

Request for Decision

Title	Our Future Valley – Bylaw 1556/21 – Amendment to Bylaw 1313/13 Municipal Development Plan – First Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give first reading of Bylaw 1556/21. 2. That Council direct Administration to schedule a Council Meeting on June 29, 2021 at 2:00 p.m. for a virtual Public Hearing for Bylaw 1556/21.
Administrative Recommendation	That Council give first reading of Bylaw 1556/21 to allow it to proceed to Public Hearing and receive feedback from affected parties.
Previous Council Direction	<p><u>May 25, 2021 Committee of the Whole Meeting</u></p> <p>Motion 060/21: That the Committee refer the Our Future Valley - Sturgeon Valley Planning and Engagement Results to Administration to bring forward proposed Sturgeon Valley planning documents and bylaws, reflecting all stakeholder input and professional analysis to date, to Council for consideration of first reading on June 8, 2021.</p> <p><u>November 13, 2018 Regular Council Meeting</u></p> <p>Motion 321/18: That Council accept Sturgeon County’s Regional Context Statement provided in Attachment 1 as information, and further, authorize Administration to submit the statement to the Edmonton Metropolitan Region Board.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • In March 2019, the Edmonton Metropolitan Region Board (EMRB) amended the Edmonton Metropolitan Region Growth Plan (EMRGP) to include policies relating to the Sturgeon Valley area of Sturgeon County. The area, deemed as the “Sturgeon Valley Special Study Area” (SVSSA) within the EMRGP, borders existing residential development in Sturgeon County, Canadian Forces Base (CFB) Edmonton, the City of St. Albert, and the City of Edmonton. • To meet the goals, objectives, policies, and aspirations of the EMRGP, specifically those contained within the SVSSA, and to align with other County policy documents, Sturgeon County undertook a comprehensive review of the area and completed a re-write of the Municipal Development Plan Neighbourhood G.

- Sturgeon County also committed to complete updates to its Municipal Development Plan (MDP) in accordance with regional / provincial requirements and once Area Structure Plan(s) and amendments were initiated for the area.
- The County's MDP already identified growth in the Sturgeon Valley and supports prioritization and phasing in conjunction with infrastructure servicing, financial sustainability, along with the amount, location, and phasing of residential growth. The County, as per approved Regional Context Statements submitted to the Board in November 2018, has committed to the following key items in relation to the SVSSA:
 - EMRB Part 1 Metropolitan Regional Structure - Sturgeon County MDP Land Development Concept Figure 4: Growth Strategy Concept Map and Map 12: Neighbourhood G Context Map to be updated based upon planning outcomes of City of St. Albert annexation and the SVSSA policies.
 - EMRB Part 2 Growth Plan Objectives and Policies. Policy Areas Communities and Housing, Integration of Land Use, and Infrastructure - Sturgeon County to add minimum greenfield residential density policies based upon the planning outcomes of the SVSSA policies.
 - EMRB Part 2 Growth Plan Objectives and Policies. Policy Area Transportation Systems - Sturgeon County to add additional policies based upon the planning outcomes of SVSSA policies.
- The amendments to Neighbourhood G are required to bring the County's MDP into compliance with the approved SVSSA policies.
- Below is a summary of key items related to the amendments in Neighbourhood G (see Attachment 2 - Schedule "A" of Bylaw 1556/21).
 - The distinctive Neighbourhood's role is to deliver a sustainable and complete community where placemaking principles and local distinctiveness are embedded into the fabric of the neighbourhood.
 - Various strategic development sites will acknowledge the wider Sturgeon Valley context, nurture Sturgeon's unique qualities, and ensure the regional vision of growth is delivered in a vibrant and sustainable way.
 - Strong placemaking principles set expectations for the area. Implementation includes important items related to heritage, open space, and natural features.
 - Five (5) strategic sites set the framework for future development in the Valley and provide overarching context for the development of new Area Structure Plans.
 - Each strategic site has a unique vision and a preamble that sets the aspirations for the area. Upfront development expectations cover important site-specific issues such as roads, trails, natural features, and servicing.

- The areas were informed by regional policy, various studies, servicing realities, and natural features.

External Communication

- On October 27, 2020, Council approved the Sturgeon Valley Public Engagement and Communications Plan (Engagement Plan). A deliverable within the Sturgeon Valley Public Engagement and Communications Plan was to provide a “What We Heard Report”. This document is to outline feedback provided by developers, landowners, and the public regarding the three projects (Municipal Development Plan, Sturgeon Valley Core – Area Structure Plan, and the new Sturgeon Valley South - Area Structure Plan).
- The Engagement Plan was developed to provide an open line of communication between the County and interested parties to allow for open discussion and feedback. To date, Administration has conducted 16 public engagement sessions for the purpose of providing information and gathering feedback regarding the Our Future Valley projects. This does not include the strong online presence and Council touchpoints which provided continual open communication and direction on the projects.
- The “What We Heard Report” will be available online in draft for public viewing shortly after first reading. Administration will provide a finalized “What We Heard Report” for the Our Future Valley Project upon the completion of the respective Public Hearings and any comments resulting from the REF submission to the EMRB. Consultation feedback provided to date has been considered and implemented (where applicable) within the respective plans.
- If the bylaw receives first reading, it will proceed to Public Hearing. Notification of the Public Hearing will occur in accordance with the advertising requirements of the *Municipal Government Act* (MGA).

