



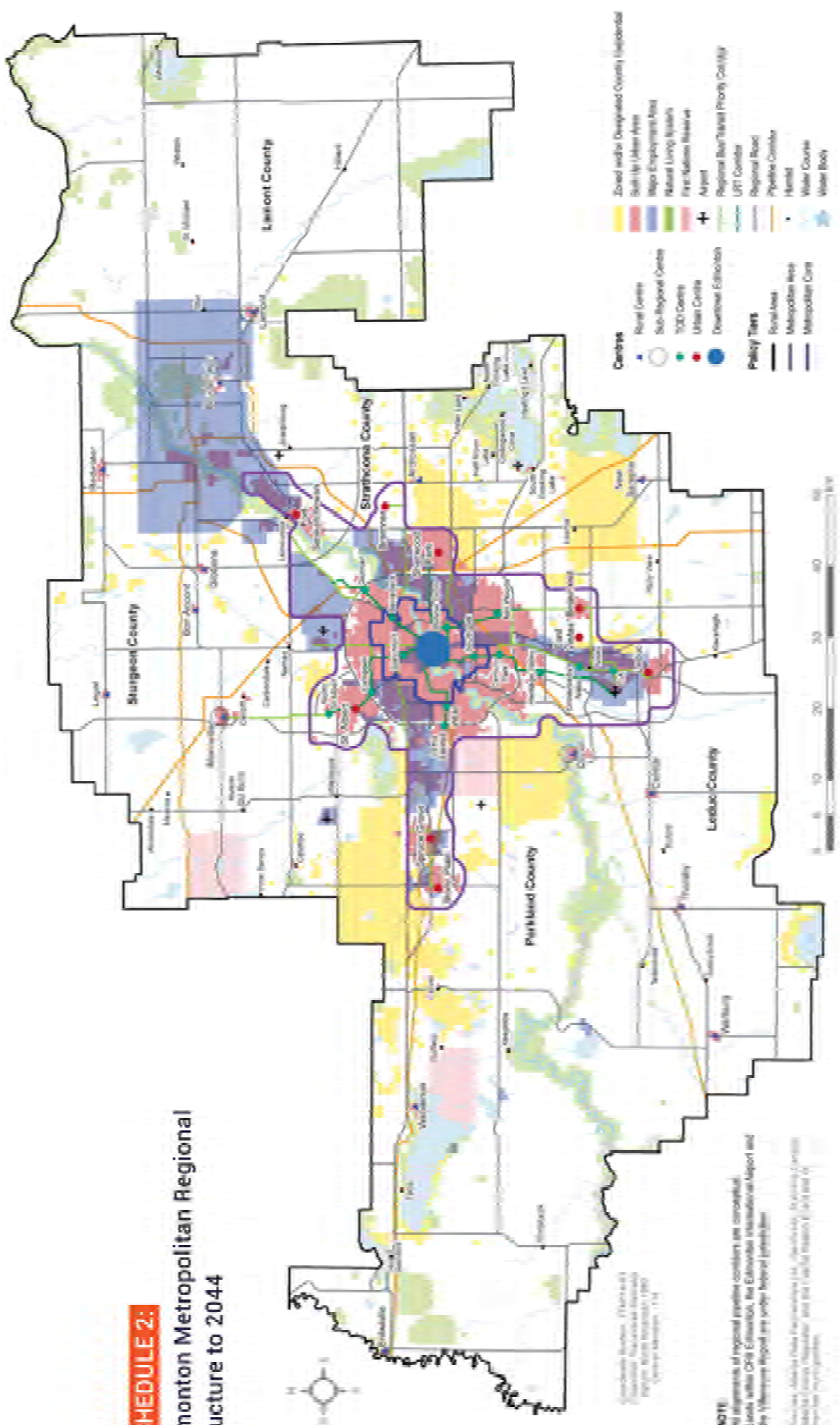
**Appendix I**  
Relevant Regional and Statutory Plan Excerpts





**SCHEDULE 2:**

**Edmonton Metropolitan Regional Structure to 2044**



**NOTE:** All alignments of regional transit corridors are conceptual. Levels within OAS Edmonton, the Edmonton International Airport and the Wilfrid Laurier are under federal jurisdiction.

