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Snowberry

Neighbourhood Structure Plan (NSP)

Adopted **Month DD, YYYY**



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Edmonton

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How to Use This Plan

What is an NSP?

A Neighbourhood Structure Plan (NSP) organizes and coordinates land development that will take place in the coming decades. The NSP is a statutory document that has been approved by Council and is adopted by Bylaw. It may be updated by Council when amendments are proposed by city administration or private land developers. The NSP has two main parts:

- **Development Concept:** This is the primary part of the plan. A neighbourhood is built over many years, and the development concept makes sure everything fits together when it's done. It organizes the location of things like homes, parks, and businesses, coordinates the location of these places with the transportation network, and includes the engineering work that determines where infrastructure and utilities are needed.
- **Appendices:** This part has extra information about the development concept that may be needed from time to time. To make the NSP a good working tool this information is kept at the end.

From Development Concept to Reality

The NSP's development concept is implemented through maps and policy statements located throughout the document. Some policies contain mandatory or permissive words such as "must" or "may" or other similar language. These words are used to make decisions about rezoning, subdivision, and discretionary development permit applications as the neighbourhood is built out:

Must: A directive word that indicates the actions outlined in a policy are mandatory.

May: A permissive term that allows for a choice in applying a policy, typically when certain conditions are met.

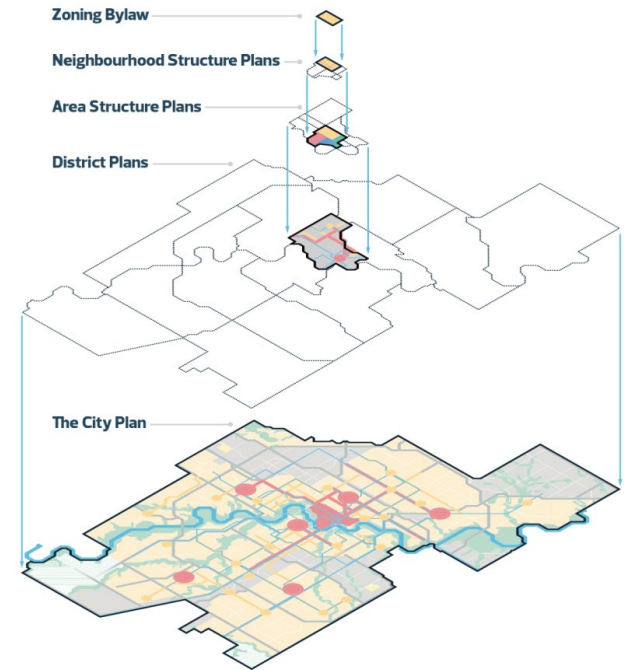
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Authority and Relationship to Other Plans

The Snowberry NSP guides rezoning, subdivision and discretionary development permit decisions within the Snowberry neighbourhood.

The Snowberry NSP is a part of the Decoteau ASP, which guides growth in the Snowberry, Alces, Meltwater, Decoteau, and Kettle Lakes neighbourhoods. Any amendments to the Snowberry NSP will be guided by the Decoteau ASP.

The Decoteau ASP is located within the Ellerslie District. Amendments to the Decoteau ASP are guided by the Ellerslie District Plan, District Policy, and The City Plan.

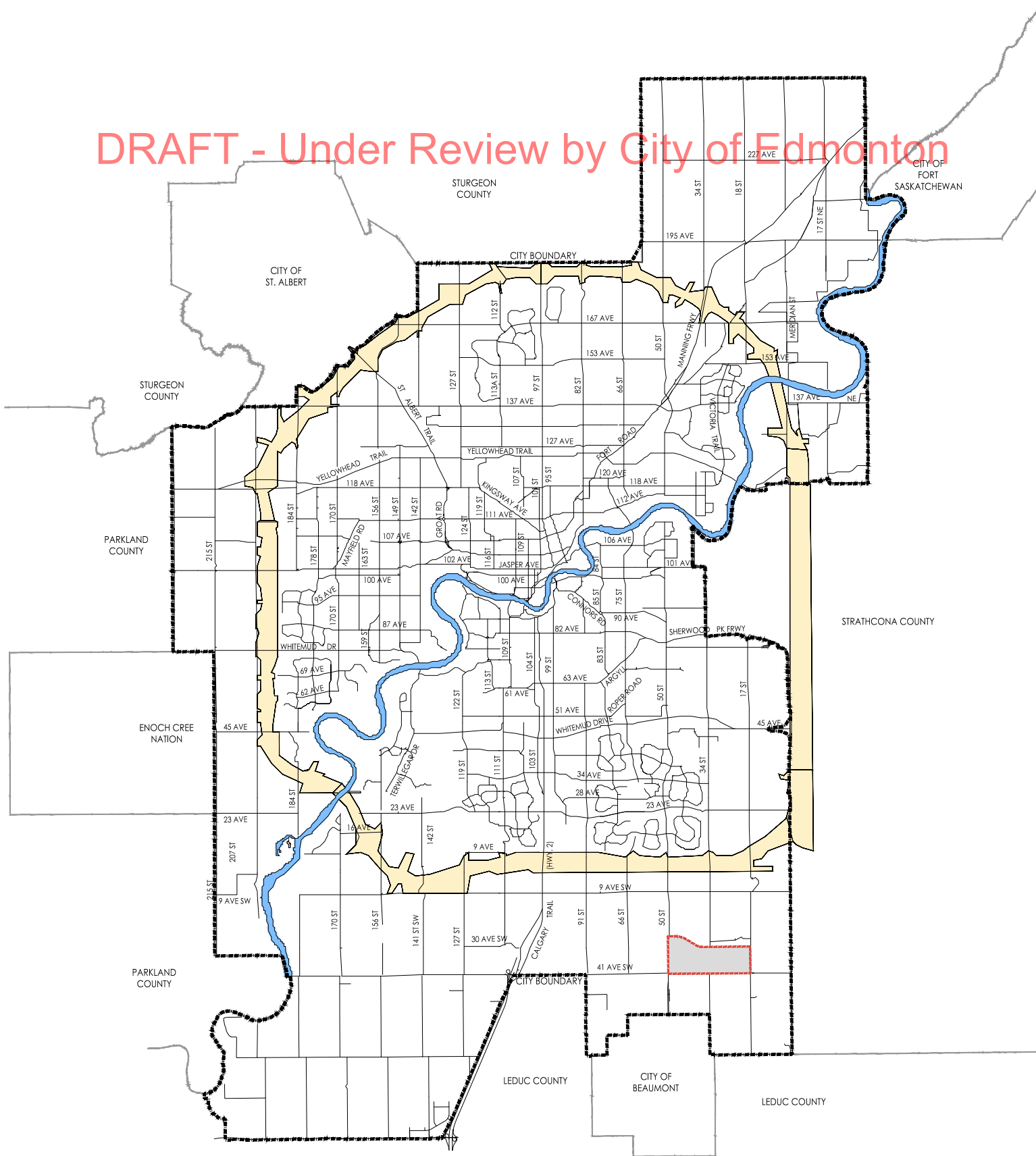


Plan Location & Boundaries

The Snowberry NSP is located within Treaty 6 Territory and the Métis homeland. This land is the traditional territory of many First Nations such as the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux) and Niitsitapi (Blackfoot). Edmonton is also home to one of the largest communities of Inuit south of the 60th parallel.

The Snowberry NSP is located in the southeast part of Edmonton. The neighbourhood is bounded by 28 Avenue SW to the north, 17 Street SW to the east, 41 Avenue SW to the south and 50 Street SW to the west. The plan area includes approximately 384.5 hectares (950 acres) of land.

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 City Boundary
 *NSP Boundary*



Development Concept

1 | Land Use Designations

Description | Land Use Designations

The land use designations in this NSP outline the different kinds of development that are allowed, and where they can be located. Each land use designation is described in the table below. Residential designations have a planned density measured in dwelling units per net residential hectare (du/nrha).

