

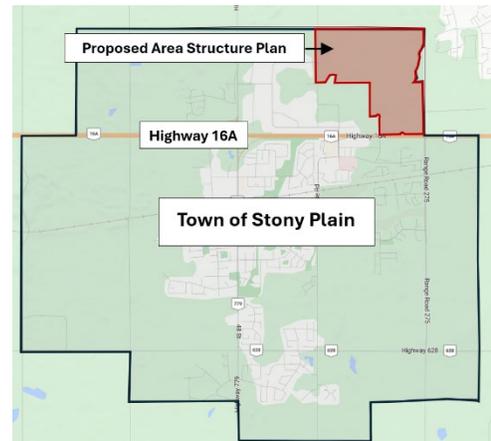
February 17, 2026

File No.: 168901

Dear Business, Resident, or Landowner:

**RE: Invitation to Public Open House March 5, 2026 – Proposed Area Structure Plan
(Please drop-in anytime between 3:00 pm to 7:00 pm)**

Scheffer Andrew Ltd. has submitted an application to the Town of Stony Plain on behalf of our client to adopt the proposed **Area Structure Plan (ASP)**. This ASP will support primarily industrial and commercial land uses as well as some mixed-use land use. The plan area is located in the northeast corner of town, as shaded on the map. This area is identified as Employment Land within the Town's Municipal Development Plan. The proposed plan will complement and expand on existing industrial and commercial development within the adjacent lands, supporting well-designed commercial and industrial destinations creating jobs and supporting the local economy.



Open House

This letter is being sent to notify landowners in the vicinity that may be impacted, of an Open House where they, and any interested members of the general public, may attend to get more information about the proposed plan.

The Open House is scheduled on **Thursday, March 5, 2026, from 3:00 pm to 7:00 pm** at **Golf Biz Canada Virtual Golf (101 North Park Drive, Stony Plain, Alberta)**. There will be display boards to review and an open house questionnaire to fill out. Representatives from the Developer, the Consultant team, and the Town's Planning and Development Department will be in attendance to respond to questions.

The display boards will also be available online to provide an opportunity for those not able to attend the Open House to view the same material that will be presented at the Open House and provide their feedback electronically. Please visit our website at www.schefferandrew.com, under the Notices section to view a copy of the display boards. These will be available on March 6, 2026, and onwards. We request that all feedback from both the Open House and online be provided to Scheffer Andrew Ltd. by **Friday, March 20, 2026**.

Proposed Plan

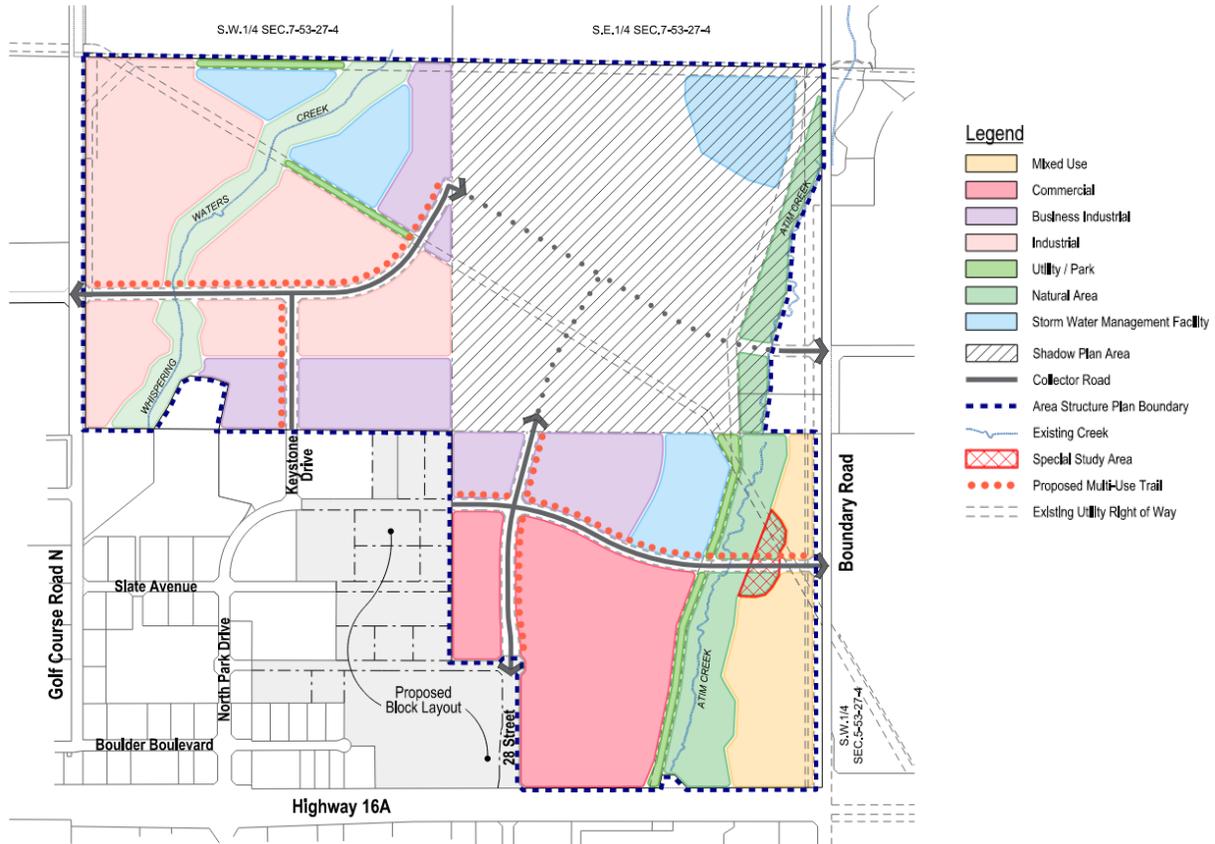
The intent of the proposed **Area Structure Plan** is to provide a development concept for predominantly undeveloped lands to the north of Highway 16A and west of Boundary Road.

The proposed plan includes:

- A mix of commercial, business industrial, industrial, and mixed-use land uses, transitioning from commercial to the south to business industrial and industrial to the north.
- A collector road network linking the plan area to Boundary Road, Golf Course Road, Highway 16A, and the adjacent commercial and industrial lands.
- An efficient servicing strategy with stormwater management facilities and connections to municipal utilities.
- The preservation of Atim Creek and Whispering Waters Creek as protected natural areas.
- An integrated trail and sidewalk network connecting employers, residents, and visitors to destinations within the plan area, and the existing trail network, to create a safe, accessible, and connected public realm.

- Mixed-use (commercial and residential) to the east of Atim Creek, to provide a context sensitive transition to the residential development in Spruce Grove and take advantage of access to Highway 16A and Boundary Road.

The below figures indicate the proposed **Land Use Concept** from the Area Structure Plan.



Next Steps

Once this Open House and online engagement is closed, comments received will be reviewed and addressed through revisions to the plan where feasible. We will be providing a summary of feedback received from our public engagement to the Town of Stony Plain. The proposed **Area Structure Plan** will be sent to the Town for review and comment. After required revisions, the plan will be brought to Stony Plain Town Council for First Reading of the ASP bylaw. If passed at First Reading, a Public Hearing will be held providing another opportunity for any member of the public to speak to the proposed plan. After the Public Hearing, the plan will then be presented to Council again at a Second and Third Reading of the ASP bylaw for consideration and vote on approval. The Town will be providing future notification as to when the Public Hearing will be scheduled.

Yours truly,

Scheffer Andrew Ltd.

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