Relevant Policy/Legislation/Practices:

- *Municipal Government Act*
- Various Provincial Regulations and Planning Requirements
- Sturgeon County Strategic Plan
- Sturgeon County Municipal Development Plan
- Sturgeon County Infrastructure Master Plan
- Sturgeon County 2020-2022 Corporate Business Plan
- Sturgeon Valley Area Structure Plan
- Edmonton Metropolitan Region Board - Growth Plan
- Edmonton Metropolitan Region Board - Sturgeon Valley Special Study Area Policies

Implication of Administrative Recommendation

Strategic Alignment:

Planned Growth and Prosperity – Council’s previous approval for progression to the development of Area Structure Plan(s) for the Sturgeon Valley is a direct complement to Council’s “*Planned Growth and Prosperity*” priority, in addition to all other priority areas of Sturgeon County’s Strategic Plan. The project is also directly referenced as a priority within the County’s Corporate Business Plan.

	<p><u>Organizational</u></p> <p>The Our Future Valley initiative has been a large-scale undertaking for Administration. Administration will coordinate the advertising and required information for the Plan amendments with communications.</p> <p><u>Financial</u></p> <p>Cost of advertising the Public Hearing.</p>
Alternatives Considered	Council could choose not to give first reading of Bylaw 1556/21.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>If Council chooses not to give first reading of the Bylaw, the Plan will not proceed to Public Hearing or further readings and County statutory plans will not be aligned with regional policy.</p> <p><u>Organizational:</u></p> <p>Administration would work with Council to seek alternatives to the proposed Bylaws.</p> <p><u>Financial:</u></p> <p>None.</p>
Follow up Action	Coordinate the advertising of the Public Hearings (Planning and Development Services, June 2021).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1 – Bylaw 1556/21 2. Attachment 2 – Schedule “A” of Bylaw 1556/21 – Valley Municipal Development Plan Amendments 3. Attachment 3 – Summary of Valley MDP Amendments
Report Reviewed by:	<p>Michael Klassen, Program Lead, Long Range and Regional Planning, Planning and Development Services</p> <p>Bonnie McInnis, Manager, Planning and Development Services</p> <p>Travis Peter, Director, Development and Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>

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
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 and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports a strong thriving business environment to strengthen our economic foundation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Plans for responsible growth through the MDP and regional growth plan.</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Manages growth for current and future developments through: <ul style="list-style-type: none"> ○ <i>transparent bylaws, policies and processes to enable responsible land development</i> ○ <i>targeting growth around existing and identified future growth areas</i> </i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides access to programs and services that have a positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides access to safe and reliable infrastructure assets</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports the safety of people and property</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Fosters collaborative intergovernmental partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Support and/or collaborate with voluntary organizations in the region</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Plans and partnerships that minimize environmental impact on natural areas</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides awareness of environmental issues impacting the County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**BYLAW 1556/21
AMENDMENT TO MUNICIPAL DEVELOPMENT PLAN BYLAW 1313/13
STURGEON COUNTY, MORINVILLE, ALBERTA**

A BYLAW OF STURGEON COUNTY, ALBERTA FOR THE PURPOSE OF AMENDING MUNICIPAL DEVELOPMENT PLAN BYLAW 1313/13.

WHEREAS, 632 of the *Municipal Government Act*, RSA 2000 c. M-26 (“MGA”), as amended from time to time, requires Council to adopt a municipal development plan;

AND WHEREAS, the Council of Sturgeon County has adopted Municipal Development Plan Bylaw 1313/13;

AND WHEREAS, the Council of Sturgeon County deems it desirable to amend Municipal Development Plan Bylaw 1313/13;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Title

1.1. This Bylaw may be referred to as the “Sturgeon County Municipal Development Plan (2021)”.

2. Purpose

2.1. The purpose of this Bylaw is to amend the Municipal Development Plan to become compliant with the Edmonton Metropolitan Board Sturgeon Valley Special Study Area policies.

3. Definitions

3.1. In this Bylaw:

- i. “Bylaw” means this Municipal Development Plan amending Bylaw;
- ii. “County” means the Municipality of Sturgeon County;
- iii. “County Commissioner” means the person appointed as the County Commissioner for Sturgeon County.