NSP Land Use Designation	Description
 Small Scale Residential	Single detached and semi-detached housing, with row housing also allowed, but not required. Planned density of 30 du/nrha.
 Street Oriented Residential	Single detached, semi-detached and row housing with access from an alley, typically built on smaller lots at higher densities than standard front drive homes. Planned density of 35 du/nrha.
 Row Housing	Row housing up to 3 storeys in height. Planned density of 50 du/nrha.
 Low Rise Residential	Multi-unit housing that is up to 4 storeys in height, with commercial uses also allowed, but not required, at ground level. Planned density of 110 du/nrha.
 Mid Rise Residential	Multi-unit housing that is up to 8 storeys in height, with commercial uses also allowed, but not required, at ground level. Planned density of 170 du/nrha.
 High Rise	Multi-unit housing or a mix of housing and commercial uses in buildings that are 9 storeys in height or taller. Planned density will be determined on a case by case basis.
 Neighbourhood Commercial	Small scale commercial uses that serve the daily needs of nearby residents.

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 General Commercial	A variety of commercial uses that serve the needs of nearby residents and beyond.
 Institutional	Employment uses of a primarily institutional nature that provide both employment and services. Examples include hospitals, post-secondary institutions, major government buildings and cemeteries.
 Open Space	All open space and park categories as shown in Open Space & Natural Areas Map 3 of the NSP.
 Public Utility	Land used for public utilities.
 Environmental Reserve (non-NSRVRS)	Environmental Reserve including crown claimed wetlands, wetlands and natural areas not within the North Saskatchewan River Valley River System.
 Pipeline & Utility Right-of-Way (Power Line)	Land that contains, or provides access to, private utility infrastructure.

Policies | Land Use Designations

General

- 1.1. Rezoning, subdivision, and discretionary development permit decisions must be in general alignment with Map 1.
- 1.2. Common amenity spaces, where provided or required, within commercial and low- and mid-rise residential areas must include gathering spaces and design features to support four-season use (e.g. shade, shelter, maximizing sun exposure).
- 1.3. Use of vibrant colours, lighting, and warm materials is encouraged in residential, institutional, and commercial development to enhance visual interest and neighbourhood identity.
- 1.4. Higher density sites, including residential and commercial, must be designed with consideration given to building orientation, and variations in façade treatment that reduce the amount of sun shadowing on adjacent open spaces.

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- 1.5. Development must emphasize street orientation and activation through detailed frontage design elements, including unit entrances, front porches, corner articulation, colours, materials, and textures.

Residential

- 1.6. Overall residential density must comply with the density targets of the City Plan.
- 1.7. A diverse mix of housing forms must be provided (e.g. ground-oriented multi-unit housing, rowhouses, low- to mid-rise apartments) to support affordability, life-stage transitions, and household variety.
- 1.8. A diversity of lot widths and housing types must be provided to support affordability and lifecycle housing.
- 1.9. Innovative and compact housing forms that are consistent with neighbourhood character are encouraged, allowing flexibility to respond to evolving market demand and housing needs.
- 1.10. Residential uses must be integrated throughout the neighbourhood to support access to future transit routes, commercial amenities, open spaces, and multi-modal connections.
- 1.11. Low- and mid-rise Residential sites must:
 - 1.11.1. be located along collector roadways, with street-oriented units encouraged to animate the street and provide additional housing options;
 - 1.11.2. be developed utilizing urban design principles to create aesthetically pleasing and functional sites that integrate with the neighbourhood, provide visual interest through the use of varied massing and façade articulation including but not limited to creative use of windows, doors, recesses, canopies, awnings, porches, balconies, mixed roof forms, and high-quality building materials;
 - 1.11.3. provide for a contextually sensitive transition to adjacent small scale housing or row housing, using design strategies such as building massing, scale transitions, and landscape setbacks;
 - 1.11.4. provide parking areas located internal to sites or underground to improve the aesthetics and functionality of the adjacent streetscape. Where parking is provided abutting a street, methods such as landscape buffers, screening, etc., must be provided.

Commercial

- 1.12. Neighbourhood and General Commercial developments must be placed along arterial and/or collector roadways,

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transit routes, and/or pedestrian corridors to allow for high visibility from passing traffic and active modes.

- 1.13. A mix of large and small scale commercial/retail opportunities must be provided to meet the needs of residents and provide local employment opportunities within the neighbourhood.
- 1.14. Transitional elements, such as but not limited to, landscaping, setbacks, lot orientation, etc. must be provided between commercial and residential uses.
- 1.15. Commercial developments must be integrated into the surrounding neighbourhood through thoughtful site design that supports walkability and active transportation. Design must include:
 - 1.15.1. Pathways and or sidewalks that minimize conflicts between pedestrians and vehicles.
 - 1.15.2. Clearly marked and accessible connections to nearby transit stops.
 - 1.15.3. Public access through sidewalks, shared-use paths, or walkways linking surrounding neighbourhoods to commercial areas.
- 1.16. Internal site design for commercial uses must support adjacent active modes and transit service by ensuring logical and direct connectivity between internal site pedestrian walkways and nearby bus stops and active modes such as shared pathways. The orientation of buildings within commercial sites may consider connectivity between building front entrances and nearby bus stops, and active mode connections, and other key destinations on or adjacent to the site.
- 1.17. Street furnishings, pedestrian corridors, and site landscaping must be utilized to support pedestrian circulation through the site and between features/uses on the site, promote activity and interaction, and consider placemaking elements that contribute to the identity of the site.
- 1.18. Commercial buildings must prioritize and incorporate neighbourhood scale and pedestrian-oriented features such as, but not limited to, clear glazing, awnings, continuous sidewalks, and at-grade entrances where possible.
- 1.19. To mitigate impacts of commercial uses on adjacent residential and open space areas, tools such as land use controls, Low Impact Development, landscaped buffers, berms, noise attenuation walls and lighting controls, may be considered.
- 1.20. Commercial site design must be adaptable to future phases and support long-term pedestrian access, landscaping, and integration with adjacent residential form.

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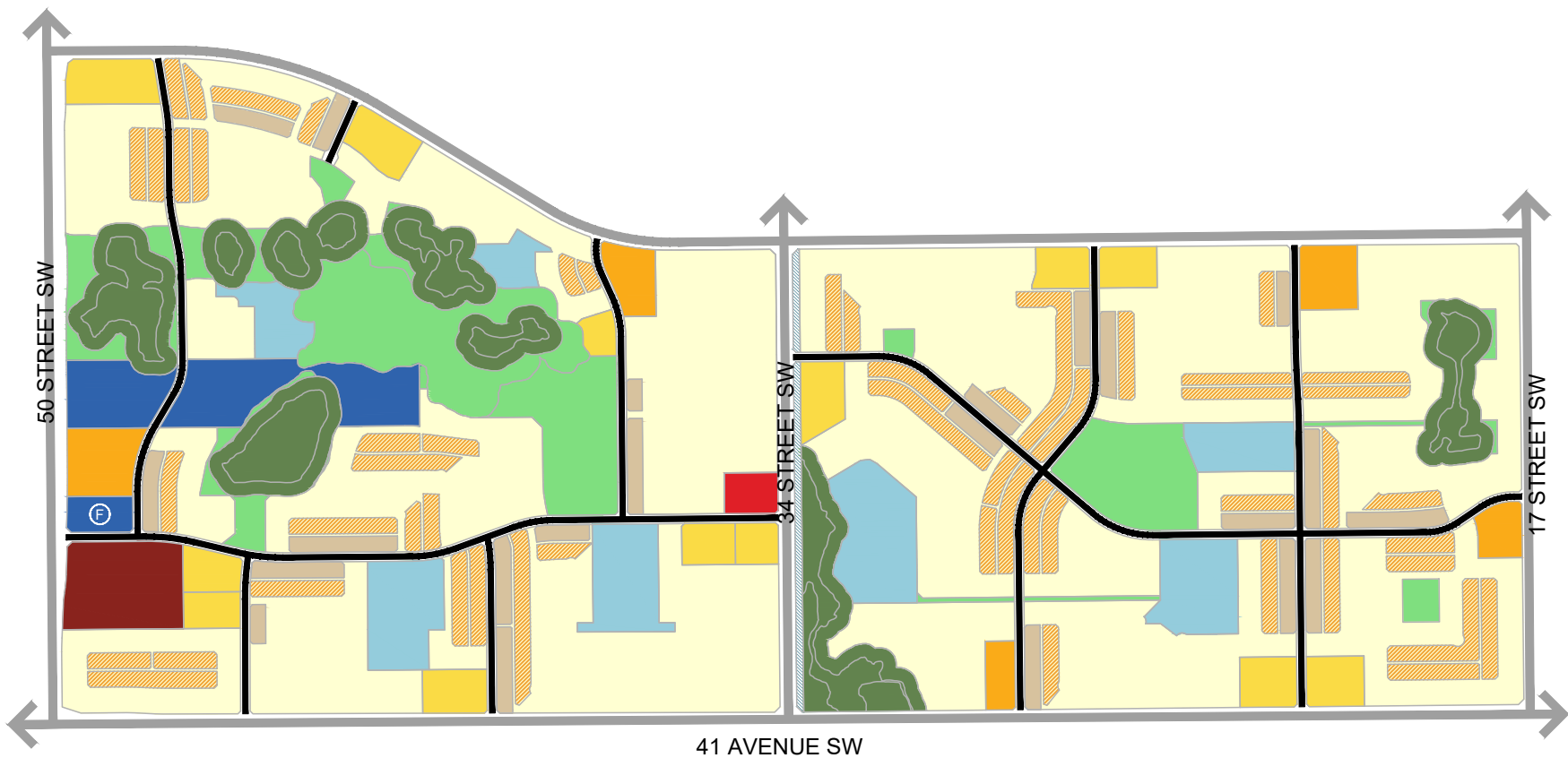
Institutional

