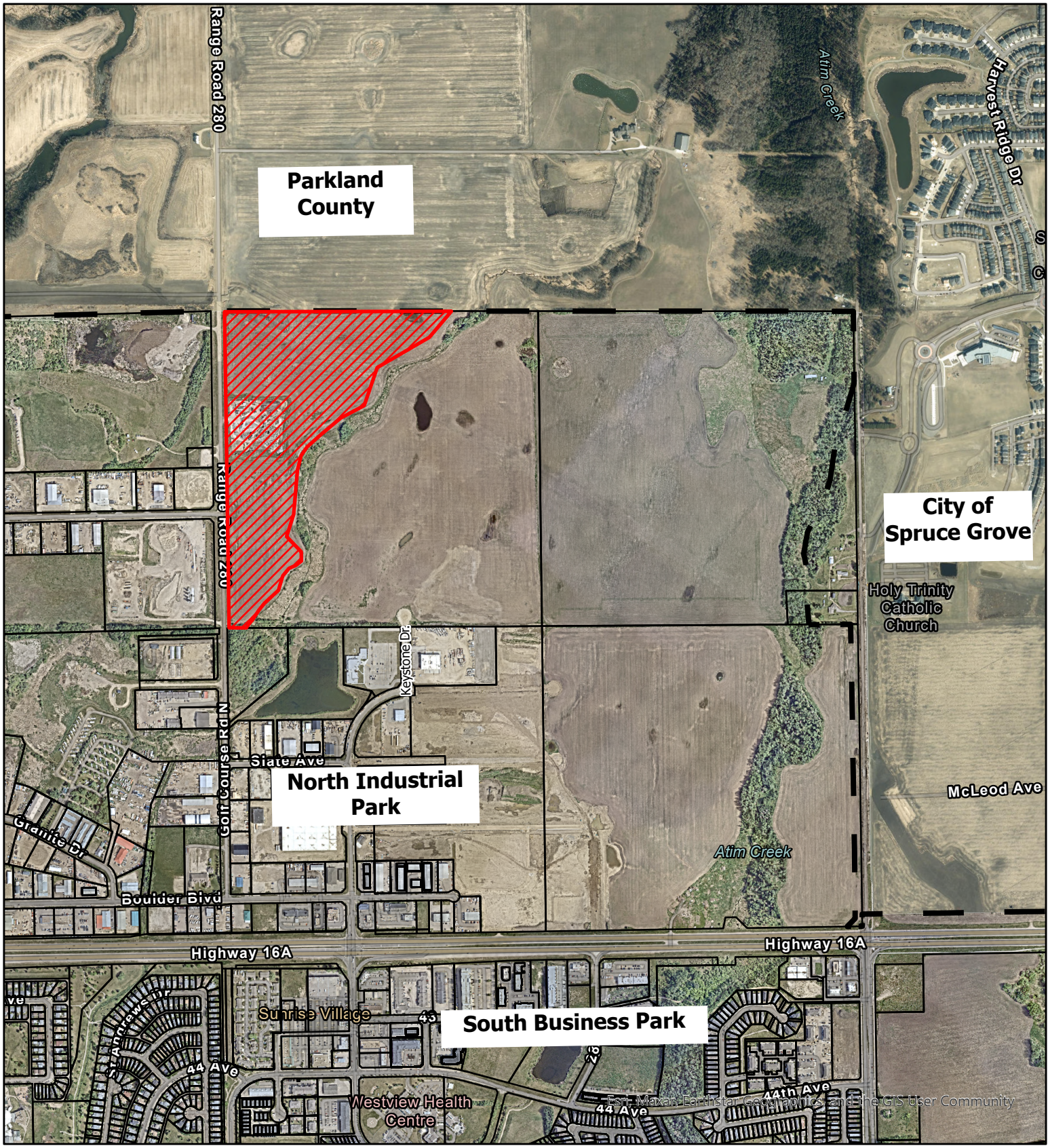
COMMUNICATION

If Council gives first reading to 2750/LUO/26, Administration will give notice of the public hearing and proposed bylaw by ensuring a notice sign is placed on the subject site and displaying the information on the Town website. This method of communication is in accordance with the Standard method in Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood-level plan. This item will be included in the Council highlights news release.

ATTACHMENTS

1. Aerial Context Map
2. NW Atim Creek Stage 1 Land Use Bylaw Amendment Bylaw 2750/LUO/26
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Bylaw 2750/LUO/26 Presentation

Prepared by: Planning and Development
Reviewed by: Planning & Infrastructure
Approved by: Chief Administrative Officer



Aerial Context Map for Bylaw 2750/LUO/26

Bylaw Area

Date Produced: 2026-10-16

Data Source: AltaLIS

0 50 100 200 Metres

N

BYLAW 2750/LUO/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2735/LUO/26

WHEREAS, Section 191 of the *Municipal Government Act,* RSA 2000, c. M-26, and amendments thereto, enables a Council to amend or repeal a bylaw; and

WHEREAS, the Council of the Town of Stony Plain wishes to amend Land Use Bylaw 2735/LUO/26 for the purpose of redistricting the lands shown in Schedule A attached hereto; and

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 “NW Atim Creek Stage 1 Land Use Bylaw Amendment".