Source: Alberta Policy Priorities (APP), Statistics Canada, Edmonton Metropolitan Region (EMR) and other sources.



**TABLE 1B:**

**Metropolitan Area**



Description	Types of Centres and Community Characteristics	Growth Directions
<ul style="list-style-type: none"> <li>• Contiguous urban settlement pattern;</li> <li>• Major employment areas and local employment areas;</li> <li>• Cultural and health facilities and major commercial centres;</li> <li>• Urban levels of service; and</li> <li>• Regional commuter transit service with varying levels of local service and park and ride facilities</li> </ul>	<p><b>Urban Centres</b></p> <p>Urban centres provide a sub-regional level of service consisting of:</p> <ul style="list-style-type: none"> <li>• a broad base of service, office, government and institutional employment;</li> <li>• convenience and major retail and entertainment uses;</li> <li>• all levels of primary and secondary education and potential for satellite campuses of post-secondary institutions;</li> <li>• major community centres and recreation facilities;</li> <li>• local and commuter transit service;</li> <li>• some government services;</li> <li>• emergency medical services;</li> <li>• hospitals or community health centres; and</li> <li>• social and supportive services to support non-market housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage intensification of built-up urban areas including brownfield sites to optimize existing and planned infrastructure;</li> <li>• Plan and develop greenfield areas that are compact and contiguous, with a diverse and compatible mix of land uses including a range of housing and employment types;</li> <li>• Plan and build transit-oriented development (TOD) with higher densities and foster active transportation opportunities;</li> <li>• Support employment growth in major employment areas, local employment areas and within urban centres and TOD centres and encourage the growth of institutional, health and education sectors;</li> <li>• Promote the diversification and growth of the agricultural sector including urban agriculture in an urban context; and</li> <li>• Support the development of market affordable and non-market housing and support services.</li> </ul>



**SCHEDULE 6:**

**Greenfield Density, Centres and Intensification Targets**

Communities by Tier	Minimum Greenfield Residential Density (du/nrha)	Aspirational Intensification Target** (% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-regional Centres Density Target** (du/nrha)
Metropolitan Core	n/a	Varies	140-160	n/a
Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***	45	25%		n/a
Leduc County (West of QE2 to Whitemud Creek)	40	n/a	140-160	
St. Albert	40	17.5%		
Strathcona County (Urban)				
Fort Saskatchewan				100
Leduc		15%		
Stony Plain	35		n/a	
Beaumont		10%		
Spruce Grove		n/a		
Leduc County (balance)				
Rural Area	Varies	Varies	n/a	Varies
Towns	Varies	Varies	n/a	Varies
Devon	30	10%		75
Morrinville				
Calmar		7.5%		
Lamont				
Bon Accord	25	5%	n/a	n/a
Bruderheim				
Gibbons				
Legal				
Redwater				
Villages	20			
Growth Hamlets		n/a	n/a	n/a
Other Hamlets	n/a			

\*Minimum greenfield density shall be required for all applicable statutory plans.

\*\*Intensification targets and centres density targets are aspirational targets. Aspirational targets mean that member municipalities will plan to work towards achieving the target and will demonstrate how they are working towards this target in their municipal development plans and other statutory plans.

Sub-regional centres density targets only apply to towns and villages with a population of 5,000 and over.