- 1.21. The large Institutional Employment site located in the eastern portion of the neighbourhood off of 50th Street must consider the following:
 - 1.21.1. Access must not be permitted from 50th Street.
 - 1.21.2. Opportunities must be provided for the development of a private school and religious assembly, along with their ancillary uses.
 - 1.21.3. Publicly accessible Shared Pathways must be provided to connect the natural areas which run through the property to the natural area located adjacent to the property.
- 1.22. Institutional and civic development opportunities must be provided to serve the needs of residents within the Snowberry NSP area and surrounding communities.
- 1.23. Emergency services such as fire rescue services must be located as generally shown on Map 2.

Public Utility

- 1.24. The conceptual locations of Public Utilities, such as storm water management facilities, must be located as generally shown on Map 1.

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Small Scale Residential	Neighbourhood Commercial	Pipeline & Utility
Row Housing	General Commercial	Right-of-Way (Power Line)
Low Rise Residential	Institutional	Public Utility
Mid Rise Residential	Open Space	Fire Hall
Street Oriented	Environmental Reserve (non-NSRVRS)	Arterial Road
		Collector Road



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2 | Mobility Network

Description | Mobility Network

The Mobility Network section provides guidance for the development of roadways and connections for all modes of transportation, including driving, transit, walking, rolling and cycling.

A well-connected active mobility network is provided throughout the Snowberry neighbourhood, featuring shared pathways, greenways and linear parks connecting open spaces and community amenities to surrounding neighbourhoods. A network of roadways connects the community to focal points and amenities throughout the neighbourhood, while maintaining efficient access and connections to surrounding neighbourhoods.

Policies | Mobility Network

General

- 2.1. The mobility network must be developed in general alignment with Map 2.
- 2.2. The mobility network must be developed in accordance with the Complete Streets Design and Construction Guidelines and Access Management Guidelines.
- 2.3. The mobility network must be interconnected and integrated to support the efficient movement of people and goods within and surrounding the neighbourhood, promoting access to a variety of transportation modes for all people across demographic, geographic, socio-economic and mobility spectrums.
- 2.4. Streets may generally follow a modified grid pattern where feasible, to promote permeability for all mobility modes and support future transit routing.
- 2.5. Entry features or landmarks may be incorporated at key locations to provide a distinct sense of arrival to the neighbourhood and to focal points throughout the neighbourhood.
- 2.6. Detailed transportation design will be determined at the subdivision stage, with the opportunity to adapt plans and networks to emerging mobility options that support active modes of transportation and a climate resilient

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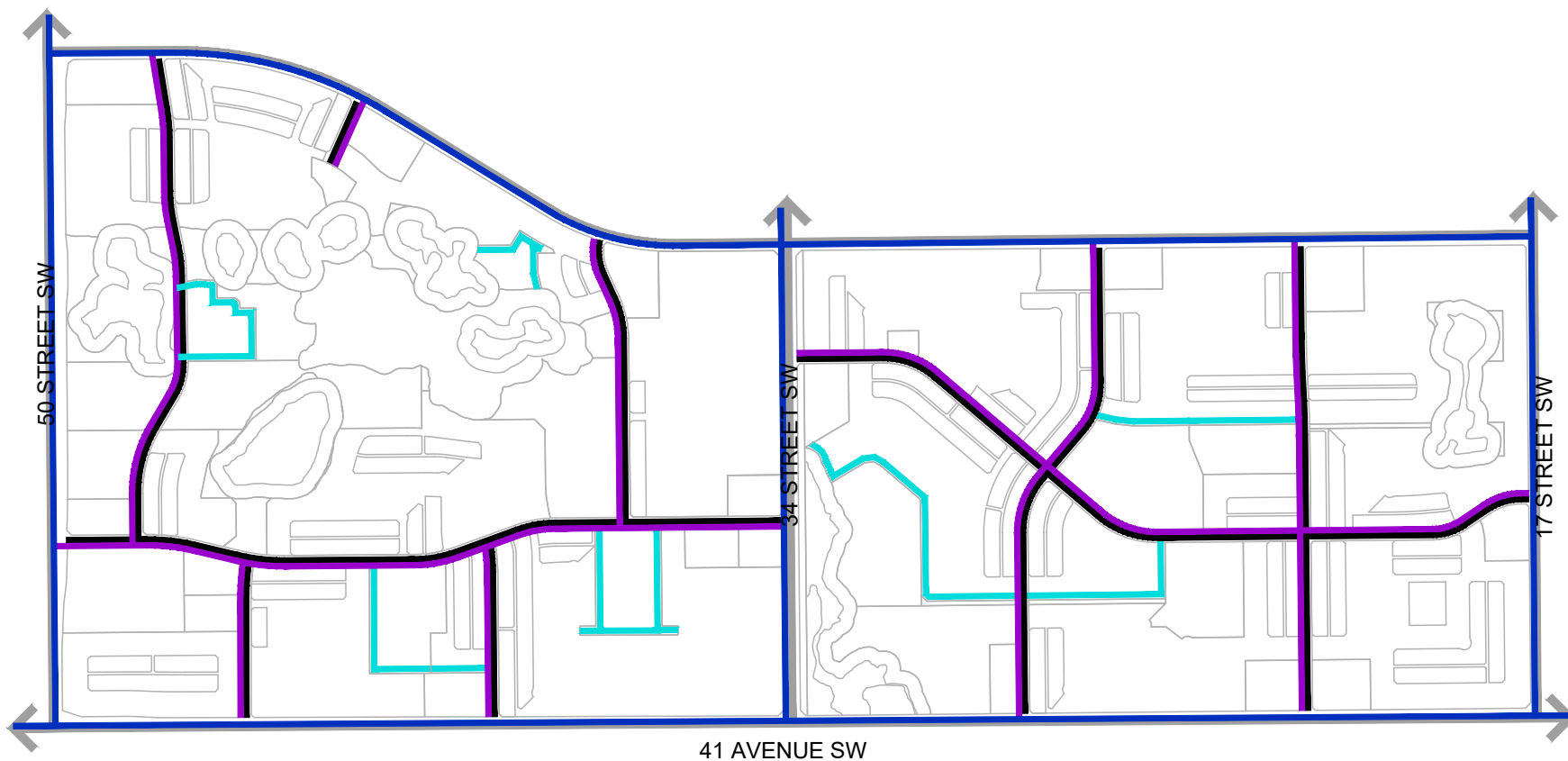
Roadway and Goods Movement Network

- 2.7. A well-integrated network of arterial, collector, and local roadways is designed to support vehicular and efficient circulation within the neighbourhood boundaries and connecting to adjacent neighbourhoods.
- 2.8. Traffic calming infrastructure at high traffic areas must be considered at the time of subdivision to reduce automobile speeds, minimize shortcutting, improve the streetscape and enhance multi-modal safety. Specific infrastructure requirements, such as roundabouts, will be determined at time of subdivision design.
- 2.9. Residential front driveways are not permitted directly opposite school sites to improve safety and circulation as well as provide opportunities for street parking.
- 2.10. Enhanced crossing infrastructure may be provided near schools and high pedestrian activity areas to improve safety and visibility.

