

Request for Decision

Title	Keys Cross Area Structure Plan Inter-Municipal Application Review
Proposed Motion	That Council accept the Keys Cross Area Structure Plan, dated February 2017, as information, and authorize Administration to refer the document to the City of St. Albert for formal review in accordance with the City of St. Albert/Sturgeon County Inter-Municipal Referral Process.
Administrative Recommendation	<p>Sturgeon County Administration has reviewed the Keys Cross Area Structure Plan and has concluded that it is of a built-form and density consistent with development within the City of St. Albert. As part of the formal inter-municipal review, County Administration recommends that feedback from the City of St. Albert be sought for the following key items:</p> <ol style="list-style-type: none"> 1. Timing of ASP application with City of St. Albert/Sturgeon County Memorandum of Agreement and proposed future annexation (Keys Cross ASP plan area is within maximum potential annexation boundary), 2. Potential downstream impacts of proposed Stormwater Management Plan to existing Sturgeon Valley communities, 3. Identified transportation impacts in Transportation Impact Assessment (without 127 Street construction scenario), and 4. Inter-municipal ASP and subdivision application approval process (if required).
Previous Council Direction	<p>While there have been previous presentations by Hourglass Developments to County Council from 2009 through 2012, the Keys Cross Area Structure Plan dated February 2017 (and all associated reports) is the first formalized Area Structure Plan package that has been submitted to Sturgeon County.</p> <p>The Inter-municipal referral process provides the opportunity for County Council to provide Hourglass Developments with a formal position and subsequent direction for their Area Structure Plan package.</p> <p><u>City of St. Albert/Sturgeon County IAC</u> <u>June 29, 2016</u> – The City of St. Albert/Sturgeon County Inter-Municipal Affairs Committee endorsed the Inter-Municipal referral process.</p> <p><u>February 25, 2015</u> – Four Corners Project information accepted as information and referred to IASSG.</p>

Report**Background Information**

Short legal description: TWP 54-RGE 25-W4, RL 37

Applicant: Lovatt Planning Consultants Inc.

Owner: Purchased by Hourglass Development in September 2007

Total titled Area +/- :62.2 ha

Area Structure Plan Highlights

Sturgeon County has received a DRAFT Area Structure Plan (ASP) for the Plan Area now known as Keys Cross. The draft ASP was accompanied with the following supportive reports:

1. Transportation Impact Assessment;
2. Biophysical Assessment;
3. Environmental Site Assessment Phase 1;
4. Geotechnical Investigation;
5. Sanitary Servicing Analysis; and
6. Stormwater Management Plan.

The Plan Area is comprised of 62.2 hectares of land and is located adjacent to the eastern boundary of the City of St. Albert between Coal Mine Road and Bellerose Drive. The ASP proposes low to medium density residential uses. The land use concept would include a housing typology mix of townhouses, low rise apartment buildings and an adult community site.

These low to medium density mixes would allow for an approximate population increase of 2,479 people which would result to a 32.3 dwellings per hectare and 1,112 dwelling units within the Plan Area.

Inter-Municipal Referral Process

The Inter-Municipal Referral Process and Memorandum of Understanding (MOU) in place between the City of St. Albert and Sturgeon County has guided the protocol for processing the Keys Cross Application (see below).

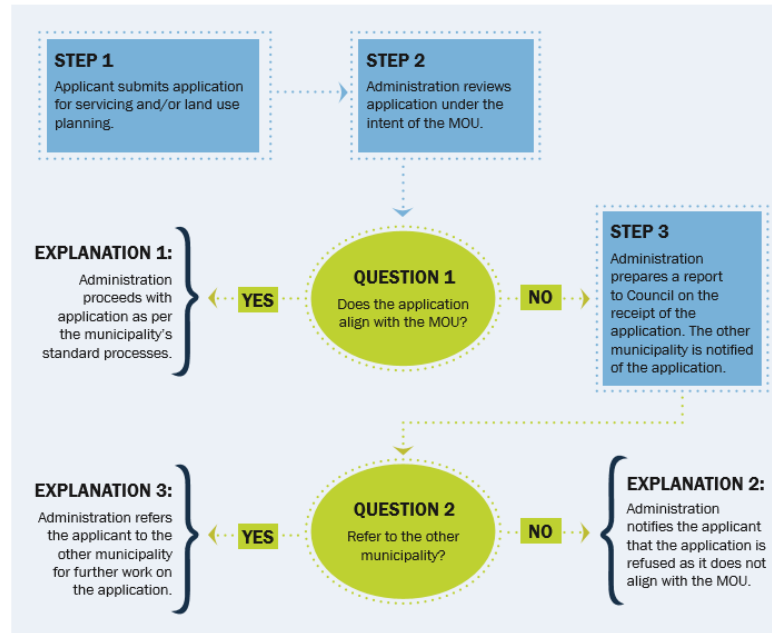
INTER-MUNICIPAL REFERRAL PROCESS

Developed for the City of St. Albert and Sturgeon County

Purpose:

This process outlines how City of St. Albert and Sturgeon County Councils and Administration address applications for servicing and/or land use planning that may be subject to the memorandum of understanding (MOU) signed by both municipalities in 2014.

Process:



Policy Framework

A. Capital Region Growth Plan (2009)

The Capital Region Growth Plan has the Plan Area designated as a PGA-B with a density target of 30-45+ dwelling units/ha. The proposed ASP density target falls within the lower end of the range for PGA's.

B. Edmonton Metropolitan Region Growth Plan (2016)

The Edmonton Metropolitan Region Growth Plan has not officially been adopted by the Province, but once approved will remove the previously referenced Priority Growth Areas (PGA's) and be replaced with tiers of development. As per Schedule 6, Metropolitan Areas for the City of St. Albert would be required to achieve a minimum greenfield residential density of 40 dwelling units/net residential hectare. As all new applicable statutory plans would be required to meet these new minimum greenfield density targets, the City of St. Albert would be required to comment on the alignment of the Keys Cross ASP with these new density targets.

C. Sturgeon County Municipal Development Plan (2014)

In reference to future developments of this nature in the PGA, the applicant should be aware of key policies within the Sturgeon County Municipal Development Plan (such as policies R.C 2.3.1 and R.C 2.3.2 (p.34 of MDP) and G1.1.1 through G1.1.7 (p.113 of MDP).

Currently, there is no in-force statutory regional planning document for the PGA FG1 area (the Keys Cross ASP would be considered a local planning document). Although the Keys Cross ASP states that *“this ASP will provide input into any new statutory document for the PGA FG1”*, it is likely the current Sturgeon County Municipal Development Plan will be amended to align with the Edmonton Metropolitan Regional Growth Plan, Sturgeon Valley Special Study Area and any City of St. Albert Boundary Adjustments.

D. Sturgeon Valley Area Structure Plan (1999) and Land Use Bylaw 819/96

While the Sturgeon Valley Area Structure Plan is referenced in the Keys Cross ASP to *“lack relevance in today’s planning context”*, it remains the in-force statutory planning document for the Plan Area and will need to be amended if the proponent were to go forward with the proposed ASP within Sturgeon County’s jurisdiction. The Sturgeon Valley Area Structure Plan has designated this area to be Agricultural and is zoned Intermunicipal Fringe - A (IMF-A) in the Land Use Bylaw 819/96.

E. Sturgeon County Land Use Bylaw Update (Bylaw 1385/17)

The proposed Sturgeon County Land Use Bylaw 1385/17 identifies the Plan Area to be Agricultural General. The proposed Land Use Bylaw 1385/17 states the Agricultural District *“accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district regulates uses based on the size of the parcel and is divided into three subsections; major, minor and residential”*.

Additional Planning and Governance

A. 127 Street Functional Plan (June 2013)

Alignment and functional planning for the 127 Street right-of-way was endorsed by County Council in June 2013. The future right-of-way borders the eastern boundary of the Plan area.

B. Memorandum of Understanding (November 2014)

A Memorandum of Understanding (MOU) was established between the City of St. Albert and Sturgeon County which outline principles for Intermunicipal relations. The MOU recognizes that development within the PGA area requires further statutory planning and consultation and that formal approval from both municipalities is required prior to new multi-lot developments within the PGA. These terms align with policies in the Sturgeon County Municipal Development Plan.

C. Memorandum of Agreement (February 2017)

In February 2017, Sturgeon County and the City of St. Albert signed a Memorandum of Agreement to begin negotiations on boundary adjustments. The Keys Cross ASP is within an identified potential maximum land area that could be annexed by the City of St. Albert.

Key Considerations

A. Land Use

Keys Cross current land use concept identifies a mix of low to medium density housing with institutional opportunities and an adult community planned area to allow for aging in place. It is important to note the proximity of Keys Cross to the existing Sturgeon Valley community (which is approximately 1 km in distance). Keys Cross is directly in-between areas of existing Urban and existing Country Residential. As such, considerations must be in place for the interfaces between the two different areas and densities to allow for contiguous growth.

