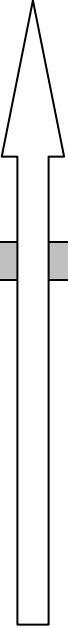
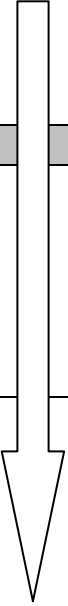
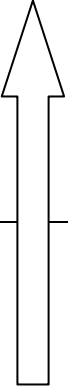



## **Appendix F**

### **Summary Chart of Relevant MDP Policies**

## MDP Land Use Policies by Municipality North Sector

Policy Section	Town of Bon Accord	Town of Gibbons	Town of Legal	Town of Morinville
<b>Infrastructure (Utilities &amp; Roads)</b>		<ul style="list-style-type: none"> <li>• Recommends widening of Highway 28A and Highway 28 to a 4-lane standard.</li> <li>• Highway interchanges and municipal roadway systems to be designed to discourage local traffic from using highway 28A as an intra-urban road.</li> <li>• Roadway systems should link industrial traffic directly with Provincial Highways.</li> </ul>	<ul style="list-style-type: none"> <li>• Sewage lagoon has the capacity to support a population of 2,050 (2006 population is 1,193).</li> <li>• Water service is provided by the City of Edmonton</li> <li>• To provide an efficient transportation system.</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal utilities have capacity to support a population of 20,000.</li> <li>• Industrial parks should be designed to have direct access to truck routes, the highway and the rail line.</li> </ul>
<b>Intermunicipal</b>		<td> <ul style="list-style-type: none"> <li>• The Town will consult with Sturgeon County on any annexation proposals.</li> <li>• The Town favours residential development with full urban services south of Highway 28 and to the west of the current Town boundary and intends to annex these areas.</li> <li>• The Town's Future Development Concept shows industrial expansion and annexation intentions to the east of Highway 28A and south of Highway 643 outside the current Town boundary.</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>• As of 1998, no plans for annexation.</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>• Morinville and Sturgeon County agree that the hamlet of Cardiff will not grow beyond the existing boundaries without the town and Sturgeon County agreeing to the expansion.</li> </ul> </td>	<ul style="list-style-type: none"> <li>• The Town will consult with Sturgeon County on any annexation proposals.</li> <li>• The Town favours residential development with full urban services south of Highway 28 and to the west of the current Town boundary and intends to annex these areas.</li> <li>• The Town's Future Development Concept shows industrial expansion and annexation intentions to the east of Highway 28A and south of Highway 643 outside the current Town boundary.</li> </ul>	<ul style="list-style-type: none"> <li>• As of 1998, no plans for annexation.</li> </ul>
<ul style="list-style-type: none"> <li>• Shared Services</li> </ul>	<b>No MDP supplied</b>	<ul style="list-style-type: none"> <li>• Solid waste is managed by the Roseridge Regional Sanitary Landfill Commission.</li> <li>• Water and sewer services are provided by the Capital Region Northeast Water Services Commission and the Capital Region Sewage Commission.</li> </ul>	<ul style="list-style-type: none"> <li>• Supports intermunicipal planning.</li> <li>• Will continue to liaise with Sturgeon County on intermunicipal planning issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Supports planning on an intermunicipal scale and will participate in regional planning meetings.</li> <li>• Will continue to liaise with Sturgeon County on intermunicipal planning issues.</li> </ul>
<b>Other</b>		<ul style="list-style-type: none"> <li>• Intend to develop a linear, low intensity river valley park, and require a 6m setback from the top-of-bank.</li> </ul>		<ul style="list-style-type: none"> <li>• Requires the dedication of environmentally sensitive area as environmental reserve.</li> </ul>
<ul style="list-style-type: none"> <li>• Setback Policy for Residential from Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>• 1.6 km from residential development.</li> </ul>	<ul style="list-style-type: none"> <li>• Separation desired, however no distance described.</li> </ul>	