Active Transportation Network

- 2.11. Provide direct, safe and convenient active modes connections for a variety of modes, such as walking, cycling, rollerblading and wheelchair accessibility to open space systems, neighbourhood amenities, services and surrounding neighbourhoods.
- 2.12. Pedestrian crossings must be designed to maximize visibility to enhance safety of pedestrians.
- 2.13. Where appropriate, mid-block crossings may be incorporated into street design to facilitate pedestrian movements between neighbourhood amenities and focal points.
- 2.14. Provide efficient pedestrian access between neighbourhood amenities and focal points and key destinations through the neighborhood.

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- Arterial Road
- Collector Road
- Arterial Road - Shared Pathways on Both Sides of Road
- Collector Road - Shared Pathway on One Side of Road
- Shared Pathway



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3 | Open Space & Natural Areas

Description | Open Space & Natural Areas

The Open Space & Natural Areas section provides guidance for the development and preservation of parks, greenways, natural areas and open spaces.

Policies | Open Space & Natural Areas

General

- 3.1. The open space network must be developed in general alignment with Map 3.
- 3.2. Developers and landowners are responsible for delivering parkland to the City in a condition suitable for development and must secure provincial authorization for wetland removal on school or park sites, draining and physical removal of wetlands, supplying engineered fill, and performing grading.
- 3.3. Detailed landscape design of parks and open space may include plant species and/or architectural elements that provide wind shelter, allow solar access, and maintain visual interest year-round.
- 3.4. Neighbourhood focal points may incorporate placemaking elements, community identifying motifs, and architectural features that reflect the region's Indigenous history and natural features.
- 3.5. Open spaces may include native trees and plant species, where practical, to support habitat for birds and wildlife, and minimize irrigation demands.
- 3.6. Design features for all ages, including community gathering spaces and placemaking elements, may be integrated into the open space system where possible to provide opportunities for people to access and enjoy.
- 3.7. Where appropriate, edible or native plantings may be integrated into park and open space landscaping to enhance biodiversity and community uses.

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Open Space

- 3.8. As part of the subdivision process, Municipal Reserve must be dedicated as land, cash in lieu of land, or a combination thereof, in accordance with the Municipal Government Act.
- 3.9. All residents must be located no more than 500 m from a planned park or open space.
- 3.10. Parks, open spaces, and stormwater management facilities must support both passive and active recreation.
- 3.11. The design of parks and open space must include architectural design elements and landscape design that respond to all seasons, through such measures as the creative use of light, textures, materials and colour.
- 3.12. The design of parks and open space must consider features that support informal gathering, such as but not limited to, seating areas, small plazas, shade shelter and flexible event spaces.

School/Park Sites

- 3.13. School/Park Sites must be dedicated as Municipal Reserve, in accordance with the Municipal Government Act.
- 3.14. Servicing must be provided to parks and school sites, where required, to accommodate any and all facilities which may be developed on site.
- 3.15. Safe routes to schools must be reinforced through signage, surface treatments, and lighting.

Natural Areas and Wetlands

- 3.16. Natural Areas, including Uplands, as identified in Map 4 must be retained through Municipal Reserve in accordance with the Municipal Government Act.
- 3.17. Natural Areas, including Water Bodies, as identified in Map 4 must be retained through Environmental Reserve in accordance with the Municipal Government Act.
- 3.18. A 30 m illustrative buffer has been identified around the wetlands and natural areas as shown in Map 3. The buffer will be refined through further field work and studies prior to rezoning.
- 3.19. For any designated crown-claimed wetlands, a survey conducted by an Alberta land surveyor to determine the legal bank of the crown claimed water bodies is required prior to rezoning.
- 3.20. A Site Specific Natural Area Management Plan (SSNAMP) for any Natural Areas identified for retention is required

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to be submitted prior to acceptance of a rezoning or subdivision application.

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 Natural Area - Water Body (ER)	S School
 Natural Area - Crown-Owned Water Body (ER)	CP Community Park
 Natural Area - Upland (MR)	PP Pocket Park
 Park (MR)	LP Linear Park
 Public Utility	EP Ecological Park
 Stormwater Management Facility	
 Approximate 30m Buffer	



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4 | Stormwater Servicing

Description | Stormwater Servicing

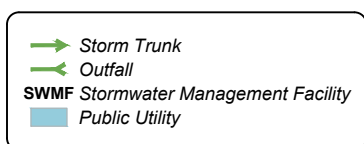
This section outlines the plan for managing stormwater in the NSP area. It provides the general direction for stormwater servicing within the neighbourhood, including stormwater ponds, lift stations, stormwater pipes, and surface runoff. It also includes considerations such as wetlands, future catchment areas outside the NSP, and regulatory approvals.

Policies | Stormwater Servicing

General

- 4.1. The stormwater servicing network must be developed in general alignment with Map 4.
- 4.2. Stormwater servicing must be provided in accordance with the associated Neighbourhood Design Report for the Snowberry NSP.
- 4.3. Where possible Low Impact Development (LID) principals may be incorporated into design to promote stormwater infiltration, filtering, storage, evaporation, in addition to the detention of runoff close to the surface.

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5 | Sanitary Servicing

Description | Sanitary Servicing

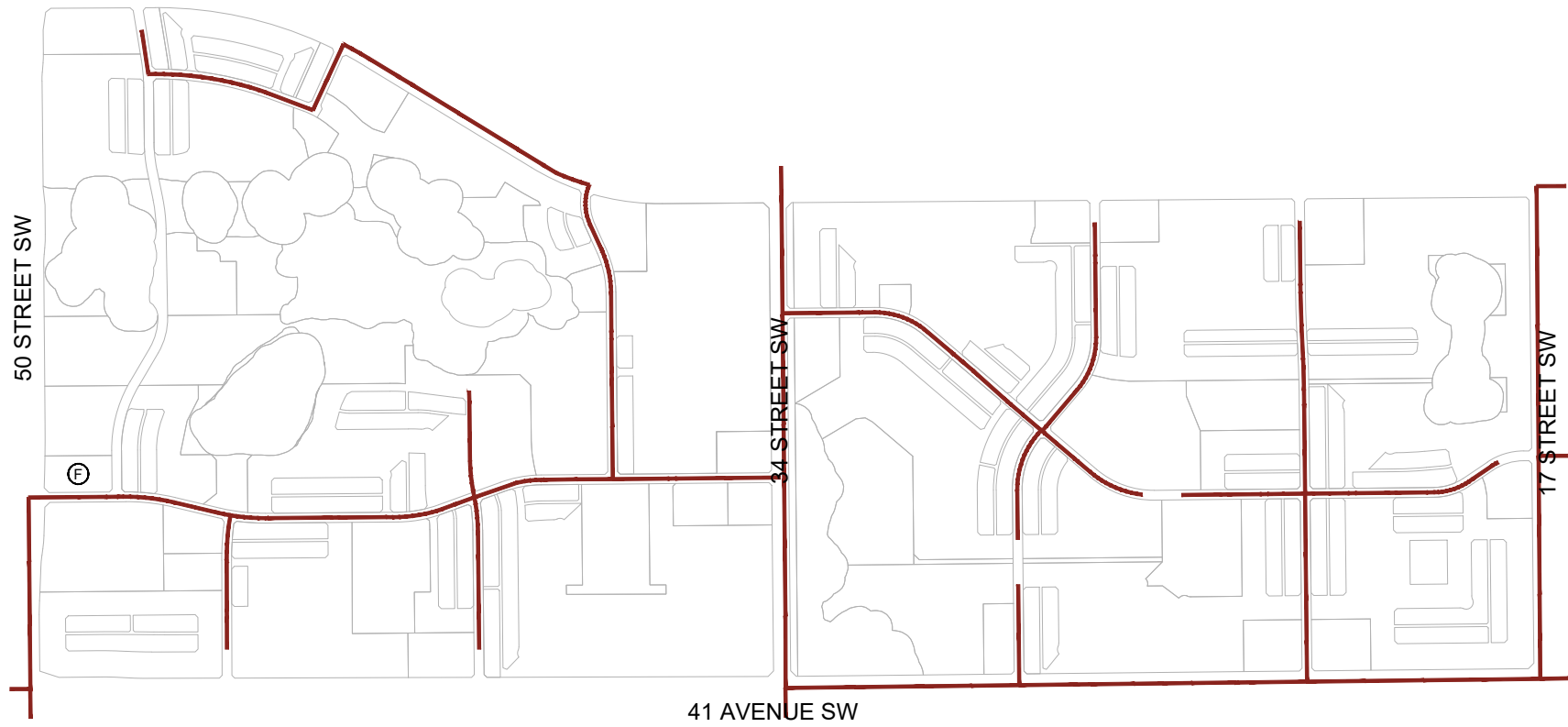
This section outlines the plan for managing sanitary drainage in the NSP area. It provides the general direction for sanitary servicing within the neighbourhood, including lift stations and sanitary pipes. It also includes considerations such as future catchment areas outside the NSP, regional connections with jurisdictions outside the City of Edmonton, and regulatory approvals.