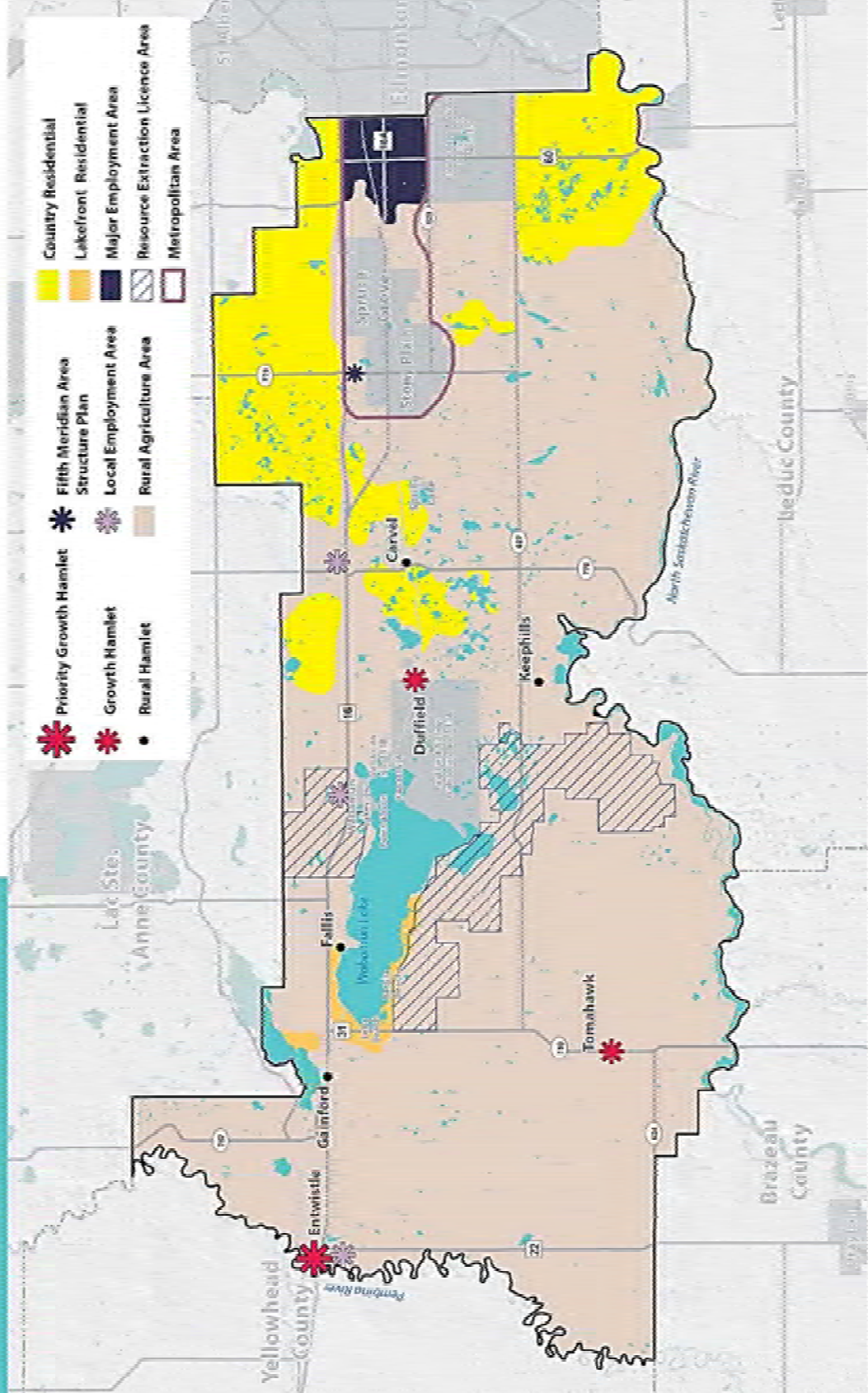
\*\*\*The City of Edmonton's intensification target shall be applied on a municipal-wide basis and include the built-up urban area within the metropolitan core and the metropolitan area.