Policy Section	Town of Bon Accord	Town of Gibbons	Town of Legal	Town of Morinville
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>				
<ul style="list-style-type: none"> <li>Land Use</li> </ul>	 <p style="text-align: center;"><b>No MDP supplied</b></p> 	<ul style="list-style-type: none"> <li>Provide a 20 year supply of land for each major use (residential, commercial, industrial). Based on this supply the Town can accommodate a population of 10,000 (2006 population is 2,642).</li> <li>Single family dwellings represent approximately 86% of the housing stock.</li> <li>The Town has developed a business park to the east of Highway 28A and favors its expansion to the south and east.</li> <li>New development areas should be designed to protect the function of arterial and collector roadways.</li> </ul>		<ul style="list-style-type: none"> <li>Provide an adequate supply of industrial land.</li> <li>Provide a 25 year supply of residential land. Based on this supply the Town can accommodate a population of 25,000 (2006 population is 6,775).</li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>		<ul style="list-style-type: none"> <li>High density housing = no more than 90 units/net ha.</li> <li>Medium density housing = more than 35 units/ha but less than high density housing.</li> <li>Low density = 27 units/net ha for single family dwellings and semi-detached dwellings on lots less than 15m wide, and 17 to 22.5 units/net ha for single family dwellings on lots 15m or greater in width.</li> </ul>		

## MDP Land Use Policies by Municipality North Sector

Policy Section	Town of Redwater	City of St. Albert	Sturgeon County
<b>Infrastructure (Utilities &amp; Roads)</b>	<ul style="list-style-type: none"> <li>The Town will ensure the development of an efficient transportation system.</li> <li>Based on 2003 projections the water supply system has a capacity to serve a population of 10,000 (2006 population is 2,192).</li> <li>Based on 2003 projections the sewage system has a capacity to serve a population of 20,000 (2006 population is 2,192).</li> </ul>	<ul style="list-style-type: none"> <li>Will work cooperatively to develop a regional transportation network for roadways, public transit, LRT and truck and dangerous goods movement</li> <li>Protect rights-of-way for roadways crossing the Sturgeon River.</li> <li>Provide a water distribution service and sewage collection system to accommodate a population of 105,000 (2006 population is 57,719).</li> </ul>	<ul style="list-style-type: none"> <li>Will work cooperatively to develop intermunicipal network for roadways and utility lines.</li> <li>Protect rights-of-way for long term roadway expansion.</li> <li>The County will not permit the construction of additional communal water system. The County will continue to operate water and sewer systems.</li> </ul>
<b>Intermunicipal</b>			
<ul style="list-style-type: none"> <li>Annexation</li> </ul>			
<ul style="list-style-type: none"> <li>Shared Services</li> </ul>	<ul style="list-style-type: none"> <li>The Town will encourage Sturgeon County to prepare an Intermunicipal Development Plan for the lands surrounding the Town and will work closely with the County to prepare the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Work with Sturgeon County under the terms of the Intermunicipal Development Plan and the St. Albert/Sturgeon County Intermunicipal Affairs Committee, and develop effective process for communication, cooperative and collaboration with other municipalities.</li> </ul>	<ul style="list-style-type: none"> <li>Sturgeon Regional Landfill Authority has capacity, at its site just east of Morinville, for the next 20-25 years.</li> <li>Will cooperate with urban neighbors (Fort Saskatchewan, St. Albert, Morinville and Edmonton) in negotiating intermunicipal agreements.</li> <li>Will refer relevant land use applications to the Towns of Bon Accord, Gibbons, and Redwater.</li> </ul>
<b>Other</b>			
<ul style="list-style-type: none"> <li>Setback Policy from Lakes and Rivers</li> </ul>		<ul style="list-style-type: none"> <li>50m setback from the TOB of Carrot Creek.</li> <li>50% Municipal Reserve credits for protection of lands between the 1:25 year flood line and 1:100 year flood line provided other amenities (ie. trail surfacing) are provided.</li> </ul>	<ul style="list-style-type: none"> <li>30m setback from the valley crest (TOB).</li> <li>No permanent structures are permitted within the 1:100 year flood plain, excepting residential development that demonstrates the lands are suitable.</li> <li>No permanent structure will be permitted within the 1:100 year floodplain of the Manawan, Sandy, Gladu and Big Lakes.</li> </ul>
<ul style="list-style-type: none"> <li>Setback Policy for Residential from Heavy Industrial</li> </ul>	<ul style="list-style-type: none"> <li>New subdivisions must have a 15.2m setback from pipeline rights-of-way.</li> </ul>		<ul style="list-style-type: none"> <li>Limit land use conflicts by directing industrial development to lands designated for IH (Heavy Industrial) development.</li> <li>Sand and gravel extraction shall be setback 800m from residential subdivisions.</li> </ul>
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>		<ul style="list-style-type: none"> <li>Work with the Government of Alberta and Sturgeon County to ensure that River Lot 56 is protected as a natural area.</li> </ul>	