Policies | Stormwater & Sanitary Servicing

General

- 5.1. The sanitary servicing network must be developed in general alignment with Map 5.
- 5.2. Sanitary servicing must be provided in accordance with the associated Neighbourhood Design Report for the Snowberry NSP.

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Sanitary Trunk



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6 | Water Servicing

Description | Water Servicing

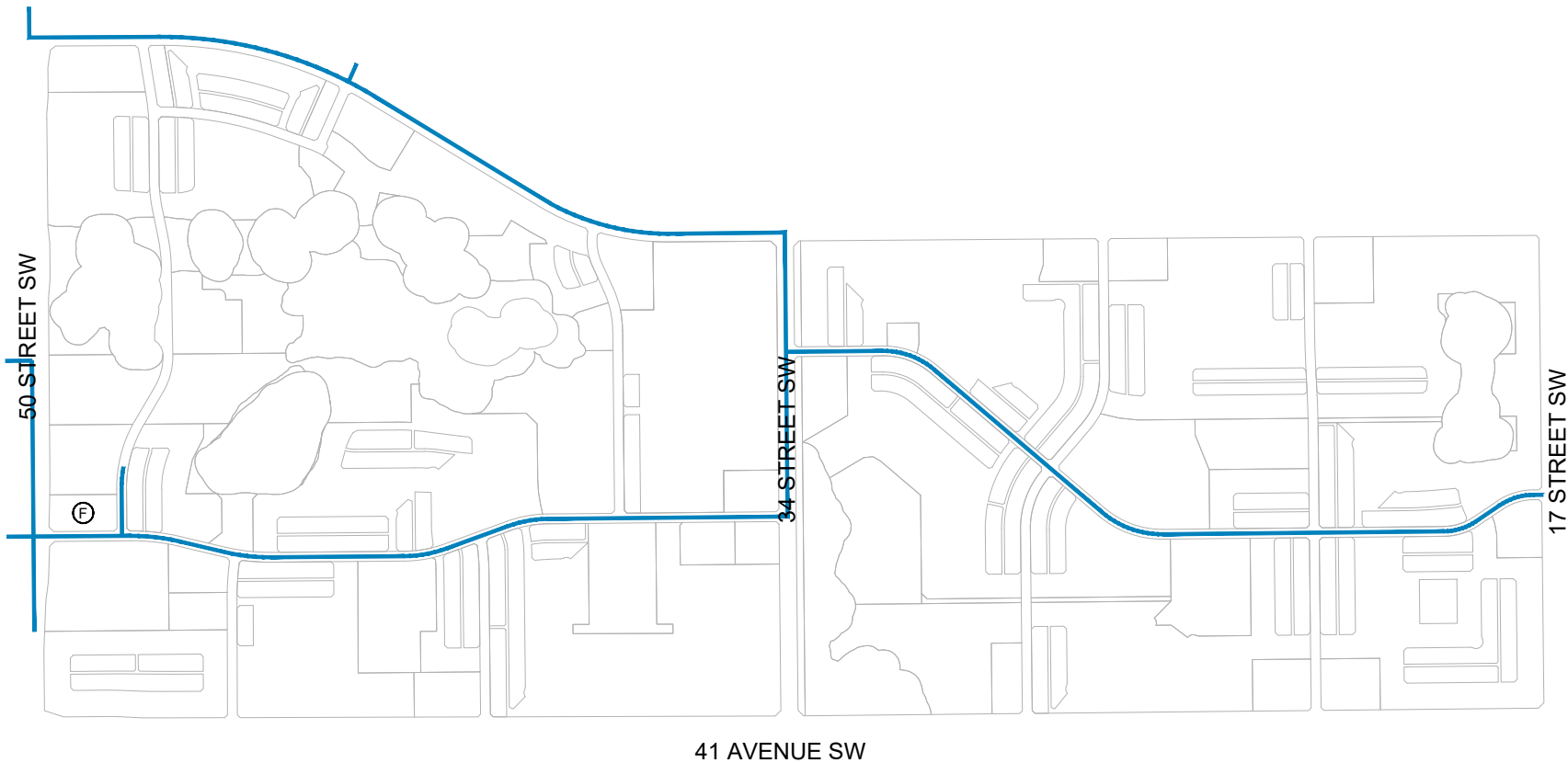
This section outlines the plan for providing water servicing in the NSP area. It provides the location of pipes, facilities, and infrastructure, and also includes considerations from outside of the NSP such as water connections from adjacent neighbourhoods.

Policies | Water Servicing

General

- 6.1. The water servicing network must be developed in general alignment with Map 6.
- 6.2. Water servicing must be provided in accordance with the Water Servicing Report for the Snowberry NSP.
- 6.3. Water looping will be provided in accordance with the requirements of EPCOR Water.