4. Amendment to Bylaw 1313/13

4.1. Bylaw 1313/13 is amended as follows:

- i. Pages 24-25, 34, 68, 76, 108-121, and 124 of Bylaw 1313/13 are deleted.
- ii. Pages 24-25, 34, 68, 76, 108-125, and 128, appended in Schedule “A” of this Bylaw, are adopted.

- iii. Pages 122-123 of Bylaw 1313/13 are renumbered to pages 126-127 and pages 125-191 are renumbered to pages 129-195.

5. Severability

- 5.1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

6. Effective Date

- 6.1. This Bylaw shall come into force and take effect upon being passed.

Read a first time this ___ day of _____ 20__.

Read a second time this ___ day of _____ 20__.

Read a third time this ___ day of _____ 20__.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER (CAO)

DATE SIGNED

Integrated Regional Growth Strategy Concept Map

The Growth Strategy Concept Map identifies where Sturgeon County's future growth is expected based upon consultation with the public, the Edmonton Metropolitan Region Board (EMRB) growth policies, existing infrastructure, economic feasibility and development opportunities. Policies within the Municipal Development Plan support the Integrated Regional Growth Strategy (IRGS) objectives by identifying the scale and type of Residential and Non-Residential growth identified for Sturgeon County (See sections RC 2.3 and EH 5.5 of the Planning Framework). The map demonstrates efforts to concentrate growth that impacts the regional context to specific locations.

Residential and Non-Residential Type 1 and 2 As per the Integrated Regional Growth Strategy (and in support of the Edmonton Metropolitan Region Board), developments that are of regional significance (Residential and Non-Residential Type 1 and 2 developments) are identified where future development and existing regional/municipal infrastructure service is available. Residential and Non-Residential Type 1 and 2 typologies are strategically located within the County to ensure efficient use and provision of the existing infrastructure, services and land-use investment. Residential Type 1 and 2 development provides Sturgeon County with the necessary opportunities to support the allocated growth as identified within the EMRB Growth Plan. See pages 34-35 and 50-51 for a detailed description of each Residential and Non-Residential Types and pages 58-145 for corresponding Neighbourhood Development Strategies.

It should be noted that both Residential and Non-Residential Type 3 and 4 developments are not depicted on the Growth Strategy Concept map, as they are either regulated under the Land Use Bylaw, are constrained by existing infrastructure capacities or are considered to have limited impact on regional contexts.

How were Type 1 and 2 areas identified?

Residential and Non Residential Type 1 and 2 typologies

Type 1 and 2 areas include:

- Areas with current infrastructure investment,
- Where infrastructure exists and can be reasonably extended, and
- Planned growth areas.

Residential Types

Residential



Type 1

- Situated where development pressures are most imminent.
- Locations include Sturgeon Valley Special Study Area

Type 2

- Situated in existing residential areas (with current infrastructure investment). Also includes planned growth areas.
- Locations include the Hamlets of Cardiff and Villeneuve.

Non-Residential Types

Industrial



Industrial: Type 1

- Situated in the Alberta Industrial Heartland Area Structure Plan boundaries.

Industrial: Type 2

- Situated on lands already zoned industrial, in areas with existing Area Structure Plans, EMRB regional employment areas and planned growth areas.
- Locations include the Sturgeon Industrial Park, ProNorth, Legal Crossroads and the Villeneuve Airport.

Commercial



Type 1 Commercial

- Situated in the Sturgeon Valley Special Study Area adjacent to Highway 28.

Type 2 Commercial

- Situated in the Sturgeon Valley Special Study Area and the Villeneuve Airport.

Institutional



Type 1 Institutional

- Refers to CFB Edmonton and the University of Alberta

Type 2 Institutional

- Refers to the existing recreation facility of Cardiff Park

Institutional refers to land uses which serve a community's social, educational, health, cultural and recreational needs. This also includes government owned and operated facilities/entities.

Primary Industry



Primary Industry

- Sturgeon County does not regulate Confined Feeding Operations, agriculture farming operations or lease sites.
- Land uses relative to sand and gravel extraction and heavy industry is further defined through existing statutory plans such as the Alberta Industrial Heartland Areas Structure Plan and the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan.

