

4.0 Regional and Statutory Plan Excerpts

The sections below and their associated appendices are from nine relevant regional and statutory plans that apply, are adjacent, or are proximate to the negotiated annexation areas:

- Edmonton Metropolitan Region Growth Plan;
- City of Spruce Grove Municipal Development Plan (MDP);
- Parkland County MDP; and
- various area structure plans including the:
 - Shiloh Area Structure Plan (ASP),
 - East Campsite ASP,
 - South Century ASP,
 - East Pioneer ASP,
 - Edgeland Park ASP, and
 - Acheson Industrial ASP.

4.1 Edmonton Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Growth Plan (EMRGP) is a 30-year regional plan with a 50-year vision for a diverse, thriving and competitive metropolitan region. The EMRGP is a plan for all the multifaceted components of growth which promotes an integrated and strategic approach to planning for future growth in the Edmonton Metropolitan Region. The EMRGP identifies the overall development patterns and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Region and maximize benefits to the Region. It coordinates decisions in the Region to sustain economic growth and ensure strong communities and a healthy environment.

The EMRGP depicts the different geographic areas of the Edmonton Metropolitan Region into a regional structure with three policy tiers. Per EMRGP Schedule 2 (refer to **Appendix I**), the applicable policy tier for Spruce Grove and the negotiated annexation areas is the Metropolitan Area. The Metropolitan Area includes local and major employment areas, the highest concentration of existing and future urban development, intervening undeveloped lands that are socio-economically tied, and cultural and health facilities. It also features major commercial centres and provides regional transit commuter service.

The City of Spruce Grove is also classified as an Urban Centre per EMRGP Schedule 2. Table 1B of the EMRGP (refer to **Appendix I**) indicates that Urban Centres serve sub-regional areas. They offer a broad base of employment and services; local and commuter transit service; primary and secondary education; potential post-secondary institutions; a variety of major community, recreation and health facilities; and social and supportive services. The growth directions that apply to Urban Centres encourage land use and density intensification, while planning for greenfield areas which are compact and contiguous and provide for a mix of land uses and housing types.

EMRGP Schedule 6 (refer to **Appendix I**) assigns a set of mandatory and aspirational targets to communities in the Edmonton Metropolitan Region. For Spruce Grove:

- A mandatory minimum greenfield residential density target is applied whereby previously unplanned greenfield areas must be planned to achieve a density of 35 dwelling units per net residential hectare (du/nrha);
- an aspirational intensification target is applied whereby the City should plan to achieve development of 10% of new dwellings within its built-up urban area; and
- an aspirational urban centres density target of 100 du/nrha, which applies to its downtown core.



This proposed annexation application is consistent with the EMRGP as:

- ***it provides for a short-term supply of land for future urban expansion within the Metropolitan Tier that is contiguous to planned, developing, and serviceable areas of Spruce Grove;***
- ***will provide opportunity for the development of employment areas complementary to developed employment lands; and***
- ***new residential development in the negotiated annexation areas will be required to meet the mandatory minimum residential densities prescribed by the EMRGP.***

4.2 Municipal Development Plans

4.2.1 City of Spruce Grove Municipal Development Plan

Approved in 2010, the City of Spruce Grove MDP (Bylaw C-711-09) establishes the land use policy framework for all matters relating to the long-term planning and development of the municipality.

The following MDP objectives and/or policies are relevant to the City’s proposed annexation and its rationale for annexation.

Policy	Key Phrase	Statement
5.1	Growth Management	5.1.1.5 Work with the Provincial Government and the surrounding municipalities to ensure that the City has sufficient land to accommodate 25-years of growth. 5.1.2 Direct development so it is contiguous and makes efficient use of land, infrastructure, transportation networks, and other community resources.

- *The proposed annexation ensures a land supply for a 31-year horizon and facilitates orderly and contiguous development.*

Policy	Key Phrase	Statement
6	Economic Development	Goal 7 Spruce Grove is affordable to residents and businesses, has a diverse tax base and offers a range of commercial services, light-to-medium industrial activities, and employment options. 6.1.1 Increase local employment opportunities and municipal revenues through attraction, diversification, growth, and development of commercial and industrial businesses. 6.3.1 Provide land for industrial uses south of Highway 16A which offer local employment opportunities and diversify the tax base.