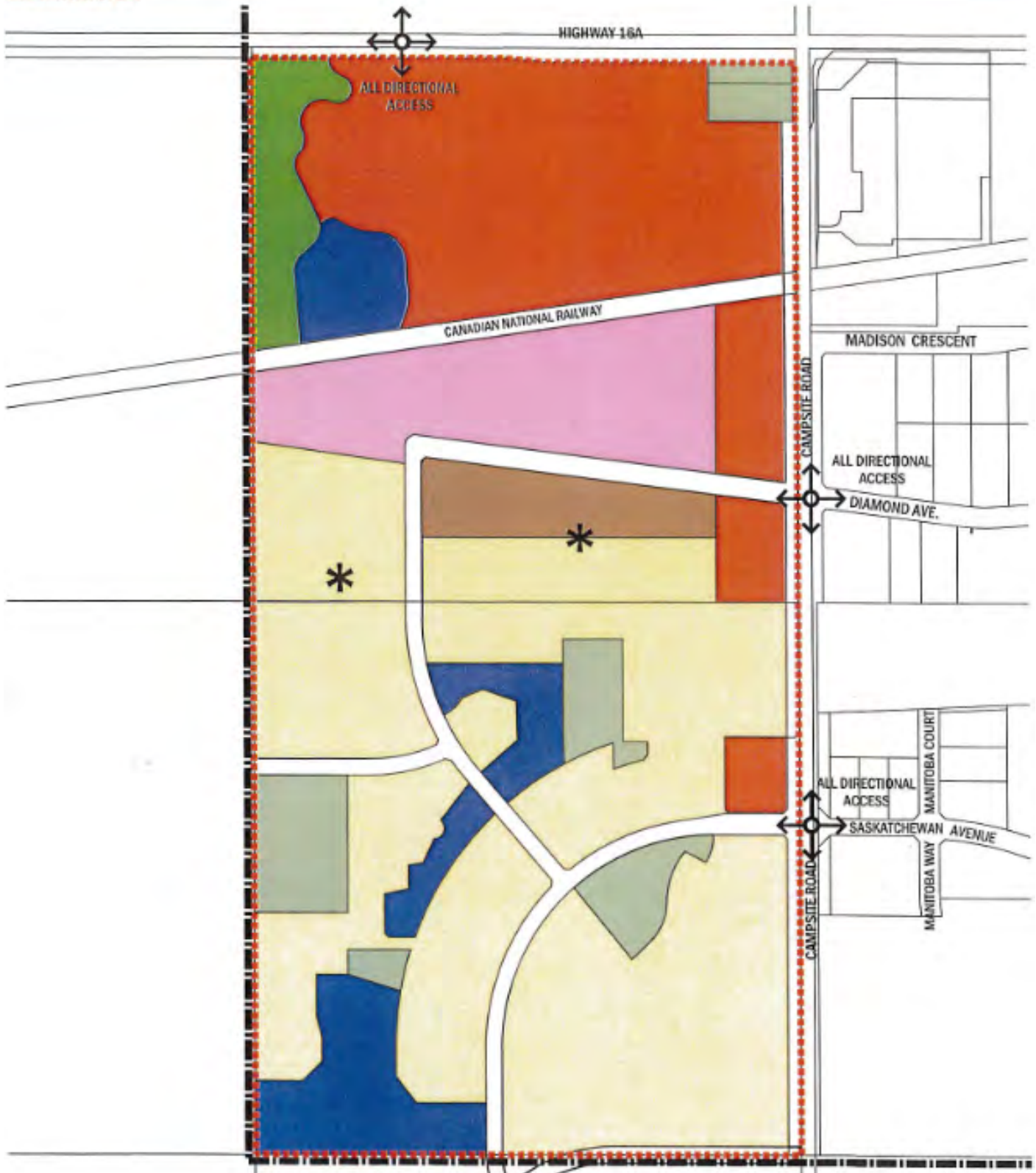


FIGURE 7 | DEVELOPMENT CONCEPT



\*NOTE: Interpretation of Figure 7: Development Concept shall be considered in conjunction with policy overlay areas as depicted in Figure 9: Prime Agriculture Areas, Figure 11: Prime Recreation and Tourism Areas, and Figure 14: High Priority Landscapes.





**LEGEND**

- - - - - ASP Boundary
- Municipal Boundaries

- Low / Medium Density Residential
- Medium / High Density Residential
- Park / Open Space ( \* )
- Environmental Reserve