Primary industry refers to land use activities that harvest or extract raw material from nature such as Agriculture, oil and gas extraction, forestry, mining, fishing and trapping

Development Influences



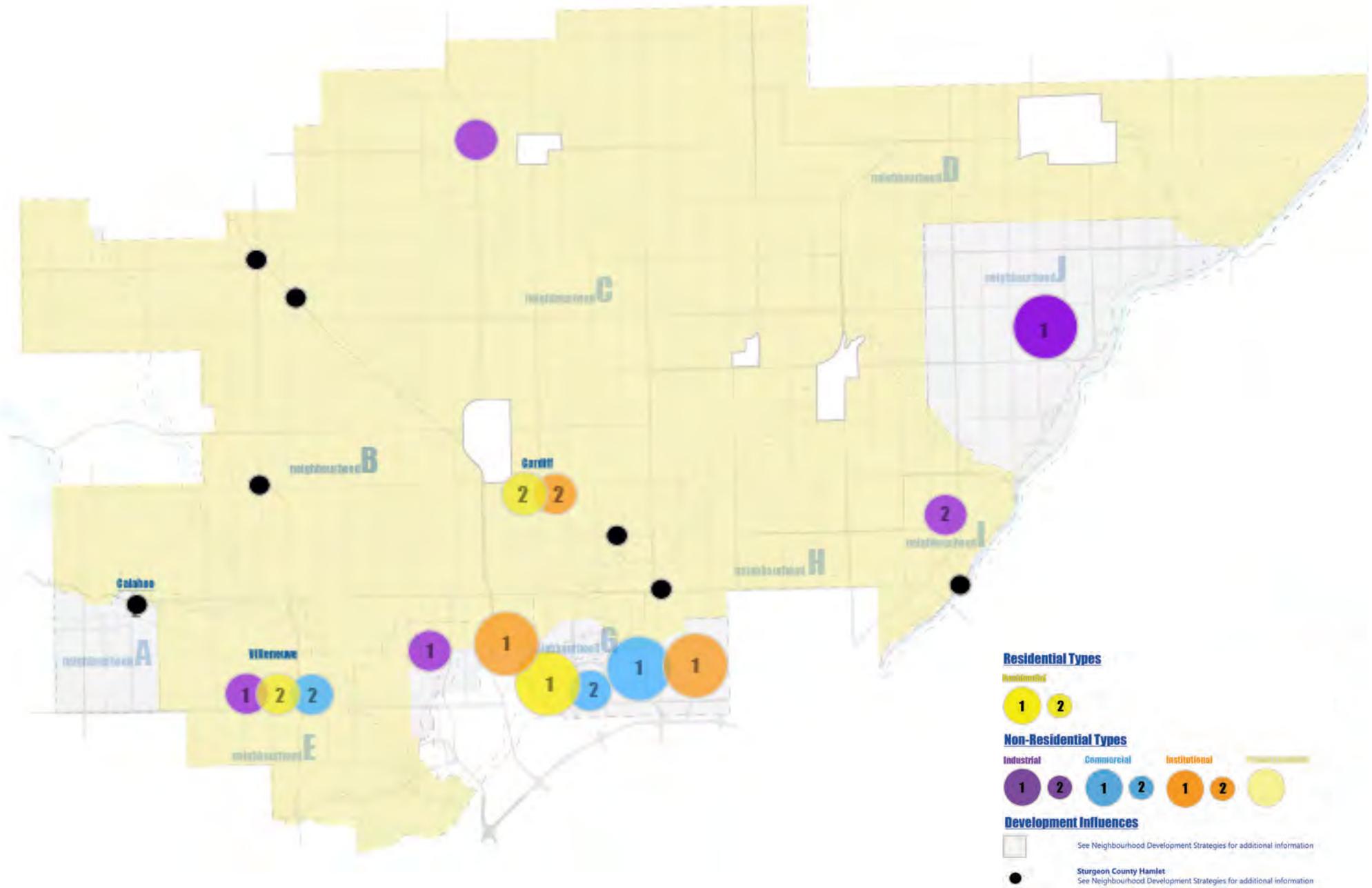
See Neighbourhood Development Strategies for additional information



Sturgeon County Hamlet

See Neighbourhood Development Strategies for additional information

Figure 4: Growth Strategy Concept Map



Accommodating Diverse Housing Options

Through the provision of land-use policies that encourage a variety of residential types in an effort to achieve complete communities. (See Figure 4 - Growth Strategy Concept Map p.25.)

Residential Type 1

Residential Type 1 contains the majority and most varied of Sturgeon County's future residential potential and is situated where development pressures are most imminent. All Residential Type 1 development requires municipal infrastructure and service provision. Residential Type 1 is limited to the general geographic areas identified in the Edmonton Metropolitan Regional Growth Plan Sturgeon Valley Special Study Area. For additional policies reflecting the unique needs of each geographic area/community, refer to Neighbourhood G.

2.3.1 Shall accommodate residential development (Type 1) by establishing Regional statutory Planning Documents for lands within the Sturgeon Valley Special Study Area as a way to identify, prioritize, densify and phase subsequent residential and non-residential growth in the listed locations. (See Figure 4 – Regional Concept Map p.25 and Map 12A p.114.)

2.3.2 Shall accept new residential development (Type 1) applications for Local Planning Documents within the boundaries of the Sturgeon Valley Special Study Area upon adoption of a statutory Regional Planning Document. (See Map 12A p.114.)