Policy Section	Town of Redwater	City of St. Albert	Sturgeon County
<ul style="list-style-type: none"> <li>Land Use</li> </ul>	<ul style="list-style-type: none"> <li>To ensure an adequate supply of competitively priced industrial land, generally located in the "east industrial area", located east of 44 St.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a 20 year supply of unserviced land for each major use (residential, commercial, industrial). Provide a 5 year supply of serviced industrial land.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage industrial development to located within the St. Albert Airport Industrial Park.</li> <li>Industrial development must comply with Alberta's Industrial Heartland Area Structure Plan (Bylaw 900/00).</li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>		<ul style="list-style-type: none"> <li>Min. 12du/gross resid. ha with min. of 30% medium and/or high density.</li> <li>Where future resid. density shall exceed a density of 30du/gross resid. ha, the Subdivision Authority may require the dedication of reserve lands up to an additional 5%, subject to MGA.</li> </ul>	

## MDP Land Use Policies by Municipality East Sector

Policy Section	Town of Bruderheim	City of Fort Saskatchewan	Lamont County	Town of Lamont	Strathcona County
<b>Infrastructure (Utilities &amp; Roads)</b>	<ul style="list-style-type: none"> <li>The water supply and sewage treatment system has a capacity to serve a population of 5,000 (2006 population is 1,215).</li> </ul>	<ul style="list-style-type: none"> <li>According to estimates in the year 2000 municipal servicing and utility infrastructure has the capacity to accommodate a population of 16,000 (2006 population is 14,957).</li> </ul>	<ul style="list-style-type: none"> <li>Will protect rights-of-way for long term roadway expansion and limit access to highways through the use of service roads.</li> <li>Existing landfill site can meet the County's needs until approximately 2010.</li> <li>Ensure there is adequate water supply for the industry being attracted to the Heartland Area of Lamont County and the existing agricultural activities in the area.</li> </ul>		<ul style="list-style-type: none"> <li>Support the coordination and integration of local, regional and provincial transportation networks.</li> <li>Consider the impact of upgrading Highway 21 (future regional ring road).</li> <li>Promote initiatives to improve linkages between airports within the Capital Region.</li> <li>Promote renewable energy sources and alternative utilities such as innovative heating and energy systems.</li> <li>Continue to support a regional approach for water demand management.</li> <li>Cooperate in joint wastewater system planning with the Capital Region Sewage Commission and the City of Edmonton.</li> <li>The City of Edmonton has appealed the MDP. The City contests that policies in "Transition Urban Reserve Policy Area", the "Rural/Urban Transition Policy Area", and the "Beaver Hills Moraine Area" are vague, conflicting, and will create fragmentation. In addition, the City is concerned about policies related to heavy industrial separation distances, changes to intermunicipal referral agreements, and a proposed growth area near the City of Edmonton boundary.</li> </ul>
<b>Intermunicipal</b>					
<ul style="list-style-type: none"> <li>Annexation</li> </ul>				<ul style="list-style-type: none"> <li>Intention to annex lands to the northwest of the Town for residential use.</li> <li>Intention to annex lands to the south and southwest of Town for industrial use.</li> </ul>	
<ul style="list-style-type: none"> <li>Shared Services</li> </ul>		<ul style="list-style-type: none"> <li>Maintain partnerships with Lamont County, Sturgeon County, and Strathcona County to ensure Alberta Industrial Heartland success.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain partnerships with Fort Saskatchewan, Sturgeon County, and Strathcona County to ensure Alberta Industrial Heartland success.</li> <li>Cooperate with other municipalities in the upgrading of intermunicipal roadways, and connection to the Industrial Heartland, specifically Highway 38 and Highway 643.</li> </ul>	<ul style="list-style-type: none"> <li>Continue joint use agreement with County of Lamont to operate the solid waste site.</li> <li>Will cooperate with Lamont County for future land use planning in the 3.2 km fringe area surrounding the Town.</li> <li>Fire protection and ambulance service in association with Lamont County.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage and support protective service partnership initiatives with industry, business and other Alberta Capital Region municipalities.</li> <li>Encourage and support emergency service partnership initiatives with the Fort Saskatchewan Regional Industrial Association and Strathcona Industrial Association.</li> <li>Recognize the City of Edmonton and Strathcona view industrial safety reciprocally and ensure adequate separation and transition between incompatible land uses.</li> </ul>