2.0.0 General

2.1.0 Bylaw 2735/LUO/26 is hereby amended by this bylaw.

2.2.0 The Land Use District Map, attached to and forming part of this bylaw is amended to redistrict a portion of, as shown in Schedule A:

MERIDIAN 4 RANGE 27 TOWNSHIP 53
SECTION 6
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEDPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 982 5698	ROAD	0.402	0.99

EXCEPTING THEREOUT ALL MINES AND MINERALS

FROM: FD – Future Development District
[20.42 ha (50.46 acres) more or less]

TO: M1 – Business Industrial District
[17.30 ha (42.75 acres) more or less]

P3 – Utility District
[3.12 ha (7.71 acres) more or less]

2.3.0 That Section 2.17.3 is amended to remove “Medium Industrial” from the list of discretionary uses.

2.3.1 That Subsection 2.17.5.6 and Figure 2.17.5 are removed from Section 2.17.0 FD – Future Development.

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 Review

4.1.0 This bylaw shall be reviewed within its fifth year, being 2031, or as deemed necessary.

5.0.0 Effective Date

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

Read a first time this day of , AD 2026.

Public hearing held this day of , AD 2026.

Read a second time this day of , AD 2026.

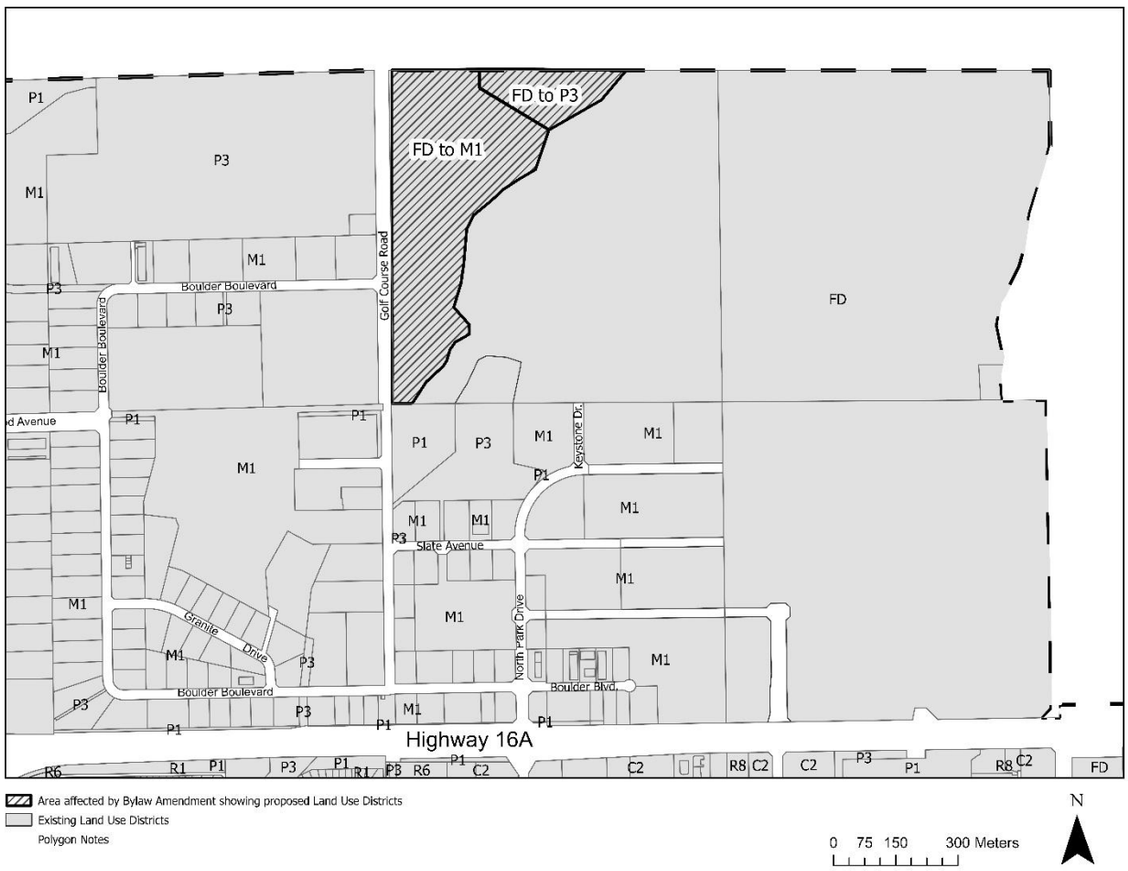
Read a third time this day of , AD 2026.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