- Stormwater Management Facility
- Commercial
- Special Study Area



**LAND USE PLAN**

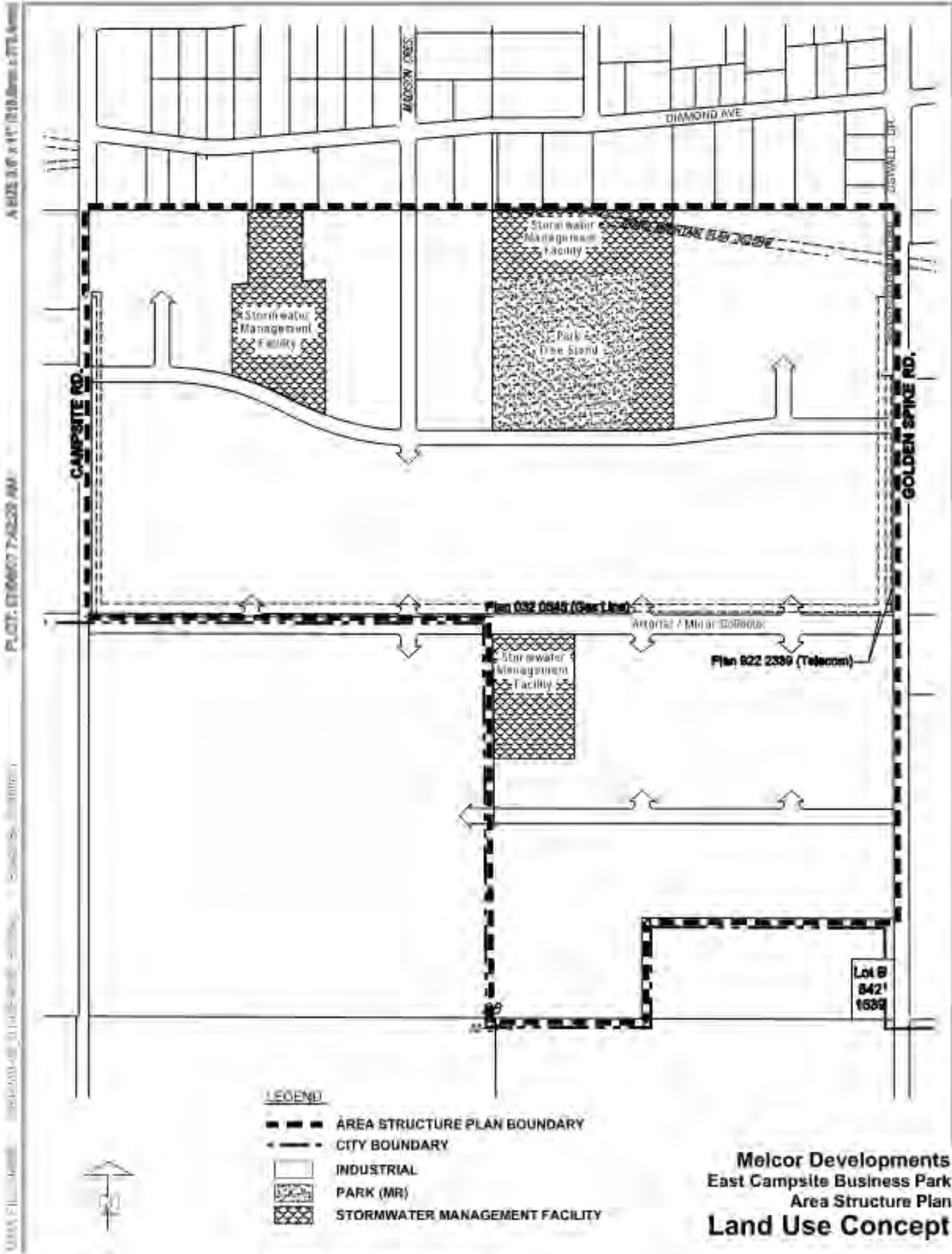
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SHILOH ASP  
THE CITY OF SPRUCE GROVE

153-13004\_01\_PRF004.DWG  
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**FIGURE 4**





**Melcor Developments**  
**East Campsite Business Park**  
**Area Structure Plan**  
**Land Use Concept**

**Figure - 5**





South Century ASP	
Land Use	
	Institutional
	Flex Site
	Campground
	Park/MR
	Stormwater Facility
	Industrial