Policy Section	Town of Bruderheim	City of Fort Saskatchewan	Lamont County	Town of Lamont	Strathcona County
Other					
<ul style="list-style-type: none"> <li>Setback Policy from Lakes and Rivers</li> </ul>		<ul style="list-style-type: none"> <li>Permanent structures, other than residential buildings may be allowed within the 1:100 year flood plain of the North Saskatchewan River.</li> </ul>	<ul style="list-style-type: none"> <li>Development on steep slopes and environmentally sensitive areas should not be allowed.</li> <li>A minimum 6m setback shall be required from the TOB of a waterbody or the high water mark of a waterbody.</li> </ul>		<ul style="list-style-type: none"> <li>Ensure minimal impact on the natural environment due to industrial initiatives by conserving and protecting the North Saskatchewan River Valley, the Beaver Hills Moraine and all water bodies.</li> <li>50m setback from the TOB of the North Saskatchewan River; 36m setback from the TOB of Old Man Creek; 30m buffer from the TOB to all lakes and waterbodies.</li> <li>Development is prohibited within the 1:100 year flood plain.</li> </ul>
<ul style="list-style-type: none"> <li>Setback Policy for Residential from Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>A minimum reciprocal setback of 1.6 km should be maintained between future heavy industrial development and lands designated for residential and institutional uses.</li> <li>New industrial development must be separated from day cares, residential areas, institutional or recreational uses by a reciprocal setback of 3.2 km, unless a risk and environmental assessment and review determines a lesser reciprocal setback is warranted.</li> </ul>	<ul style="list-style-type: none"> <li>No new residential development will be permitted in the Alberta Industrial Heartland Plan area.</li> </ul>	<ul style="list-style-type: none"> <li>Residential development is discouraged from development south of Highway 15.</li> </ul>	<ul style="list-style-type: none"> <li>Advocates separations of 1.5 km to 3.0 km depending in the respective uses.</li> <li>To reduce conflicts between industry/agriculture and residential uses new residential subdivisions will not be permitted within the Agri-Industrial Transition Policy Area, as per the guidelines outlined in Alberta's Industrial Heartland ASP.</li> </ul>
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>			<ul style="list-style-type: none"> <li>Minimize conflict between development and Elk Island National Park.</li> </ul>		<ul style="list-style-type: none"> <li>Ensure Crown interests are addressed prior to development.</li> </ul>
<ul style="list-style-type: none"> <li>Land Use</li> </ul>		<ul style="list-style-type: none"> <li>Provide an adequate supply of serviced industrial, commercial and residential land.</li> </ul>	<ul style="list-style-type: none"> <li>To discourage the loss of higher capability agricultural land to transportation and utility uses.</li> </ul>	<ul style="list-style-type: none"> <li>Provide an adequate supply of industrial, commercial and residential land.</li> </ul>	<ul style="list-style-type: none"> <li>Provide an adequate supply of industrial land.</li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>				<ul style="list-style-type: none"> <li>High density housing limited to 3 storeys, and 89 units/net hectare.</li> </ul>	<ul style="list-style-type: none"> <li>Max. 50 lots/quarter section may be developed for country residential purposes.</li> </ul>