SCHEDULE "A"

Area of Land Use Bylaw Amendment Bylaw 2750/LUO/26



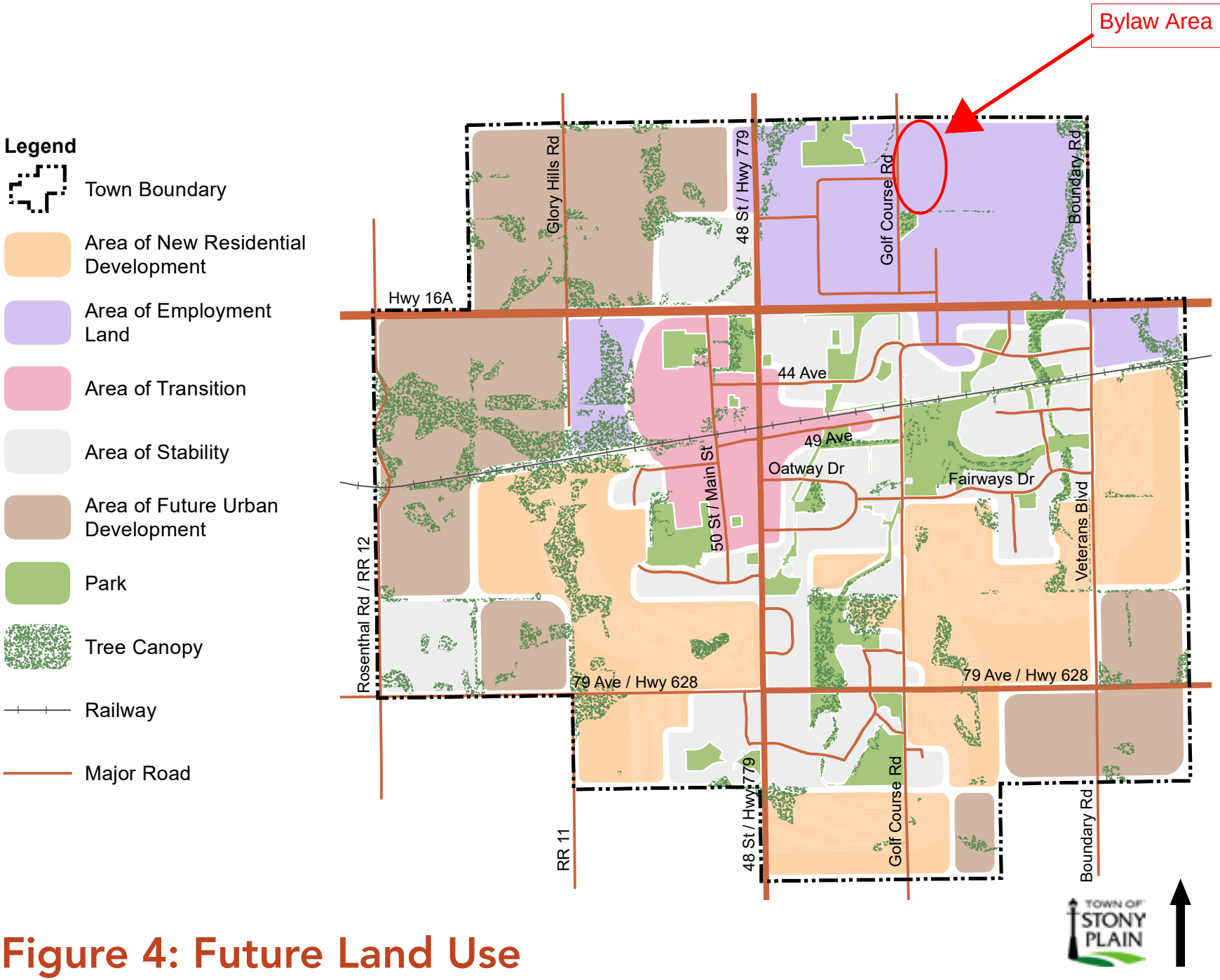


Figure 4: Future Land Use



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

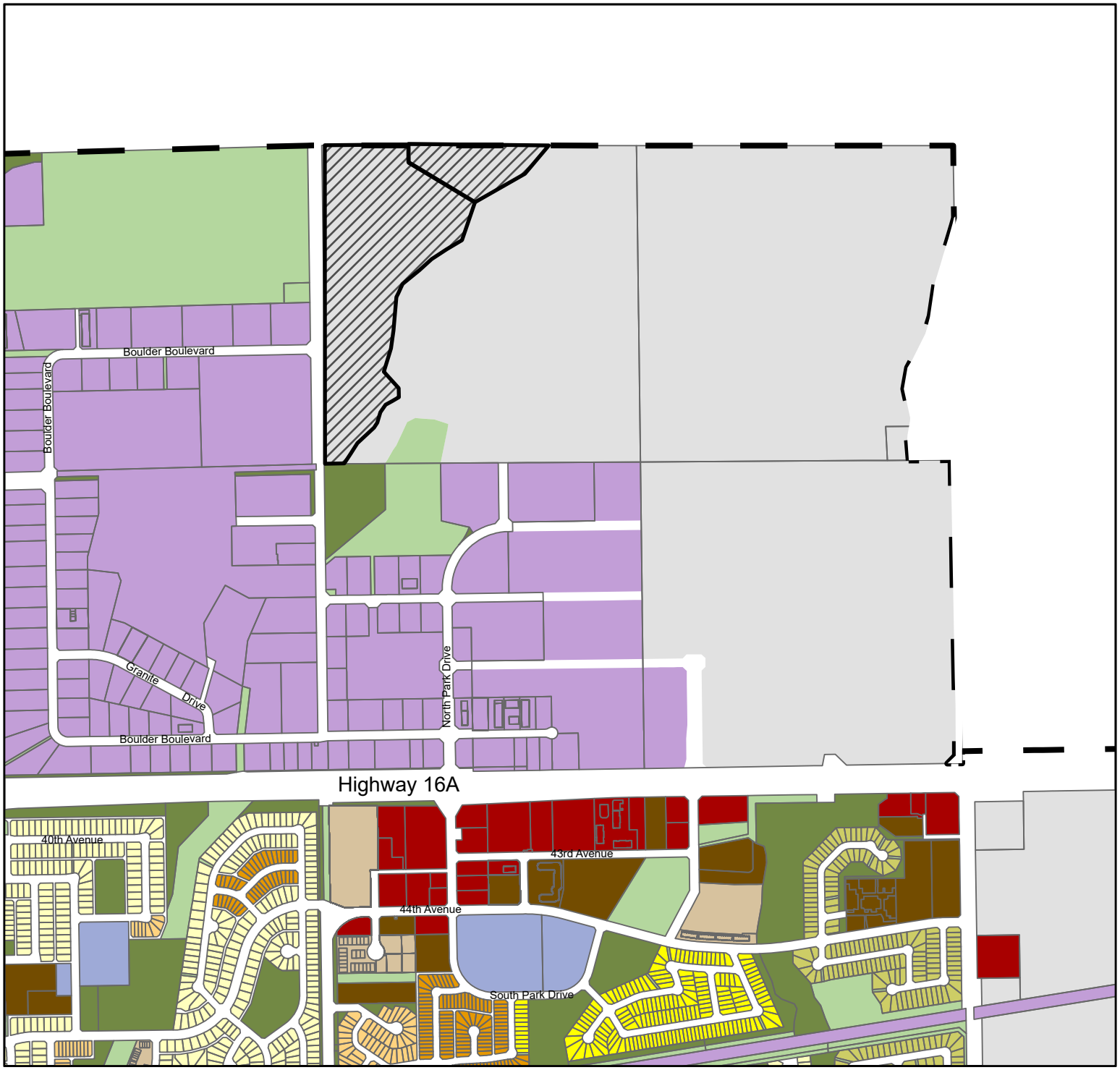
Figure 6.0
Development Concept

Atim Creek Business Park
Area Structure Plan
Stony Plain, Alberta

March 20, 2026
168901105b7 - ASP.dgn

N.T.S.

Scheffer Andrew Ltd.
Planners & Engineers



Land Use Bylaw Map for Bylaw 2750/LUO/26

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Land Use Bylaw Districts

Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Manufactured Home Residential District
- R4 – Mixed Form Residential District
- R5 – Small Lot Mixed-Form Residential District
- R6 – Comprehensively Planned Residential District
- R7 – Multi-Unit Building Residential District
- R8 – High Density Residential District

Employment Districts

- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

Other Land Use Districts

- P1 – Parks District
- P2 – Community Services District
- P3 – Utility District
- FD – Future Development District

Date Produced: 2026-10-16
Data Source: AltaLIS

0 50 100 200 300 400
Metres

2.13.0. M1 – Business Industrial District

2.13.1. Purpose

This district provides for commercial, and light and medium industrial uses.