B. Water Servicing

The proponent has noted that a water servicing analysis will be done once the document is referred to the City of St. Albert. As water servicing is proposed to extend from existing City of St. Albert water network, City of St. Albert Administration would be required to comment on the adequacy of water and fire flow to the Plan Area and its alignment to the City of St. Albert Utilities Master Plan (and any other supportive plans).

C. Sanitary Servicing




The proponent has stated sanitary sewer services will be connected to existing City of St. Albert sanitary networks. City of St. Albert Administration would be required to comment on the alignment of the sanitary sewer plans with the City of St. Albert Utilities Master Plan (and any other supportive plans).

D. Stormwater Management

The proponent has deemed '*no impact on the Sturgeon River*' with regards to storm water runoff. The Keys Cross ASP states that "*ultimately, the Erin Ridge North and Keys Cross discharge will be combined into a single outfall to be extended to the Sturgeon River*". While the assumption of future offsite flows will be controlled at 2.5/litres/second/hectare from north St. Albert lands, County Administration questions what upstream controls exist to ensure these offsite flows will not be exceeded. With potential variability regarding peak runoff, what will be done to assure existing downstream communities in the Sturgeon Valley will see no impacts for inclusion of these new catchment areas?

County Administration seeks additional assurance that the potential impacts of the proposed stormwater management plan would not unduly affect existing County communities. This is articulated in the Sturgeon County Municipal Development Plan (p.119) which outlines the need for an '*overall Drainage Master Plan for areas identified for growth in the PGA-B*'.

	<p>E. Transportation</p> <p>The Traffic Impact Assessment (TIA) deems that Sturgeon County will see no major effect from the additional traffic which would occur with the addition of 2,479 people. As the majority of traffic is to be directed to existing City of St. Albert road networks, City of St. Albert Administration will be required to comment on particularities and assumptions of the report (such as with/without 127 Street construction scenarios and assumptions with regards to traffic travelling through Erin Ridge).</p> <p><u>External Communication</u></p> <ul style="list-style-type: none"> None. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> Bylaw 1322/14 – Sturgeon County – City of St. Albert Intermunicipal Affairs Committee
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Consistent with multiple focus areas.</p> <p><u>Strong Local Governance and Regional Leadership:</u></p> <p>We promote consistent and accountable leadership through collaborative and transparent processes.</p> <p><u>Strong Local Governance and Regional Leadership:</u></p> <p>Inter-municipal working agreements are developed which strengthens the competitiveness of Sturgeon County and the sub-region.</p> <p><u>Organizational:</u></p> <p>None at this time</p> <p><u>Financial:</u></p> <p>None at this time</p>
Alternatives Considered	<p>Application was assessed as per Inter-municipal referral process chart. No additional alternatives were considered.</p>
Implications of Alternatives	<p>None.</p>
Follow up Action	<p>Administration will pursue action associated with the Keys Cross ASP application, in accordance with the direction provided by Sturgeon County Council.</p>

Attachment(s)	<ol style="list-style-type: none">1. Keys Cross Draft Area Structure Plan2. Bylaw 1322/14 – St. Albert/Sturgeon County Intermunicipal Affairs Committee
Report Reviewed by:	<div data-bbox="532 226 787 361"></div> <div data-bbox="532 361 1250 403">Collin Steffes, Manager Community and Regional Planning</div> <div data-bbox="532 445 893 598"></div> <div data-bbox="532 598 1230 646">Stephane Labonne, General Manager Integrated Growth</div> <div data-bbox="560 688 815 787"></div> <div data-bbox="532 787 1107 829">Peter Tarnawsky, County Commissioner – CAO</div>

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Consistent with neighborhood role (see MDP), master plans, policies 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Has a positive impact on regional and sub-regional cooperation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Compliance with Provincial and Federal regulations and/or legislation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Ensure effective environmental risk management 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Enhances service provision through community partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports Sturgeon County's cultural history 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Considers cumulative costs and long-term funding implications 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Targets growth around current or planned infrastructure 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Positive impact on residents' quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports and promotes volunteer efforts 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides programs and services that are accessible to all residents 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Staff have the knowledge, skills and capability to perform their jobs 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Streamlines operational processes and policies 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Promotes engagement and professional interaction with stakeholders 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>