## MDP Land Use Policies by Municipality South Sector

Policy Section	Town of Beaumont	Town of Calmar	Town of Devon	City of Leduc
<b>Infrastructure (Utilities &amp; Roads)</b>	<ul style="list-style-type: none"> <li>Water supply, sanitary sewer and solid waste disposal are supplied by regional utility systems.</li> <li>Based on 1998 projections the water supply system has a capacity to serve a population of 14,000 (2006 population is 8,961).</li> <li>A 25m right-of-way on each side of the centre line of Highway 625 and Highway 814 are protected from development for future road widening.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain 50<sup>th</sup> Avenue as a major thoroughfare by limiting commercial and residential access, and widen the street where possible.</li> <li>The Town provides full services.</li> </ul>	<ul style="list-style-type: none"> <li>The water system has a capacity to serve a population of 7,400 (2006 population is 6,256).</li> <li>The sewage system has a capacity to serve a population of 11,000.</li> </ul>	<ul style="list-style-type: none"> <li>Work with Alberta Transportation to improve the local road and regional system.</li> <li>Promote the development of the QE Highway 2 and Highway 2A interchange.</li> <li>Supportive of interchange at QE Highway 2 and 65<sup>th</sup> Avenue.</li> </ul>
<b>Intermunicipal</b>				
<ul style="list-style-type: none"> <li>Annexation</li> </ul>				
<ul style="list-style-type: none"> <li>Shared Services</li> </ul>	<ul style="list-style-type: none"> <li>Solid Waste is transported to the Leduc County landfill site, which is expected to reach capacity in 2016.</li> <li>The Town will notify Leduc County of significant development or activity in the intermunicipal fringe area.</li> </ul>		<ul style="list-style-type: none"> <li>Will notify adjacent municipalities of changes to the Town's MDP, IDP, ASP or LUB.</li> </ul>	<ul style="list-style-type: none"> <li>The City purchases its water supply from the Capital Region Southwest Water Commission.</li> <li>The City is serviced by a gravity wastewater collection system, which includes forcemains and lift stations. Wastewater is transported via the Alberta Capital Region Wastewater Commission's regional main to the Gold Bar Wastewater Treatment facility in Edmonton.</li> </ul>
<b>Other</b>				
<ul style="list-style-type: none"> <li>Setback Policy from Lakes and Rivers</li> </ul>			<ul style="list-style-type: none"> <li>30m from the TOB of the river valley.</li> </ul>	
<ul style="list-style-type: none"> <li>Setback Policy for Residential from Heavy Industrial</li> </ul>				

Policy Section	Town of Beaumont	Town of Calmar	Town of Devon	City of Leduc
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>				
<ul style="list-style-type: none"> <li>Land Use</li> </ul>	<ul style="list-style-type: none"> <li>The Town will maintain a minimum 20 year supply of land which will permit growth in a variety of directions and foster long term planning.</li> </ul>	<ul style="list-style-type: none"> <li>90 acres within the Town are committed to industrial. Much of the land is vacant or undeveloped.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>			<ul style="list-style-type: none"> <li>48 persons/gross developable hectare (80% SFD/20%MFD)</li> </ul>	<ul style="list-style-type: none"> <li>37 persons/gross hectare</li> </ul>