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7 | Electrical Power

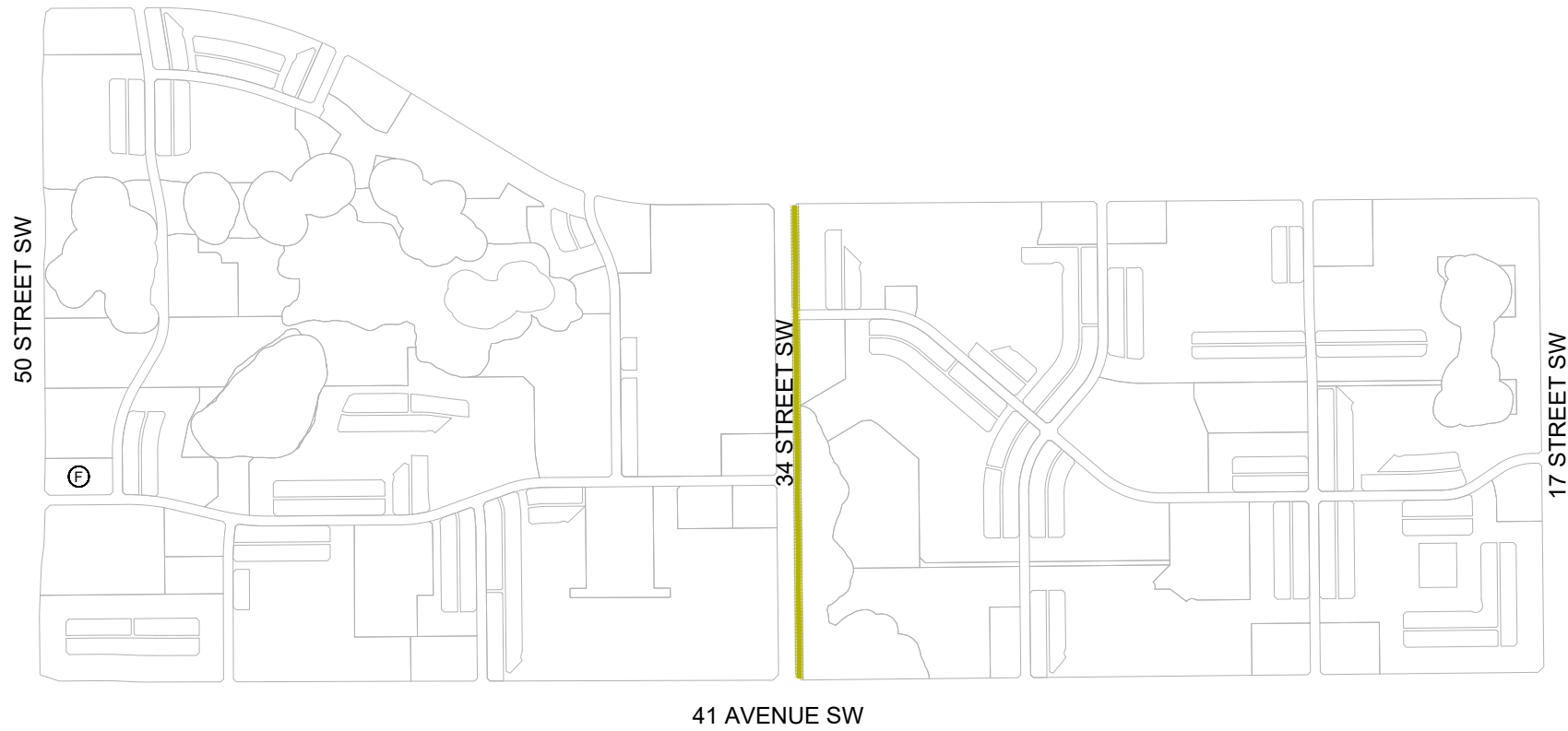
Description | Electrical Power

This section outlines the power distribution network, including substation and facility locations. It also identifies planned development that will require 3-phase electricity, such as schools.

Policies | Electrical Power

- 7.1. The electrical power network must be developed in general alignment with Map 7.
- 7.2. 3-phase power must be provided for school sites in alignment with EPCOR Power standards.

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High Voltage Overhead Transmission Line



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8 | Risk & Hazard Mitigation

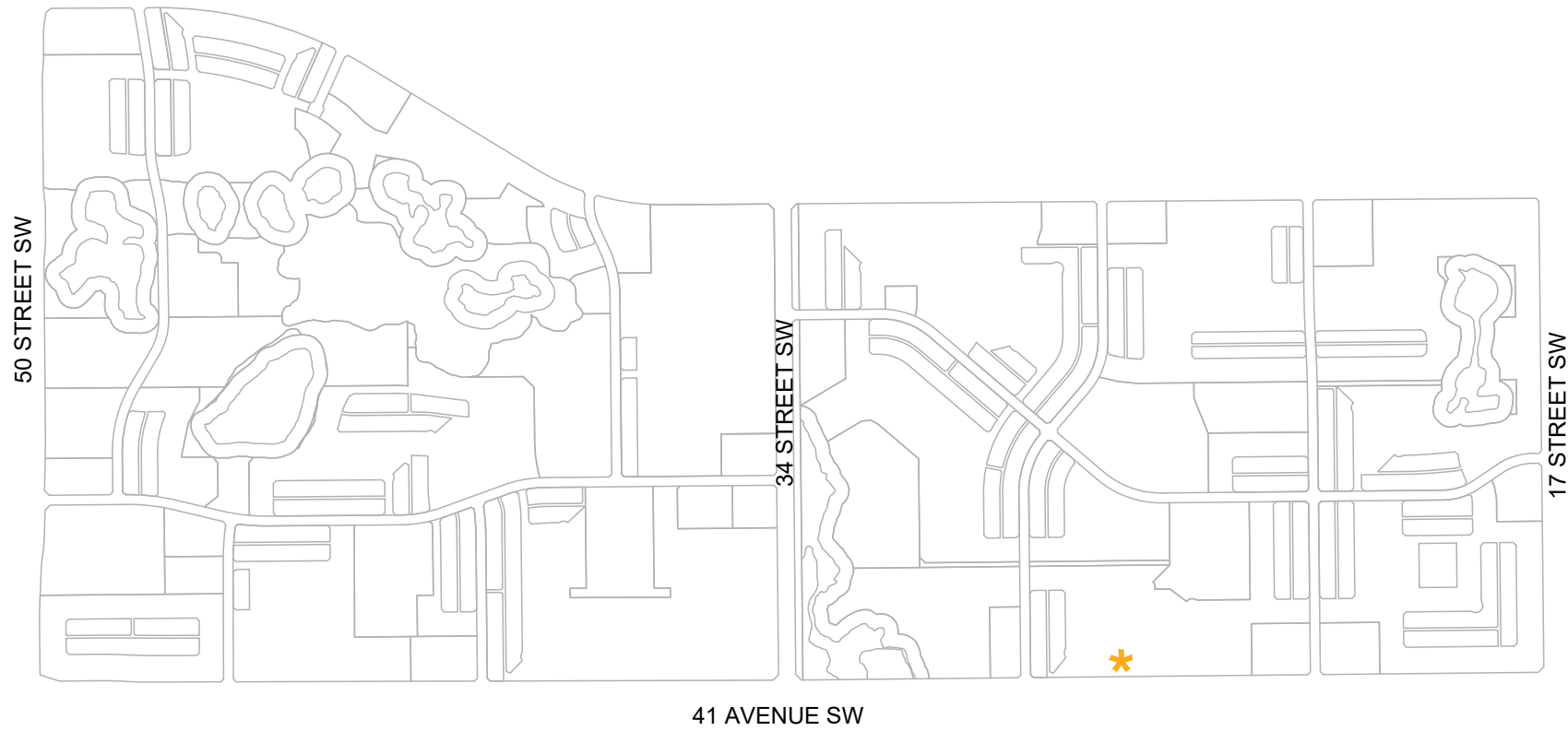
Description | Risk & Hazard Mitigation

This section outlines the development requirements near sources of risk such as oil and gas pipelines, abandoned wells, heavy industrial facilities, railways, and dangerous goods routes.

Policies | Risk & Hazard Mitigation

- 8.1. Rezoning, subdivision, and discretionary development permit decisions must be in general alignment with Map 8.
- 8.2. A survey of the abandoned well identified in Map 8 will be required prior to rezoning or subdivision to ensure the exact location and to determine required development setbacks in accordance with Alberta Energy Regulator (AER) and City of Edmonton policy.

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9 | Integrated Development Concept

Description | Integrated Development Concept

The integrated development concept guides how different parts of a neighbourhood work together. This includes land use, transportation, open space and natural areas, stormwater servicing, sanitary servicing, water servicing, electrical power, and risk and hazard mitigation. These topics each have their own section in the NSP, however this section outlines how they are integrated with each other.

Policies | Integrated Development Concept

- 9.1. Commercial and mid-rise residential sites must be located and designed to provide vehicle access primarily from arterial or collector roadways, in accordance with Access Management Guidelines.
- 9.2. Access to the open space network will be facilitated through the collector roadway network to support future multimodal connections within the neighbourhood to adjacent natural areas and open space networks.
- 9.3. Neighbourhood focal points may incorporate placemaking elements, community identifying motifs, and architectural features that reflect the region's Indigenous history and natural features.
- 9.4. Priority natural areas and Stormwater Management Facilities must be integrated into the neighbourhood design to support a complete ecological network and create unique features for the community.
- 9.5. All season use must be considered in the design of streetscapes, neighbourhood circulation, and open spaces.
- 9.6. Innovative and alternative development standards may be explored during detailed design to enhance environmental performance. These may include energy-efficient lighting, low impact development practices, sustainable building technologies, and alternative road construction methods.
- 9.7. To enhance neighbourhood connectivity, the design of Stormwater Management Facilities must strive to incorporate Shared Pathways along a minimum of 50% of their perimeters, where feasible. Exceptions may include situations where a Shared Pathway is planned along an adjacent arterial or collector road which abuts the SWMF, where the SWMF borders a natural feature, or in other circumstances where pathway construction is not feasible or creates redundant infrastructure.