2.3.3 Shall apply Sturgeon County's Municipal Development Plan Residential Type 1 policies to the Sturgeon Valley Special Study Area in compliance with the Edmonton Metropolitan Region Growth Plan. (See Map 12A p.114.)

2.3.4 Shall aim to achieve the established population projections identified in the Edmonton Metropolitan Region Growth Plan, and shall accommodate the associated densities through the planning process.

2.3.5 Shall discourage premature fragmentation of Primary Industry lands for non-Primary Industry development, as a way to ensure cohesive and contiguous future land development and municipal servicing.

2.3.6 Shall advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space in accordance with the Sturgeon Valley Special Study Area strategic principles.

Residential Type 2

Residential Type 2 refers to development within Sturgeon County's hamlets where additional residential growth is viable. This residential type is reflective of Sturgeon County's traditional housing opportunities and is associated with residential densities found within Sturgeon County's hamlets. Consideration and contemplation of growth within the identified hamlets requires supportive planning and infrastructure documents, rationalizing the proposal. Residential Type 2 will be limited to the Hamlets of Cardiff and Villeneuve. For additional policies reflecting the unique needs of each Hamlet, refer to individual Neighbourhoods.

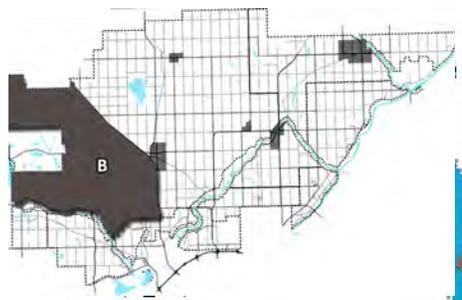
2.3.7 Shall accommodate residential development (Type 2) by establishing a series of statutory Regional Planning Documents for the Hamlets of Cardiff and Villeneuve as a way to identify, prioritize, densify and phase subsequent growth in the listed locations. (See Figure 4 – Regional Concept Map p.25.)

2.3.8 Shall establish an administrative boundary for Sturgeon County Residential Type 2 hamlets and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet. The administrative boundary will take into account mitigative measures including (but not limited to) land use conflicts, airport activities, aggregate and agricultural operations, right of ways and infrastructure setback.

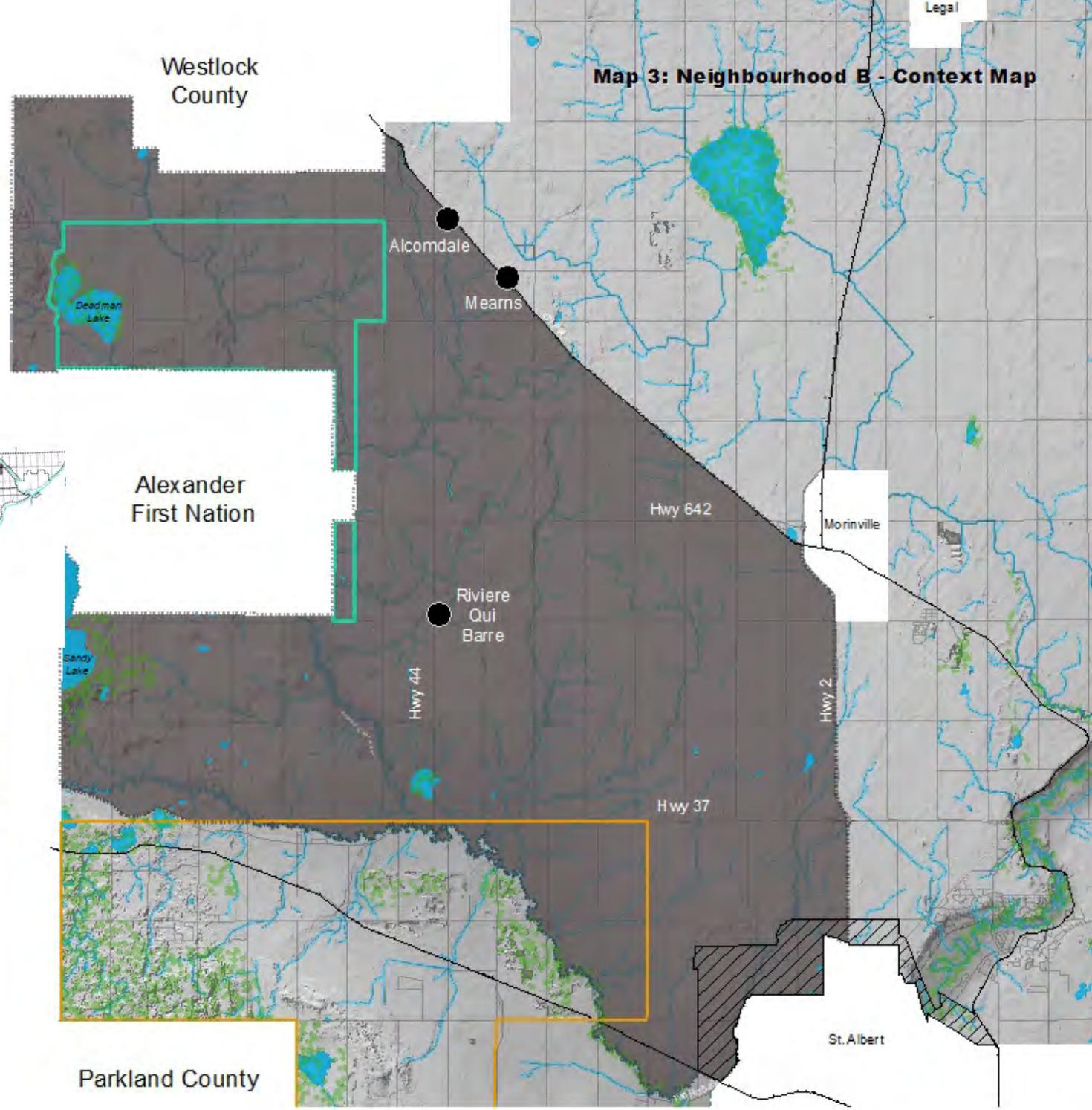
2.3.9 Shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.