## MDP Land Use Policies by Municipality South Sector

Policy Section	Leduc County	Village of New Sarepta	Village of Thorsby	Village of Warburg
<b>Infrastructure (Utilities &amp; Roads)</b> <ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	↑	↑	<ul style="list-style-type: none"> <li>Water service and sewage lagoon have the capacity to serve a population of 1,500 (2006 population is 621).</li> </ul>
<b>Intermunicipal</b> <ul style="list-style-type: none"> <li>Annexation</li> </ul>				<ul style="list-style-type: none"> <li>Possible annexation of lands in the northwest.</li> </ul>
<ul style="list-style-type: none"> <li>Shared Services</li> </ul>	<ul style="list-style-type: none"> <li>Will notify adjacent municipalities of significant development or activity in intermunicipal fringe areas.</li> </ul>			
<b>Other</b> <ul style="list-style-type: none"> <li>Setback Policy from Lakes and Rivers</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision of lands within the 1:100 year floodplain shall not be developed unless floodproofing measures are taken.</li> </ul>	No MDP supplied	No MDP Supplied	
<ul style="list-style-type: none"> <li>Setback Policy for Residential from Heavy Industrial</li> </ul>				
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>				
<ul style="list-style-type: none"> <li>Land Use</li> </ul>	<ul style="list-style-type: none"> <li>Supports the expansion of the Edmonton International Airport.</li> </ul>	↓	↓	<ul style="list-style-type: none"> <li>Agricultural service centre, with Genesee Generating Station in area.</li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>	<ul style="list-style-type: none"> <li>Country Residential Development: 35 lots per quarter section; or 50 bareland condominium lots per quarter section</li> </ul>			

## MDP Land Use Policies by Municipality West Sector

Policy Section	Parkland County	City of Spruce Grove	Village of Wabamun	Town of Stony Plain
<b>Infrastructure (Utilities &amp; Roads)</b>	<ul style="list-style-type: none"> <li>Will update its TMP to include the outer ring road initiative and interchange improvements.</li> </ul>	<ul style="list-style-type: none"> <li>All industrial development in the built up area of the City will be provided with full urban utility services.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>As of 1998 200 trains/week traveled along the CN main line.</li> <li>Sufficient servicing capacity for 25 years.</li> </ul>	<ul style="list-style-type: none"> <li>Solid waste collection, disposal and recycling facilities are provided by the Town.</li> </ul>
<b>Intermunicipal</b>				
<ul style="list-style-type: none"> <li>Annexation</li> </ul>				<ul style="list-style-type: none"> <li>The Town will make application to the MGB to annex lands that have been mutually agreed to by Parkland County and the City of Spruce Grove.</li> </ul>
<ul style="list-style-type: none"> <li>Shared Services</li> </ul>	<ul style="list-style-type: none"> <li>Regional waste management and recycling systems are supported.</li> <li>A cooperative approach may be taken with municipalities to the development of intermunicipal roadways and utility lines.</li> <li>Continue active membership in the Capital Region Parkland Water Services Commission, and the Alberta Capital Region Wastewater Commission.</li> </ul>	<ul style="list-style-type: none"> <li>The City will refer relevant land use applications to Parkland County and the Town of Stony Plain.</li> <li>Will work with neighboring municipalities to protect road alignment continuity for future roadways.</li> </ul>	<ul style="list-style-type: none"> <li>The Village will work cooperatively with Parkland County.</li> </ul>	<ul style="list-style-type: none"> <li>The Town will work cooperatively with Parkland County and the City of Spruce Grove.</li> <li>Will work collaboratively with stakeholders to develop a regional transportation network.</li> </ul>
<b>Other</b>				
<ul style="list-style-type: none"> <li>Setback Policy from Lakes and Rivers</li> </ul>	<ul style="list-style-type: none"> <li>Setbacks from water features to be determined by a qualified professional engineer.</li> </ul>	<ul style="list-style-type: none"> <li>The City will not permit development in areas which are unstable or within defined floodplains, unless it can be shown to the City's satisfaction that development would not be a significant risk.</li> </ul>		<ul style="list-style-type: none"> <li>10m dedicated as environmental reserve measured from the 1:100 year flood plain, or TOB</li> </ul>
<ul style="list-style-type: none"> <li>Setback Policy for Residential from Heavy Industrial</li> </ul>				<ul style="list-style-type: none"> <li>The Land Use Bylaw shall ensure adequate separation distances between industrial uses and non-industrial uses.</li> </ul>
<ul style="list-style-type: none"> <li>Any Protection of Crown Lands</li> </ul>				
<ul style="list-style-type: none"> <li>Land Use</li> </ul>			<ul style="list-style-type: none"> <li>Promote the Village as a local service centre.</li> </ul>	<ul style="list-style-type: none"> <li>Will maintain an adequate inventory of serviced industrial sites of various lot sizes.</li> </ul>
<ul style="list-style-type: none"> <li>Residential Density</li> </ul>	<ul style="list-style-type: none"> <li>Maximum lot density for cluster country residential is 1.85 lots per ha</li> </ul>			<ul style="list-style-type: none"> <li>The overall residential density of a neighborhood should not exceed 38 persons per gross residential ha.</li> </ul>