2.13.2. Permitted Uses

Automotive and Recreation Vehicle Sales and Service
Car Wash
Contractor Service
Earthworks
Gas Bar
General Accessory Development
Government Service
Heavy Vehicle and Equipment Sale and Service
Heavy Vehicle and Equipment Wash Facility
Indoor Entertainment Establishment
Indoor Farm
Indoor Sales and Service
Light Industrial
Microbrewery
Mini Storage
Outdoor Display Area Accessory Development
Outdoor Sales and Service
Outdoor Storage Accessory Development
Park
Prefabricated Structure Accessory Development
Recycling Depot
Shipping Container Accessory Development
Warehousing

2.13.3. Discretionary Uses

Adult Entertainment
Auctioneering
Campground
Cannabis Production and Distribution Facility
Cannabis Retail Sales
Distillery
Education Service
Hotel
Food and Drink Service
Kennel
Medium Industrial
Motel
Outdoor Entertainment Establishment
Private Club
Recreation Facility
Religious Assembly
Snow Dump Site
Surveillance Suite Accessory Development

Tourist Information Centre
Veterinary Hospital

2.13.4. Subdivision Regulations

1. **Site Area (minimum):**
   a. 0.20 ha for Sites with full municipal servicing
   b. 0.80 ha for Sites without full municipal servicing
2. **Municipal Servicing Requirement**
   a. Full municipal servicing will be required by the Subdivision Authority prior to the endorsement of a plan of subdivision

2.13.5. Development Regulations

1. **Lot Coverage (maximum):**
   a. 60%
2. **Front and Flankage Yard Setbacks (minimum):**
   a. 6.0 m from the building to the Front Lot Line or Flankage Lot Line, except where a greater distance is deemed necessary by the Development Authority
3. **Rear Yard Setbacks (minimum):**
   a. 7.0 m where a Rear Yard is used to provide vehicular access to the rear of the property
   b. 6.0 m where a Rear Yard Abuts a residential district
   c. 3.0 m in all other instances
4. **Side Yard Setbacks (minimum):**
   a. 7.0 m where a Side Yard is used to provide vehicular access to the rear of the property
   b. 6.0 m where a Side Yard Abuts a residential district
   c. 2.0 m in all other instances
5. **Building Height (maximum):**
   a. 20.0 m
6. **Landscaping**
   a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards

2.16.0. P3 – Utility District

2.16.1. Purpose

This district provides land for major utilities.

2.16.2. Permitted Uses

Earthworks
General Accessory Development
Government Service
Park

2.16.3. Discretionary Uses

Energy Generating Facility
Outdoor Storage Accessory Development
Parking Facility
Prefabricated Structure Accessory Development
Recreation Facility
Recycling Depot
Shipping Container Accessory Development
Snow Dump Site
Transfer Station

2.16.4. Development Regulations

1. **Lot Coverage (maximum):**
   a. 70%
2. **Landscaping**
   a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards
3. **Building Height (maximum):**
   a. 20.0 m
4. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
   a. 6.0 m

2.17.0. FD – Future Development District

2.17.1. Purpose

This district reserves those areas within the municipality which are rural in character until such time that the land is required for urban purposes. Development must be consistent with the future development concepts within the Municipal Development Plan. The redistricting of land to other land use districts will normally occur subsequent to the approval of an area structure plan and prior to the endorsement of a proposed subdivision.

2.17.2. Permitted Uses

Accessory Dwelling
Community Garden
Earthworks
General Accessory Development
Indoor Farm
Park
Rural Farm

2.17.3. Discretionary Uses

Auctioneering
Bed and Breakfast
Campground
Cannabis Production and Distribution Facility
Cemetery
Contractor Service
Detached Dwelling
Kennel
Major Home Occupation
Medium Industrial
Outdoor Display Area Accessory Development
Outdoor Sales and Service
Outdoor Storage Accessory Development
Prefabricated Structure Accessory Development
Recreational Vehicle Storage Facility
Religious Assembly
Shipping Container Accessory Development
Veterinary Hospital

2.17.4. Subdivision Regulations

1. **Density (maximum):**
   a. 1 Dwelling Unit per Lot
   b. 1 Accessory Dwelling per Lot may be allowed where the Accessory Dwelling will not prejudice the possibility of future Development of the area
2. **Site Area (minimum):**
   a. 8.0 ha
3. **Area Structure Plan Requirement**
   a. Preparation and adoption of an area structure plan will be required by the Subdivision Authority prior to consideration of an application for redistricting or subdivision

b. Adoption of an area structure plan is not required when the first, and a single lot, is being subdivided out of a quarter section.