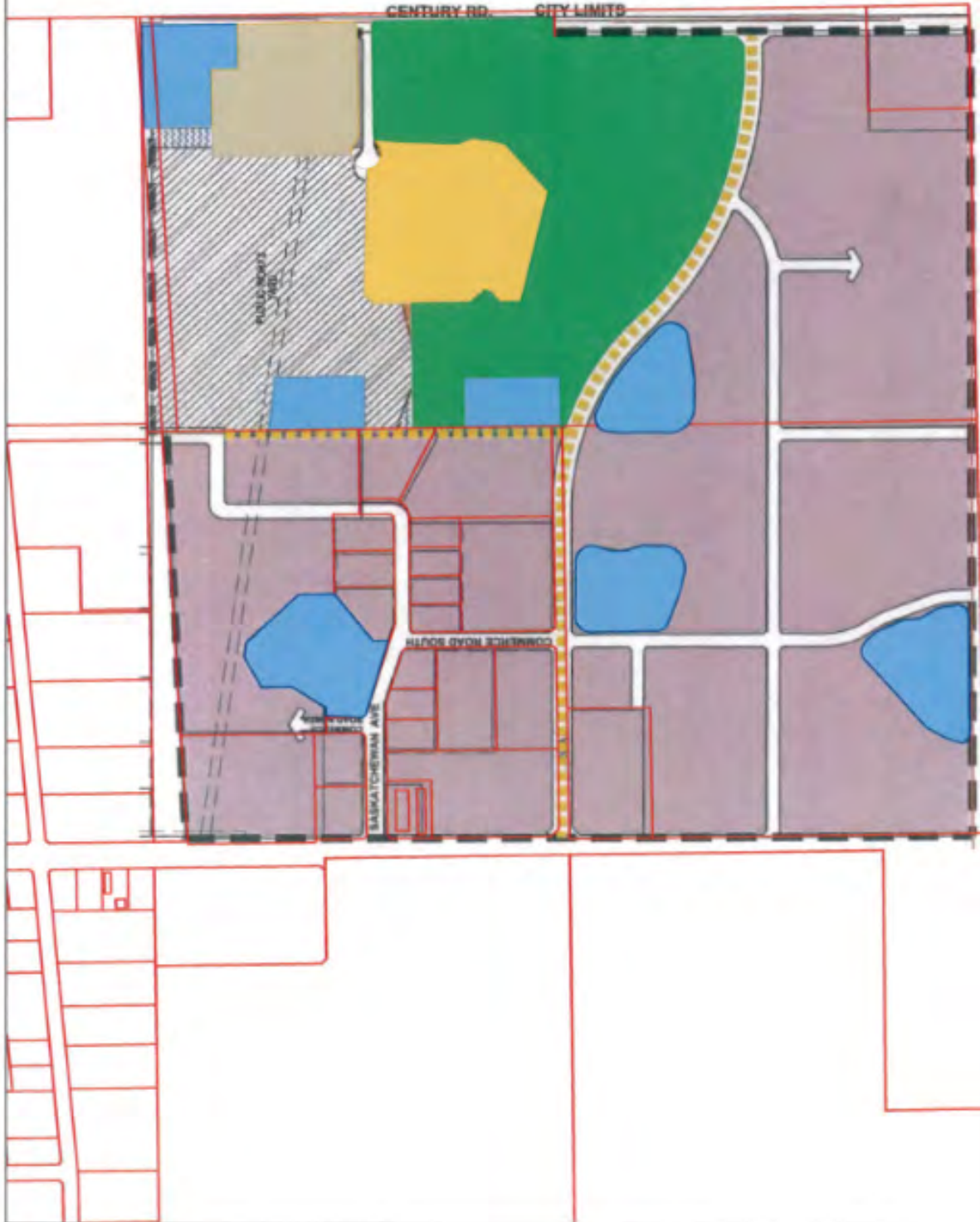