## MDP Land Use Policies by Municipality Edmonton Sector

Policy Section	City of Edmonton
<b>Infrastructure</b> (Utilities & Roads)	<ul style="list-style-type: none"> <li>• Develop and maintain an integrated transportation system that also enhances the Capital Region, such as improvements to the transportation network including the Outer Ring Road and highway connections.</li> <li>• Develop, implement and update the Infrastructure Strategy, a comprehensive statement of how the City will address the issues of infrastructure development and maintenance.</li> <li>• Provide an effective, equitable waste management service.</li> </ul>
<b>Intermunicipal</b>	
<ul style="list-style-type: none"> <li>• Annexation</li> </ul>	
<ul style="list-style-type: none"> <li>• Shared Services</li> </ul>	<ul style="list-style-type: none"> <li>• Promote a common image and message for the region and prepare a regional economic development strategy.</li> <li>• Work with the Capital Region partners to ensure the compatibility of land use and future growth patterns in border areas.</li> <li>• Promote the development of regional assets: Big Lake area, river valley and ravine system, Edmonton International Airport, transportation corridors.</li> <li>• Identify and implement regional and joint services delivery.</li> <li>• Create plans and processes that provide greater certainty for land use decisions where impacts cross municipal boundaries.</li> </ul>
<b>Other</b>	
<ul style="list-style-type: none"> <li>• Setback Policy from Lakes and Rivers</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain air, land and water quality.</li> <li>• Setbacks from the North Saskatchewan River and Ravine ecosystem are implemented through the Edmonton Zoning Bylaws.</li> <li>• The setback from the top-of-the bank is 7.5m</li> <li>• Development is allowed within the 1:100 year flood plain, and prohibited within the 1:25 year floodplain</li> </ul>
<ul style="list-style-type: none"> <li>• Setback Policy for Residential from Heavy Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• The City of Edmonton takes a risk management approach to determine adequate separation distance between heavy industry and other uses. A risk management approach allows for an appropriate separation distance to be determined for each individual proposal, rather than setting out a specific distance that may not be possible where existing development has already occurred. Developers are asked to prepare a risk assessment if a heavy industrial development is proposed within 1.5 km of residential areas or other susceptible uses such as hospitals, seniors' residences, activities involving large gatherings of people, or facilities that would be difficult to evacuate in the event of an industrial accident.</li> </ul>
<ul style="list-style-type: none"> <li>• Any Protection of Crown Lands</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure Crown interests are addressed prior to development.</li> </ul>
<ul style="list-style-type: none"> <li>• Land Use</li> </ul>	<ul style="list-style-type: none"> <li>• A priority to ensure there is an adequate supply of industrial land.</li> <li>• Promote intensification of development around transportation corridors and employment areas, provide opportunities for clustering of compatible development in economic activity centres and provide supporting infrastructure, services and linkages for economic activity centres.</li> </ul>
<ul style="list-style-type: none"> <li>• Residential Density</li> </ul>	