Appendices

Pre-Development Conditions

History

The Snowberry NSP is located within a unique ecological area in south Edmonton, characterized by gently rolling “knob and kettle” terrain formed by glacial retreat more than 5,000 years ago. This landscape, defined by a mosaic of uplands, wetlands, and boreal vegetation, shares geological connections with the nearby UNESCO-recognized Beaver Hills Biosphere and plays an important role in supporting local hydrological systems and wildlife habitat.

The lands within the Decoteau Area Structure Plan, including Snowberry, were once part of the territory occupied by the Papaschase First Nation, following an adhesion to Treaty 6 in 1877 and displacement from their traditional land in south-central Edmonton. In 1888, federal authorities forced the surrender of the Papaschase Band lands in response to settler pressures.

Today, most of the Snowberry area has been cultivated for agriculture, with pockets of existing residential uses to support agricultural activities.

Development Constraints

Development constraints are factors or conditions that restrict or prevent the full utilization of land for its intended purpose. These limitations can be physical, environmental, or legal and they dictate what can be built, where it can be built, and how the development must be designed. When the Snowberry NSP was created, development in the area was constrained by a significant number of wetlands and hummocky “knob and kettle” terrain which pose challenges for drainage and servicing infrastructure.

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Additionally, the presence of crown-claimed wetlands and multiple landowners within the plan area creates challenges for establishing land use boundaries and road alignments that are compatible with the natural topography. An abandoned well site was also identified within the plan area, for which a reclamation certificate was issued on November 2, 1983. No pipelines, facilities, or recorded spills or complaints are associated with the site (AbaData, 2025). A 240 kV electrical transmission line and its associated powerline right-of-way are also located within the neighbourhood boundary, running adjacent to 34 Street.

All technical reports required by non-participating landowners will be determined through a technical review with the City of Edmonton prior to rezoning of non-participating lands.

Geotechnical Assessment

Several geotechnical reports were prepared for individual land parcels owned by participating landowners. All non-participating lands were excluded from the Geotechnical Investigation completed with this NSP. Should non-participating landowners develop these lands in the future, geotechnical investigations will be required for those lands. The geotechnical investigations completed for the participating landowners concluded that the soil conditions within the proposed development are feasible for residential development. The groundwater table was considered high near wetland areas and it is noted that cuts should be limited in these areas and raising grades are recommended.

Ecological Network Report

The Phase II Ecological Network Report (ENR) assessed and identified ecological features within the plan area that hold moderate or high ecological value and should be prioritized for retention during development. A desktop analysis using existing data, aerial photography, and digital imagery was followed by field surveys for participating landowners in spring and summer 2025 to verify and assess these features and understand their role within the broader ecological network. The ENR identifies the natural areas to be retained through development, for which Site-Specific Natural Area Management Plans will be required at the rezoning stage. Further field work may be required for non-participating landowners at the time of rezoning.

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The assessment indicates that the Snowberry area supports moderate ecological function, with a diversity of plant and animal species, wetlands of varying class and function, and a mix of habitats that contribute to the regional ecological network. Snowberry is part of the Emerald Crescent, a regionally significant park and open space system that enhances recreation and biodiversity. The NSP retains key natural areas and strengthens their ecological function by conserving adjacent wetland and upland habitats.

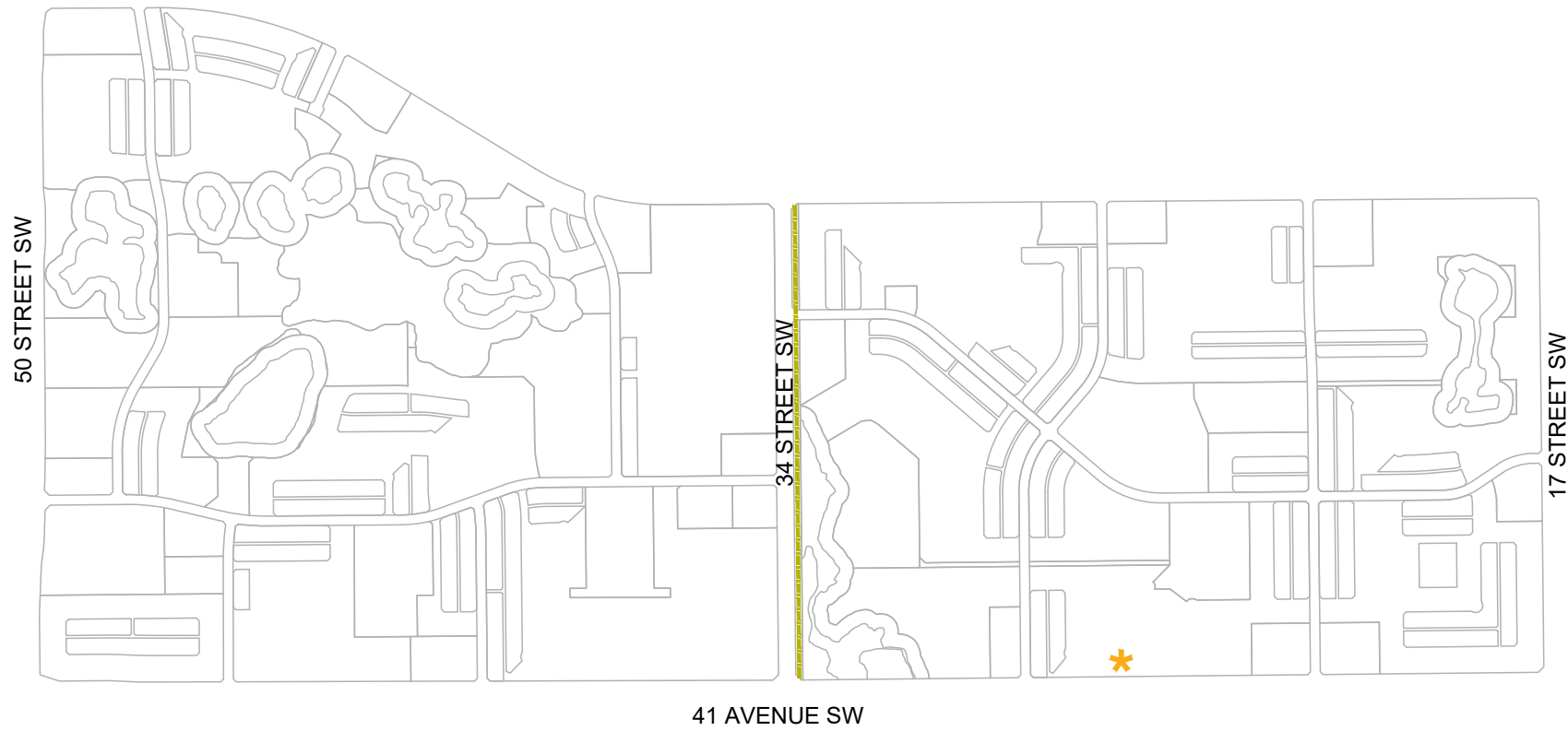
Crown-claimed wetlands will be preserved in their natural state, and new parks will help restore ecological connections affected by development. While no large core areas are present, retained features such as SE5002, SE20, nearby wetlands, and select shelterbelts will continue to support wildlife movement and ecological connectivity in an already fragmented landscape. Constructed wetlands, stormwater management facilities, and low-impact development practices will further enhance ecological and hydrological function to maintain Snowberry's contribution to the regional ecological network.

Topography & Drainage

Approximately 90% of the Snowberry Neighbourhood has been cultivated for agriculture and features limited topographic variation. The western portion of the plan area is generally flat, with shallow depressions that may temporarily hold surface water during periods of high precipitation. The southern area contains cultivated fields and several existing radio tower installations. Native vegetation is sparse, primarily limited to the edges of fields and drainage areas where small stands of mixedwood forest and shrub remain. While there are no permanent watercourses within the plan area, several seasonal wetlands are present, particularly in the eastern portion.