2.3.10 Shall require proposed residential development to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated where the applicant can successfully demonstrate to the approval authority that no significant impacts on municipal infrastructure or community amenities will occur.

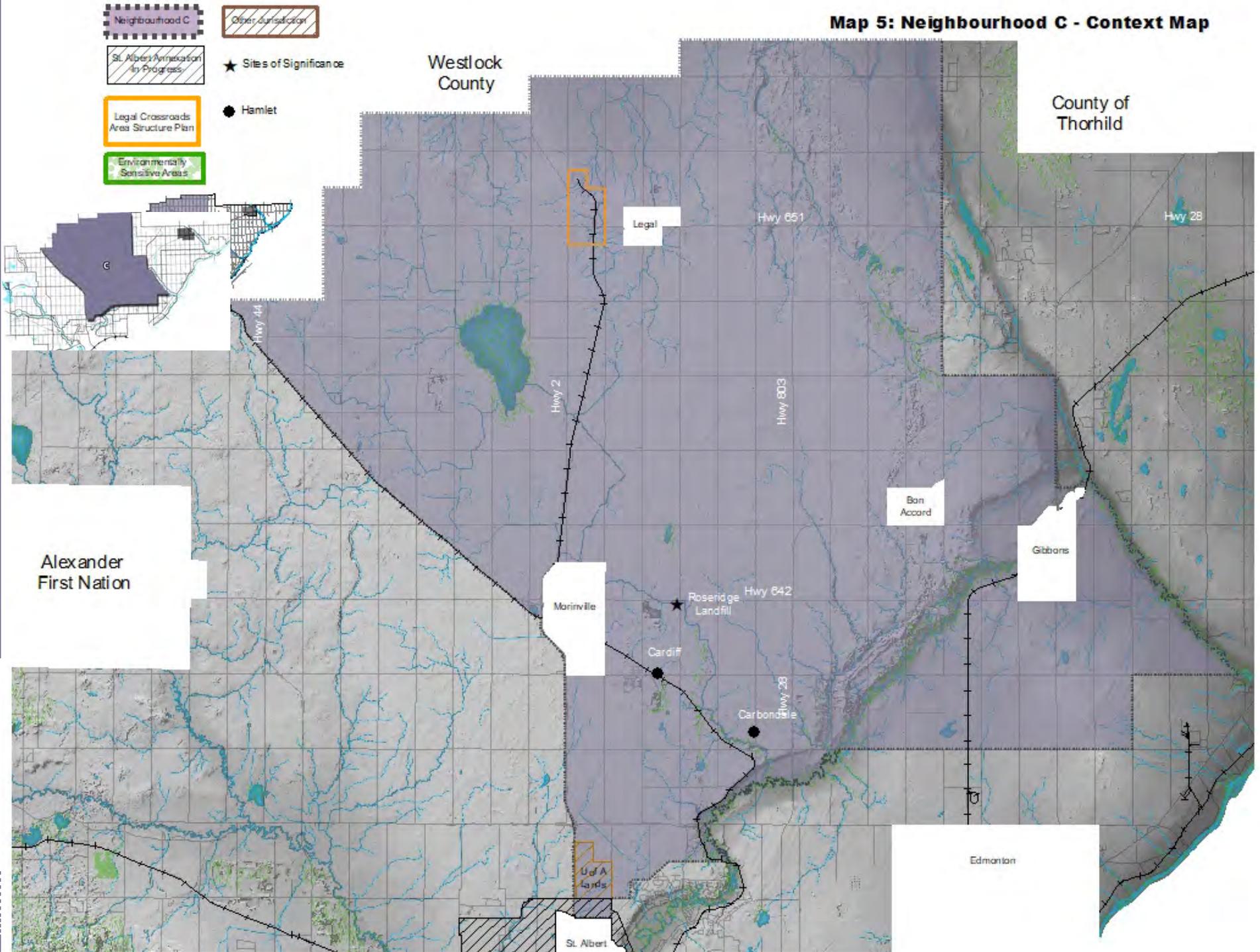
- Neighbourhood B
- St. Albert Annexation In Progress
- Alexander First Nation Land Trust Program Referral Boundary
- Calahoo-Villeneuve Sand & Gravel Area Structure Plan
- Environmentally Sensitive Areas
- Hamlet



