
All land development plans must conform to the policies and strategies of the **Municipal Development Plan** (MDP).

A statutory plan can be amended by City Council through a bylaw. City Council must hold a public hearing so that members of the public can comment before the bylaw is passed.

The City of Edmonton has an online tool to amend a plan. This tool will allow you to monitor the progress of your application online.

Area Structure Plans

Area Structure Plans (ASPs) lay out the long-term development plan for a large area of at least 200 hectares, and provides a framework for the development of several neighbourhoods. They generally apply to new developing suburban areas.

Area Structure Plans and Neighbourhood Area Structure Plans (NASPs) identify where residential, commercial, institutional and recreational development will be located and how services such as water, sewer systems, arterial and collector roads, schools, parks and fire protection will be provided. They also estimate the number of people that are expected to live in the new area and how development will be staged over time.

ASPs must be in place before a new neighbourhood is developed. If no ASP exists, the landowner who owns the majority of the undeveloped land must request City Council's permission to prepare an ASP.

This request is reviewed by City staff to determine whether or not the proposals should be supported. The request must state how proposed development will meet MDP objectives and policies, and what the future land uses will be. Any potential problem areas must also be identified. Council will decide whether to authorize the landowners to prepare a plan.

Application

ASP applications are submitted online for review. City staff reviewing the application consider planning policies and bylaws, servicing requirements, standards and costs, and the need for additional neighbourhoods. Discussion and negotiation with the applicant ensures that the developer's goals and the interest of the City are met.

Public input is solicited through mailed notices and public meetings. Once matters are resolved, City staff prepare a bylaw for City Council's consideration. Following a public hearing,

City Council considers the plan for adoption as a bylaw. The ASP approval process generally takes six months or longer, depending on the complexity of issues.

ASPs need to be amended on occasion. The amendment process resembles the ASP approval process and the landowner who owns the majority of land must provide a written request to City Council, justifying the amendment in terms of MDP objectives and policies and within the context of the approved ASP.

Process

Neighbourhood Area Structure Plan

Sometimes Neighbourhood Area Structure Plans (NASPs) are prepared, which encompass one or two neighbourhoods, but meet the requirements for preparing ASPs. NASPs generally comply with non-statutory large-scale plans for new suburban areas such as Servicing Concept Design Briefs or district outline plans.

Area Redevelopment Plans

Area Redevelopment Plans (ARPs) are mostly applied to areas within the inner city.

An ARP may designate an area (i. e. a single neighbourhood or group of neighbourhoods) for the purpose of:

- Preservation or improvement of land and buildings
- Rehabilitation of buildings
- Removal of buildings and/or their reconstruction or replacement
- The relocation and rehabilitation of utilities and services

ARPs are generally prepared by City staff, who undertake public consultation. City Council makes the decision on the adoption of all ARP Bylaws.

Before plan approval, City Council must hold a public hearing so that the public can advise them on the plan.

ARPs address the following topics:

- Land use and physical development patterns

- Urban design
- Physical infrastructure
- Accommodation of growth and decline
- Social and community development
- Transportation facilities
- Community facilities such as schools, parks and open spaces
- Historical preservation
- Environmental protection (i.e. the North Saskatchewan River Valley ARP Bylaw)

The ARP process can take up to 18 to 24 months to complete, depending on the geographic scope and complexity of issues.

Servicing Concept Design Brief

A Servicing Concept Design Brief (SCDB) contains most of the elements of an ASP. It also states the City's position on the placement of major developments, such as municipal and school facilities. The SCDB establishes a general framework for municipal infrastructure, servicing, planning and development and environmental requirements and is generally applied to an undeveloped suburban area. It provides landowners and developers with certainty about the City's intent to provide services.

City Council may authorize the preparation of an SCDB for any area of the City where municipal servicing requirements must be defined well in advance of anticipated development. City Council may adopt an SCDB by resolution.

SCDBs can be prepared by City staff, qualified urban planners, municipal engineers and environmental consultants.

Although SCDBs are non-statutory plans, they have a number of benefits:

- Non-statutory approval allows flexibility with respect to unanticipated and innovative types of development, land use patterns and servicing concepts
- Due to their adoption by resolution of City Council and their flexibility, SCDBs may not need to be amended in the light of new technical information, market uncertainty, differing landowners goals and other circumstances which may affect timing and phasing of development
- As policy of City Council, SCDBs will be recognized by all civic departments and agencies

- Processing timelines are likely to be less than those associated with the conventional statutory ASP process
- Ongoing input by owners, developers and the public is facilitated
- Statutory land use planning only needs to be undertaken for smaller neighbourhood areas using the normal NASP, redistricting and subdivision process.

SCDB Process

Neighbourhood Structure Plans

Neighbourhood Structure Plans (NSPs) are detailed sub-plans within an Area Structure Plan (ASP). NSPs apply to areas that affect between 4,000 to 7,000 people.

The NSP specifies in greater detail the general pattern for subdivisions and land uses, the transportation network (including local roads), neighbourhood facilities and staging of development. NSP bylaws are adopted by City Council as amendments to ASPs.

NSPs are usually prepared by the land owners/developers and submitted online for review. The review considers conformity to the ASP, City Council policies, servicing requirements, standards and costs, and neighbourhood housing forecasts. The content is negotiated to ensure the City and developer's needs are met.

The entire plan approval process usually takes six months or longer, depending on the complexity of planning issues.

NSP process