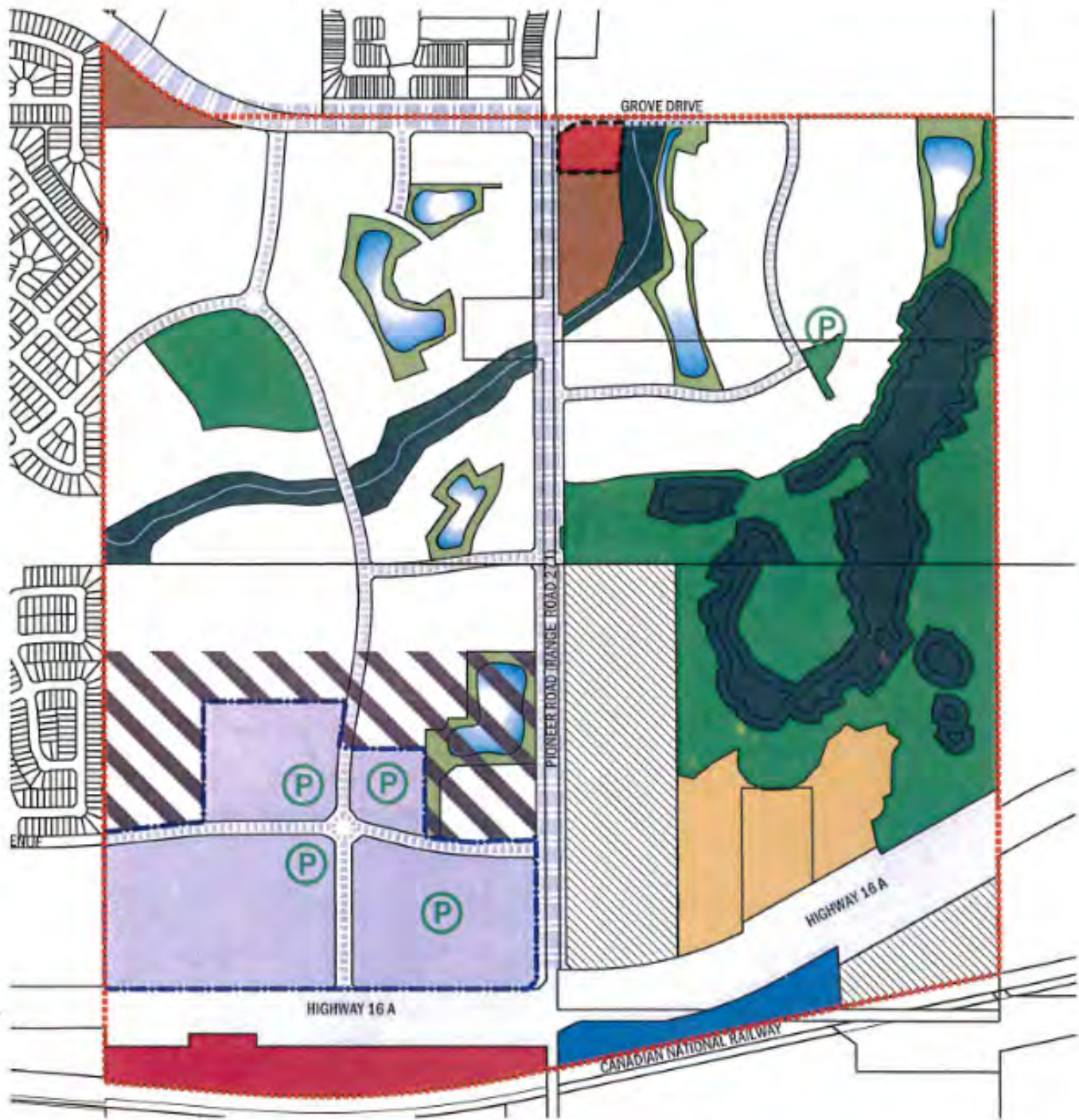