- *The proposed annexation will provide a sufficient short-term land supply to accommodate development needs for employment uses to a 31-year horizon, which allows for diversification of the municipal tax base and expanded employment sectors.*

Policy	Key Phrase	Statement
8.2	Boundary-Interface Areas and Neighbouring Municipalities	8.2.1 Work with Parkland County and the Town of Stony Plain to facilitate an effective, rational and coordinated approach to land use, transportation, and infrastructure planning and development in boundary-interface areas. 8.2.1.7 Anticipate no future annexations during the term of this plan.

- *The proposed annexation, as negotiated with Parkland County, contributes to more efficient and coordinated land use planning within boundary-interface areas to the south of the City, and includes lands previously planned for the delivery of municipal infrastructure in the City’s approved core infrastructure master plans (refer to forthcoming Section 5.2).*
- *As mentioned previously, Spruce Grove has grown at an unprecedented rate that has exceeded its own expectations, those expectations of the EMRB, and therefore the expectations of its current MDP. This coupled with the current MDP’s horizon year being 2020, and the requested effective date for the proposed annexation being January 1, 2021, MDP Policy 8.2.1.7 does not apply to the annexation application. Regardless, the City will be advancing an interim update to the MDP in 2020 to comply with the EMRGP. The City will take this opportunity to delete Policy 8.2.1.7. A more substantial MDP update is scheduled for 2021 after the City receives certainty on its municipal boundaries arising from this annexation application.*

Policy	Key Phrase	Statement
8.3	Capital Region	8.3.1.2 Plan for residential, economic, and infrastructure development within the city which supports the Capital Region Growth Plan.

- *The Capital Region is now the Edmonton Metropolitan Region and the Capital Region Growth Plan has since been replaced by the EMRGP. See the discussion in Section 4.1 for how the proposed annexation is consistent with the EMRGP. Notwithstanding, the proposed annexation contributes to more efficient and coordinated land use planning within the negotiated annexation areas.*

4.2.2 Parkland County Municipal Development Plan

Approved in 2017, the Parkland County MDP (Bylaw 2017-14) establishes the land use policy framework for all matters relating to the long-term planning and development of the County. The MDP is silent on matters of annexation, but Section 12, Intermunicipal Collaboration and Local Governance, establishes a spirit of cooperation in terms of supporting intermunicipal partnerships, alliances and frameworks, as well as being open and transparent to resolve any intergovernmental dispute. The negotiated annexation areas are located within the Rural Agriculture Area depicted in the development concept of the County’s MDP (refer to **Appendix I**).

4.3 Area Structure Plans

No ASPs are in effect for the three negotiated annexation areas.

Four ASPs approved by the City – the Shiloh ASP (Bylaw C-868-14, as amended by Bylaw C-915-15), the East Campsite Business Park ASP (Bylaw C-634-06), the South Century ASP (Bylaw C-757-10, amended by bylaw C-786-11), and the East Pioneer ASP (Bylaw C-843-13, amended by bylaw C-1008-17) – are adjacent to the negotiated annexation areas (see their land use concepts in **Appendix I**). Each ASP is silent on matters of annexation but the Shiloh and East Campsite Business Park ASPs both make provisions for future transportation connections to adjacent lands within the proposed southwest annexation area, while the South Century ASP enables potential for an all-directional intersection along Century Road that could service the proposed southeast annexation area.



The Town of Stony Plain has adopted the Edgeland Park ASP (Bylaw 2327, as amended by Bylaw 2540), which is adjacent to a portion of the western boundary of the proposed southwest annexation area (see its land use concept in **Appendix I**). The Edgeland Park ASP plans for a future collector road connection into the northwest portion of the proposed southwest annexation area.

The County does not have any approved ASPs adjacent to the negotiated annexation areas. The nearest County-approved ASP is the Acheson Industrial ASP (Bylaw 2014-29, as amended by Bylaw 2018-31), which is adjacent to the City but 800 m east of the northeast corner of the proposed southeast annexation area. Approved in 2015 and amended in 2019, the Acheson Industrial ASP is silent on matters relating to annexation but acknowledges tensions created by the growth pressures posed by the City. The Acheson Industrial ASP's land use concept (see **Appendix I**) designates the areas abutting the City and nearest to the proposed southeast annexation area as agricultural lands. The Acheson Industrial ASP contains provisions to undertake joint planning initiatives with the City to explore future compatible land uses.