Natural drainage within the plan area generally flows from north to south through a series of low spots, treed areas, and wetlands. Ground elevations range from approximately 732.00 m in the northwest and central north portions to about 716.00 m in the south. The topography naturally divides the area into three predevelopment drainage basins, all of which ultimately drain toward Cawes Lake. Toward the east, the landscape transitions into a gently rolling “knob and kettle” terrain shaped by glacial activity. Although much of this area has also been cultivated, the subtle undulations influence local drainage and supported the formation of small wetland features over time.

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High Voltage Overhead
Transmission Line

Oil & Gas Well



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Statistics

	Area (ha)	% of GA
GROSS AREA		
Environmental Reserve (non-NSRVRS)	32.0	8.3%
Arterial Roadway	23.2	6.0%
Pipeline & Utility Right-of-Way (Power Line PUL)	1.5	0.4%
GROSS DEVELOPABLE AREA		
Neighbourhood Commercial	1.1	0.3%
General Commercial	5.1	1.5%
Institutional	10.0	3.0%
Open Space (Municipal Reserve)	30.6	9.3%
Transportation - Circulation	65.6	20.0%
Public Utility	21.9	6.7%
Total Non-Residential Area	134.2	40.9%
Net Residential Area	193.7	59.1%

NET RESIDENTIAL AREA, DWELLING UNIT & POPULATION COUNT			
Total Net Residential Area			
	Area (ha)	Units	Population
Small Scale Residential 30 du/nrha 2.8 people/du	126.2	3,786	10,601
Street Oriented Residential 35 du/nrha 2.8 people/du	30.2	1,057	3,171
Row Housing 50 du/nrha 2.8 people/du	13.1	6,56	1,837
Low Rise Residential 110 du/nrha 1.8 people/du	16.3	1,796	3,233
Mid Rise Residential 170 du/nrha 1.8 people/du	7.9	1,340	2,411

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DENSITY MEASURES	
Total Net Residential Area	193.7
Total Dwelling Units	8,635
Total Population	21,253
Dwelling Units/Net Residential Hectare	45
People/Net Residential Hectare	110

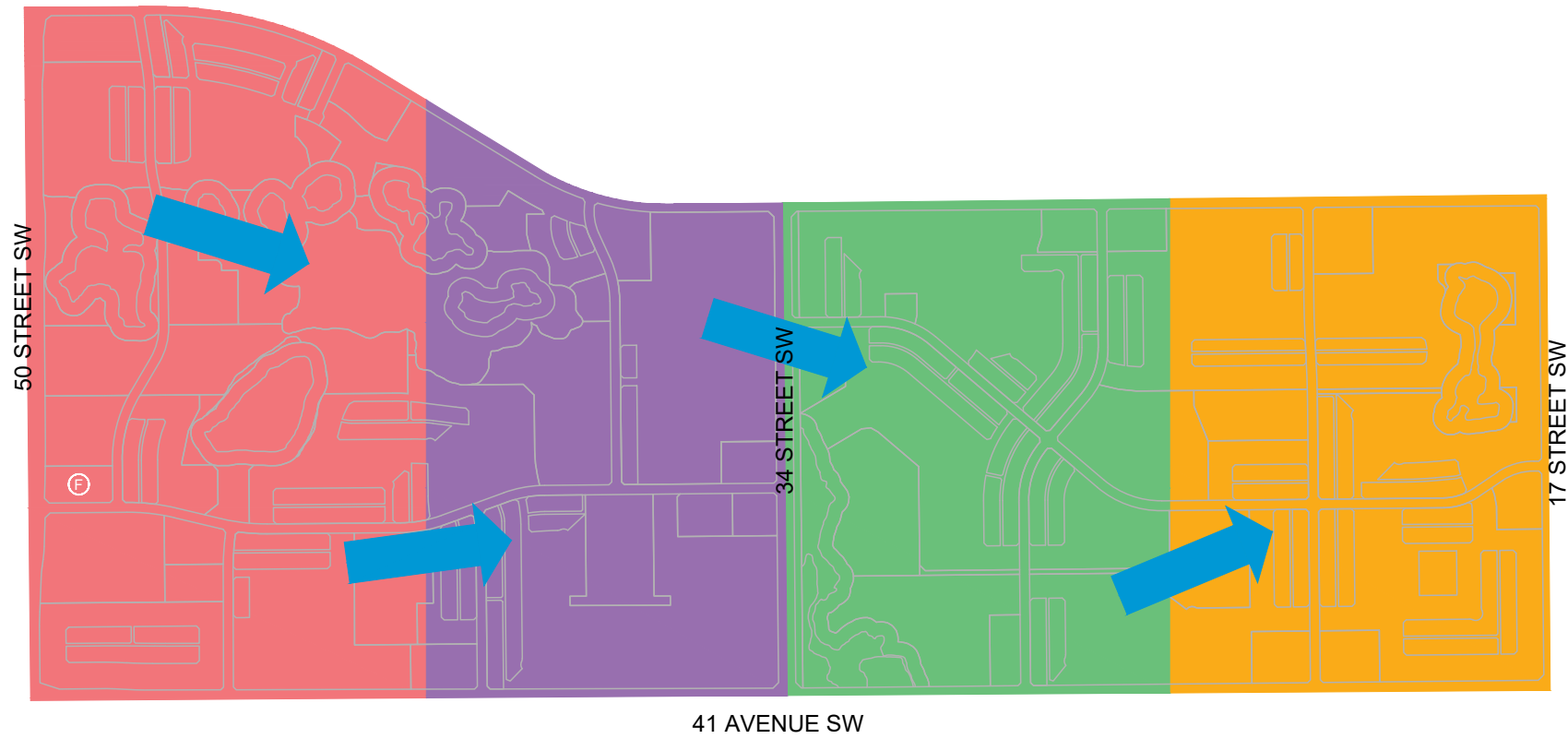
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Sequence of Development

Development is expected to begin along the northwest boundary of the Plan area and progress southward and eastward. Initial stages will focus on lands adjacent to 50 Street, where municipal infrastructure has already been extended for recent development to the west of the Snowberry Neighbourhood. Subsequent stages will proceed as servicing infrastructure and market conditions allow.

The sequencing of development will be determined through coordination between the City of Edmonton and landowners to ensure the orderly and cost-effective extension of roadways and municipal services. Full build-out of the Plan area is expected to occur within approximately 8 to 10 years following initiation of the first stage of construction.

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General Sequence
of Development

Phase 1

Phase 2

Phase 3

Phase 4



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Amendment Summary

New NSPs are adopted by a Bylaw and are updated over time with other, additional Bylaws. This document is a consolidated edition of the Snowberry Neighbourhood Structure Plan which combines the adopting and amending Bylaws so that approved changes are available in one accessible document. It is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

Date	Bylaw	Description
Month DD, YYYY	Bylaw XXXXX	Adopting Bylaw
Month DD, YYYY	Bylaw XXXXX	Amendment description

DRAFT - Under Review by City of Edmonton

Supporting Studies

The following technical studies were completed to support the Snowberry NSP. These studies are also updated to support changes to the plan as it evolves over time.

Mobility Network

Transportation Impact Assessment, Bunt & Associates
Transportation Planning and Engineering, 2025

Open Space & Natural Areas

Community Knowledge Campus Needs Assessment,
Stantec Consulting Ltd., 2025

Parkland Impact Assessment, Stantec Consulting Ltd., 2025

Phase II Ecological Network Assessment, 360 Engineering &
Environmental Consulting Ltd., 2025

Wetland Assessment, 360 Engineering & Environmental
Consulting Ltd., 2025

Environmental Overview, 360 Engineering & Environmental
Consulting Ltd., 2025

Stormwater & Sanitary Servicing

Neighbourhood Design Report, Stantec Consulting Ltd.,
2025

Water Servicing

Water Servicing Report, Stantec Consulting Ltd., 2025

Development Constraints

Geotechnical Studies (Various), J.R. Paine & Associates, 2025

Historical Resource Impact Assessment, Stantec Consulting
Ltd., 2025