2.17.5. Development Regulations

1. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
   a. 6.0 m
2. **Building Height (maximum):**
   a. 12.0 m, except in the case of buildings or structures accessory to a farm operation
3. **Rural Farm Uses**
   a. Rural Farm uses must not include any intensive agricultural Developments, such as the breeding and raising of fur bearing animals, poultry, hogs or feedlot operations
   b. Structures related to Rural Farm uses involving livestock will not be allowed within 100 m of a residential or commercial district
4. **Future Development Considerations**
   a. The Development Authority may specify the length of time a use is allowed in this district having regard for the servicing and future urban development of the subject land
5. **Limited Future Development Uses**
   a. Development permits for Auctioneering, Campground, Cannabis Production and Distribution Facility, Cemetery, Contractor Service, Kennel, Outdoor Sales and Service, Outdoor Storage Accessory Development, Prefabricated Structure Accessory Development, Recreational Vehicle Storage Facility, Shipping Container Accessory Development and Veterinary Hospital uses in the FD – Future Development district will only be approved where these uses are not within a residential subdivision or on a Lot where a residential use is the Principal Use
6. **Limited and Temporary Medium Industrial Uses**
   a. A development permit may only be issued for Medium Industrial uses within NW ¼ Section 6-53-27-W4, as shown in Figure 2.17.5.
   b. A development permit under Section 2.17.5.6.a. may only be issued and valid:
      i. until December 31, 2026, unless an area structure plan is approved for the subject area that supports a Medium Industrial use; and
      ii. when the use does not require servicing.

Figure 2.17.5. – Area Allowed for Medium Industrial Uses



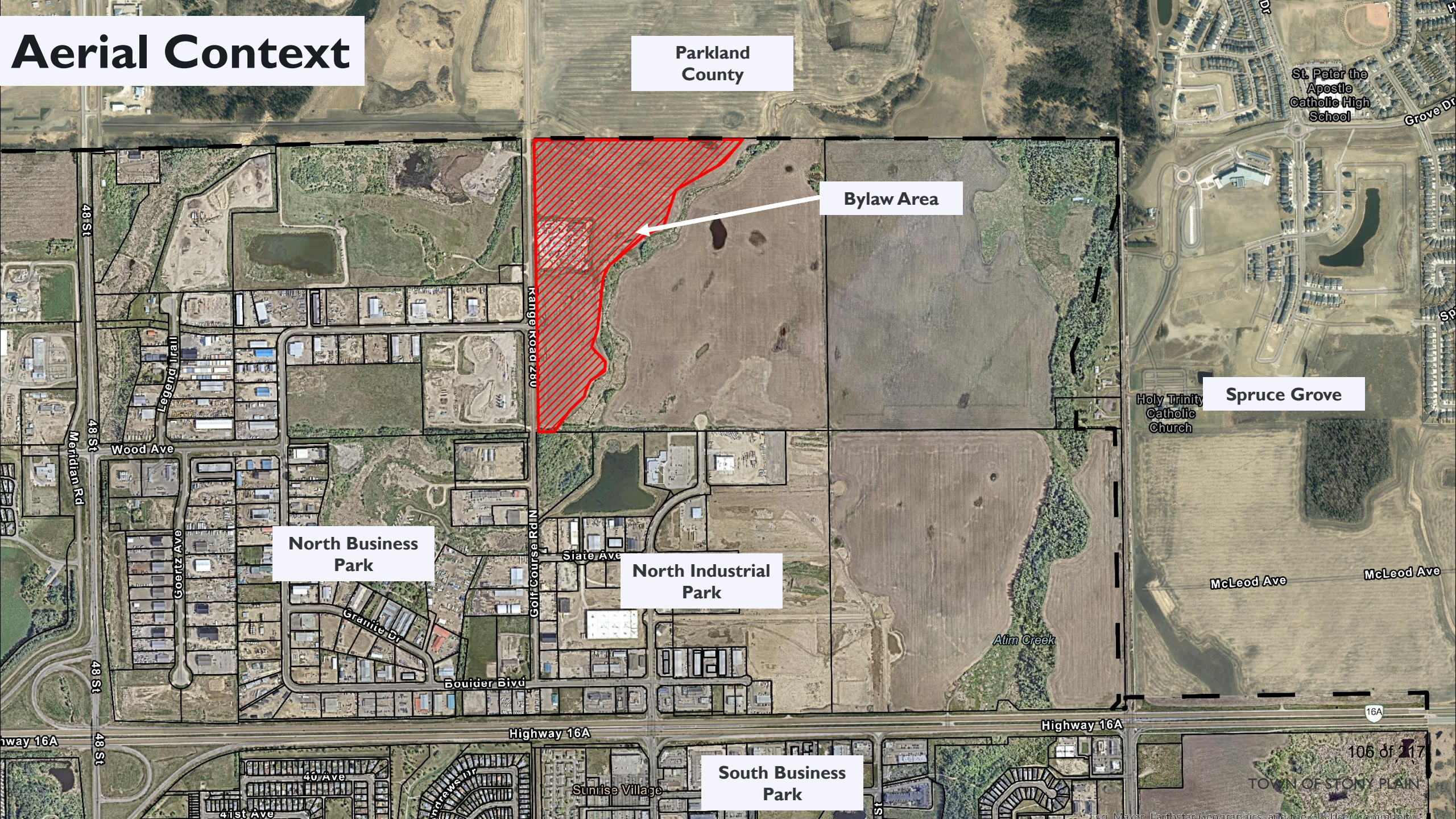
First Reading - Bylaw 2750/LUO/26

NW Atim Creek Stage 1 Land Use Bylaw Amendment

THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN

Intermunicipal Planning	Municipal Planning	Neighbourhood Design	Land Development	Site Development
				