Map 3: Neighbourhood B - Context Map



Map 5: Neighbourhood C - Context Map



Neighbourhood G

Distinctive Neighbourhood Role

To deliver a sustainable and complete community where placemaking principles and local distinctiveness are embedded into the fabric of the neighborhood.

Each strategic development site will acknowledge the wider Sturgeon Valley context, nurture Sturgeon's unique qualities and ensure the regional vision of growth is delivered in a vibrant and sustainable way.

Edmonton Metropolitan Region Board Sturgeon Valley Special Study Area Policies

The Edmonton Metropolitan Region Board (EMRB) Growth Plan was amended in March 2019 to include the Sturgeon Valley Special Study Area policies. The policies set the terms of reference for future developments in and around the Sturgeon Valley.

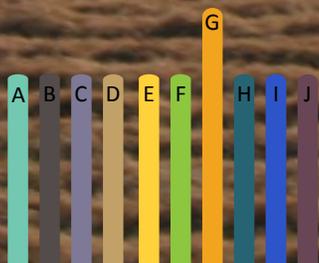
Key objectives include the following:

- Assurance of consistency with EMRB Growth Plan and Policy Tiers
- Policy assurance for preservation of agricultural lands
- Policy assurance for completion of existing Sturgeon Valley community
- Policy assurance for density targets and transition from existing Sturgeon Valley community