Figure 5 - Land Use Concept  
 East Pioneer Area Structure Plan



Legend

- |  |                                      |                         |
|--|--------------------------------------|-------------------------|
| Estate Residential                           | Stormwater Management Facility       | Collector Roadway       |
| Low to Medium Density Residential (Level 1)  | Environmental Reserve                | Arterial Roadway        |
| Medium to High Density Residential (Level 2) | Special Study Area                   | Highway Right-of-Way    |
| Mixed Use                                    | Public Utility Lot                   | Urban Village Influence |
| Commercial                                   | Potential Park / Open Space Location | ASP Boundary            |
| Institutional                                | Urban Village Centre                 | Amendment Boundary      |
| Park / Open Space                            |                                      |                         |



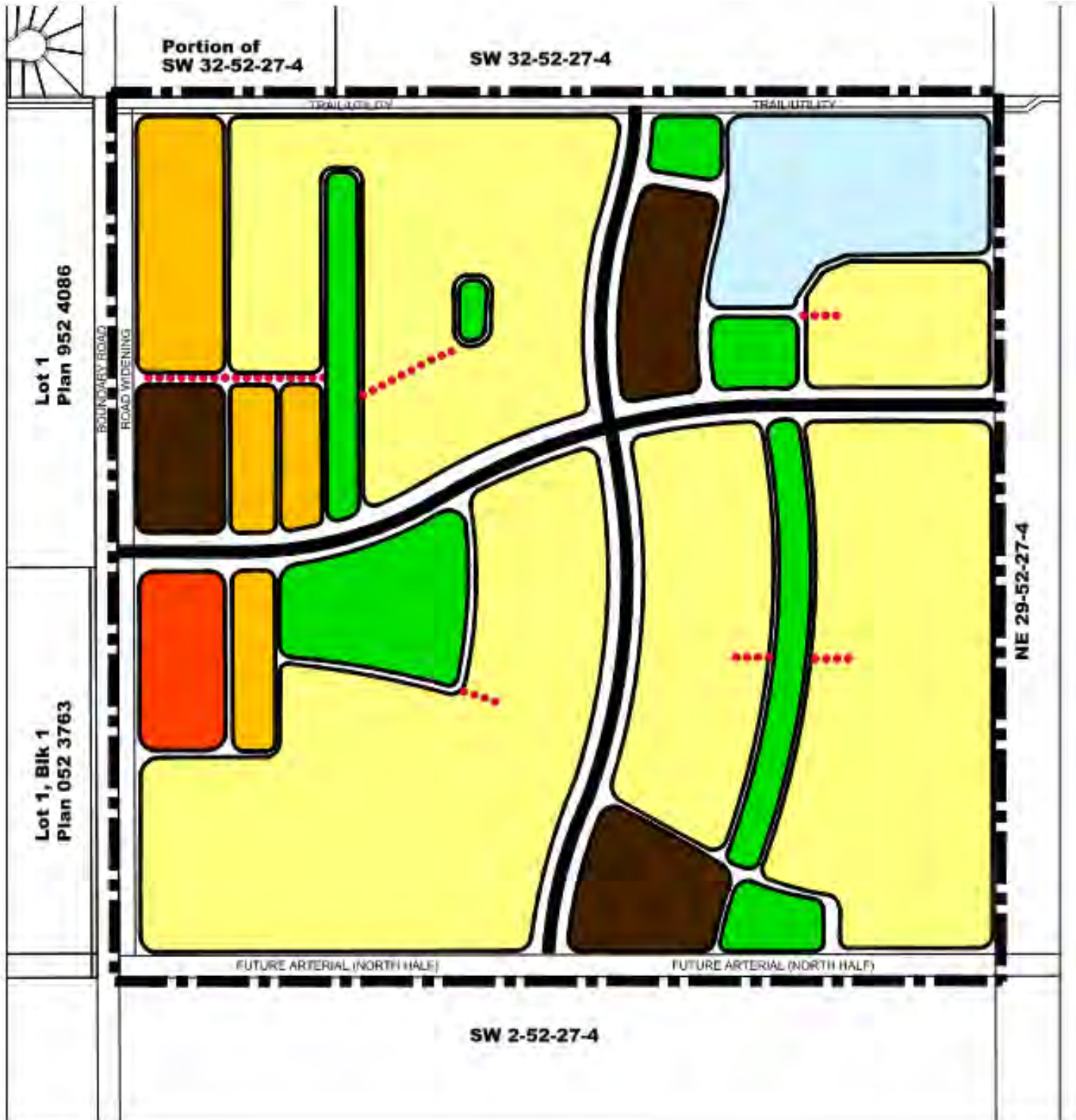


Figure 4

**Land Use Concept**  
Edgeland Park ASP Amendment

Stony Plain, Alberta

**Legend**

-  ASP Boundary
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Park / Open Space
-  Storm Pond
-  Collector Road







FIGURE 6 - FUTURE LAND USE CONCEPT (December 2014)