Frames regional expectations and joint initiatives	Provides broad policies to guide development	Sets land uses, densities, servicing and staging	Defines boundaries and land rights, and services land	Ensures safe site and building construction
Edmonton Metropolitan Region Growth Plan; Intermunicipal development plans	*Municipal Development Plan; Master plans; Municipal bylaws, strategies and policies*	*Area structure plans; Area redevelopment plans; Outline plans*	*Land Use Bylaw; Subdivisions; Land servicing*	*Development permits; Site servicing; Building permits; Other safety codes permits*

Aerial Context



TOWN OF STONY PLAIN
Esri, Maxar, Earthstar Geographics, and the GIS User Community

Municipal Development Plan Growth Pattern

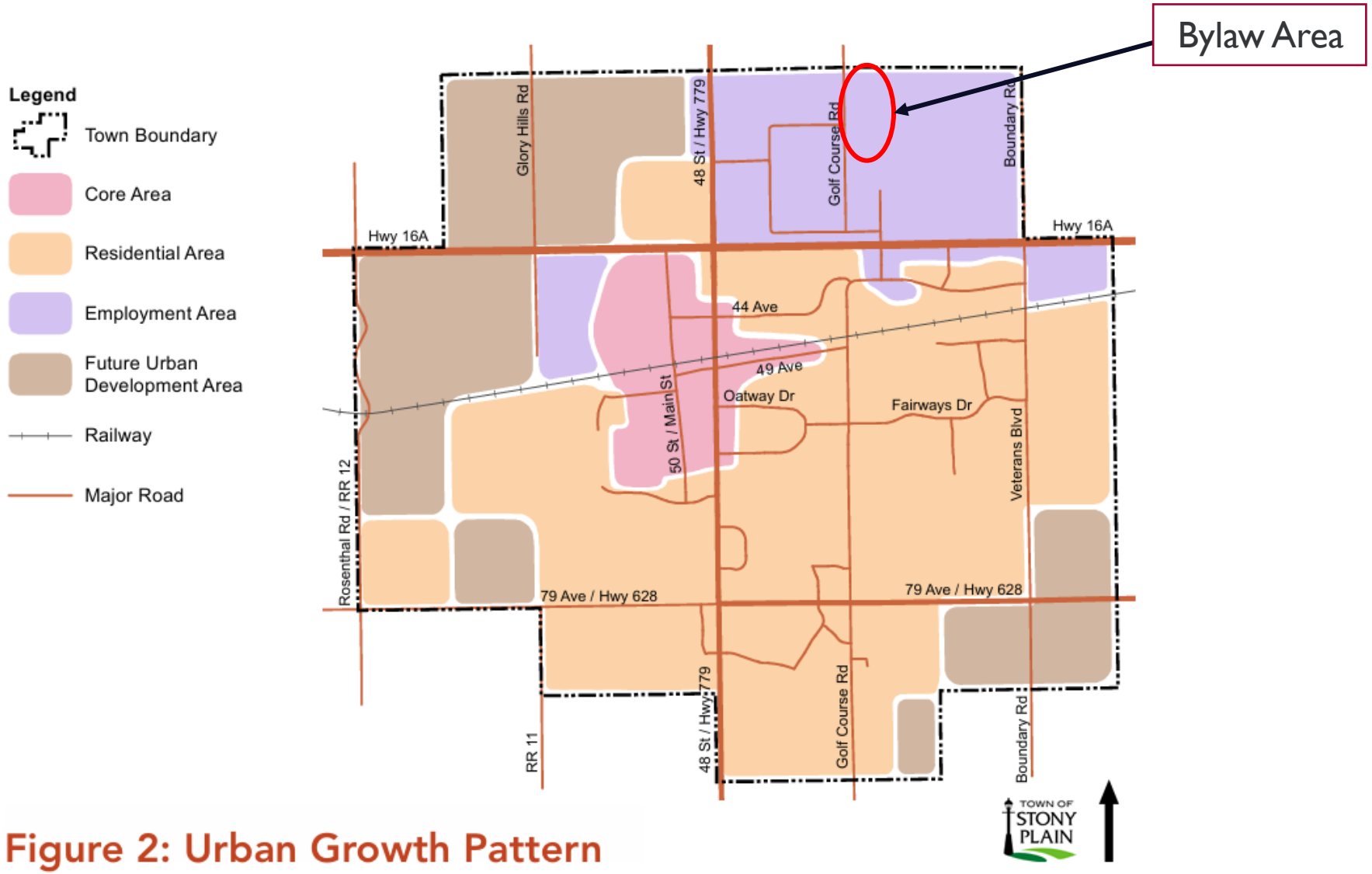


Figure 2: Urban Growth Pattern

ASP Development Concept

Bylaw Area

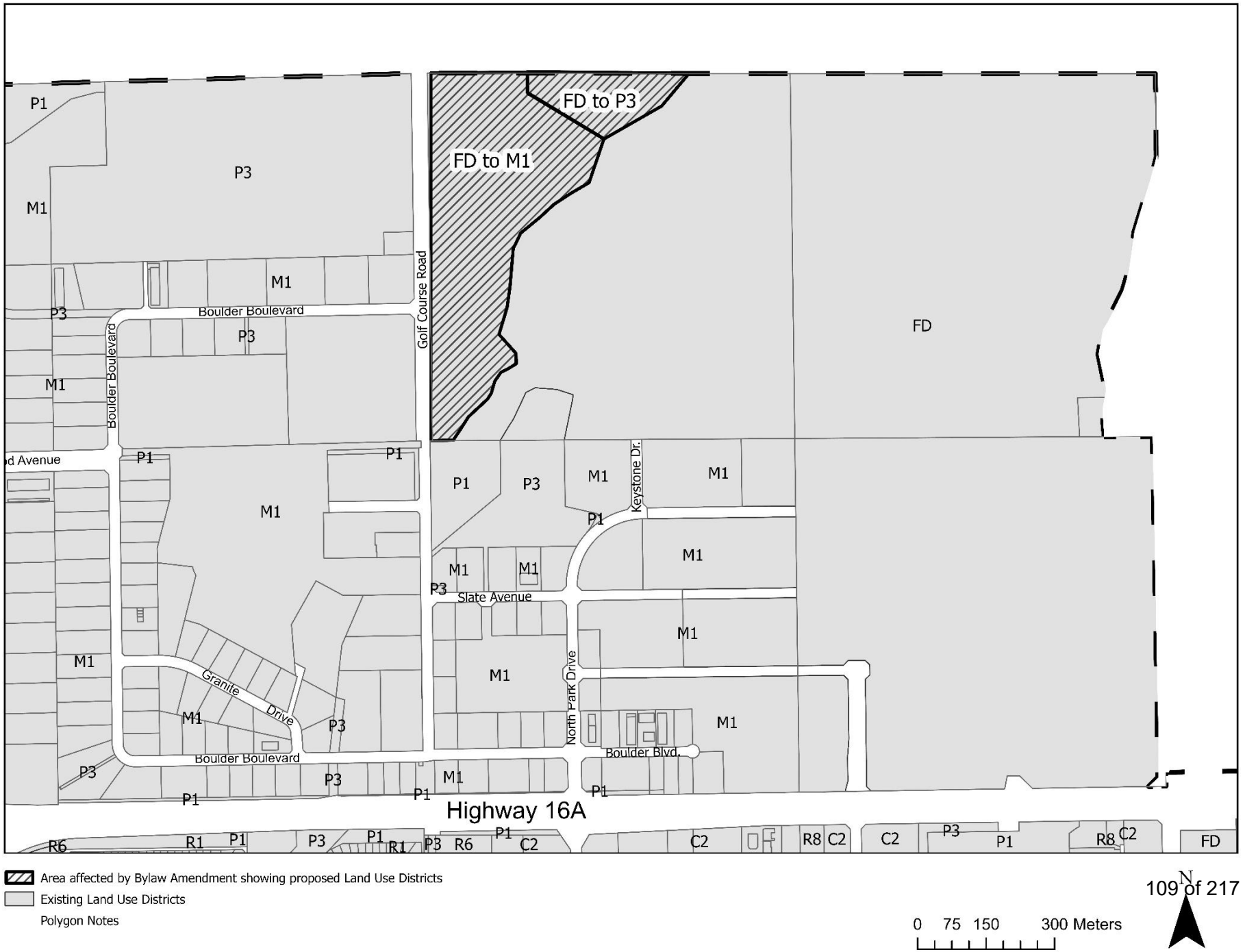


Figure 6.0
Development Concept

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

Proposed LUB Districting



Next Steps

Tentatively
November 23, 2026

Advertisement for Public Hearing → Public Hearing → Second and Third Reading → Council Decision



Thank you!

Questions or comments?