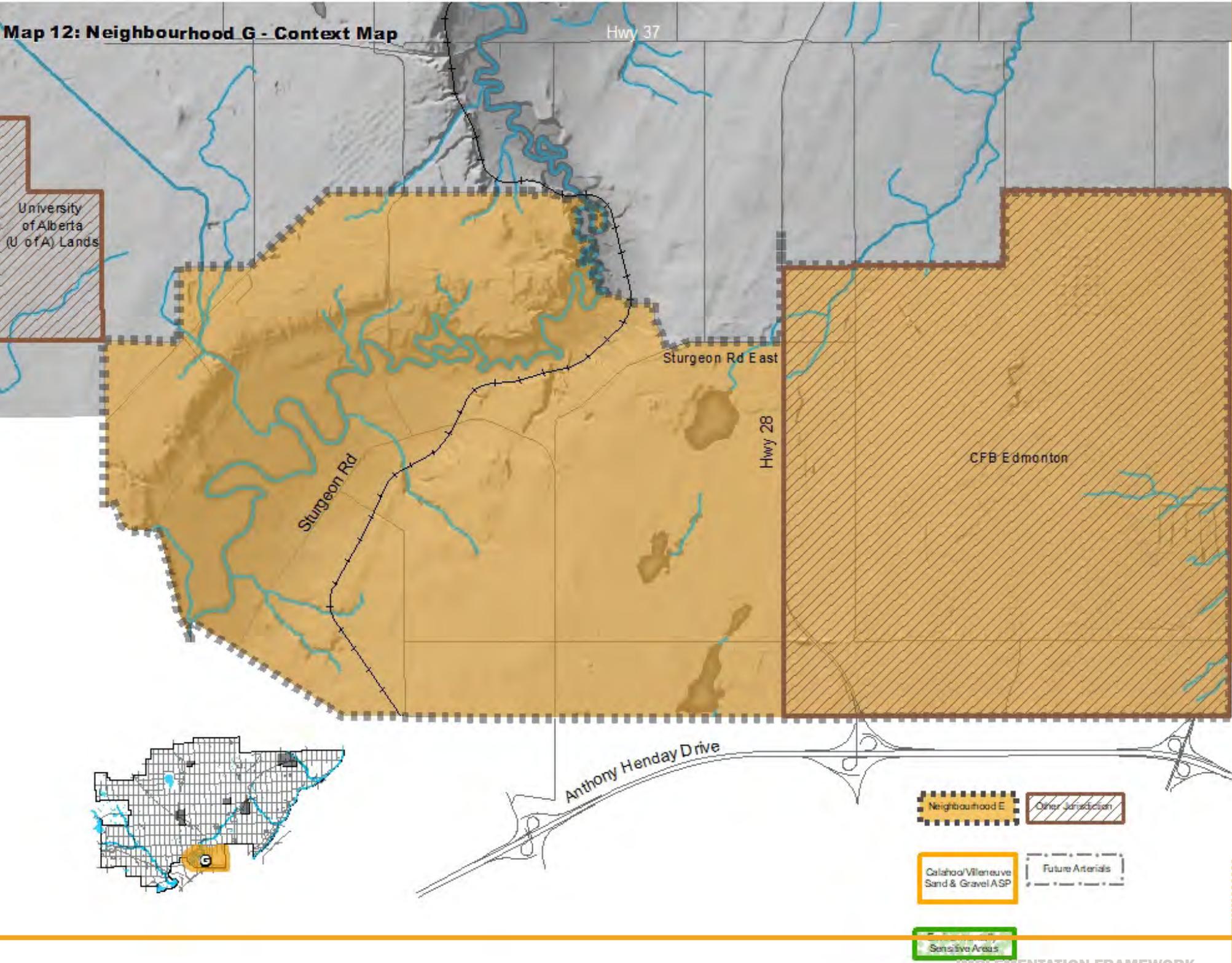
Neighbourhood Statistics

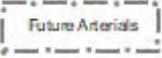
Total of ±5,945 ha of land
Represents ±2.6% of SC land mass

Current Population (2019 Census): 4,052
CFB Edmonton Population (2019 Census): 1,431



Map 12: Neighbourhood G - Context Map



	Neighbourhood E		Other Jurisdiction
	Calshoo/Villeneuve Sand & Gravel ASP		Future Arterials
	Sensitive Areas		

Placemaking Principles

Development within the regionally significant Neighbourhood G will deliver quality and sustainable places, whilst responding positively to the existing community, and aspects of local context, heritage, agriculture, and character. Within the Neighbourhood, distinct developments will contribute towards a strong sense of place and identity, whilst providing opportunities for all residents to work, enjoy and thrive. Local enterprise will be encouraged and championed in the Neighbourhood, in addition to strategic commercial opportunities. Future development within this area will be shaped by Regional direction, outlined within the EMRB Growth Plan, and will be in accordance with the Sturgeon Valley Special Study Area (SVSSA) Policies. Orderly and attractive development will reflect the Sturgeon context, delivering good places, contiguous development and complete communities.

In order to deliver quality places and complete communities, placemaking principles must be embedded within developments. The Sturgeon Valley will provide for an attractive, legible, healthy, accessible and safe environment for all. Development within Neighbourhood G will ensure that the community benefits from an appropriate diversity of land uses, active travel opportunities, green spaces, economic opportunity, community infrastructure and service. An appropriate level and mix of densities will be provided that in combination are capable of sustaining local vibrancy, and development viability.



Neighbourhood G Placemaking Principles

G

1.1

Responsible to the Regional Context, delivering Sustainable Places

Supporting the regional vision of growth by developing in accordance with regional policy and by focusing the majority of Sturgeon County's future residential, commercial and institutional development activity to this Neighbourhood.

Developing statutory Planning Documents for all development in Neighbourhood G to give certainty to local communities, investors, developers, service providers, and municipal neighbours regarding long-term density and growth aspirations.

G

1.2

Demonstrating long-term viability, ensuring complete, well-serviced communities

All prospective developments must demonstrate the viability of the proposal in line with requirements within with regional policy. This will include an awareness of infrastructure, transportation, community facilities and amenities.

Developments are to provide an appropriate mix of uses and dwelling types, open and green spaces, and will adequately demonstrate the long-term fiscal implications for the County.

G

1.3

Providing logical and timely infrastructure that provides high-quality service to residents now and in the future

Developments are required to fulfill the requirements of the regional policy, all infrastructure servicing to Neighbourhood G will contribute to the delivery of quality places.

Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider Sturgeon Valley and regional context. Alternative and innovative servicing where appropriate may be considered.

G

1.4

Creating a well-connected community, through the design of an interconnected Valley network

Through the natural and informed expansion of existing transport infrastructure; a comprehensive, efficient and robust transportation network will be developed that enhances movement through a variety of means across the Sturgeon Valley and to regionally significant destinations.

Making active travel an attractive alternative in addition to recreational opportunity and delivering a transit centre that provides an accessible connection to the wider region.

G

1.5

Championing Sturgeon's agricultural heritage whilst positioning the Valley for the future of farming

The local agricultural heritage provides a strong culture for the Sturgeon Valley community. Current agricultural holdings near the Sturgeon Valley area will continue to thrive.

Sturgeon Valley is well positioned to provide unique spaces for non-conventional agriculture and community growing, whilst providing close access to local and regional consumers as well as opportunity for complementary, co-located industry.

Implementation of Neighbourhood G Placemaking Principles

In order to implement and embed the overarching placemaking principles within Neighbourhood G developments will seek to:

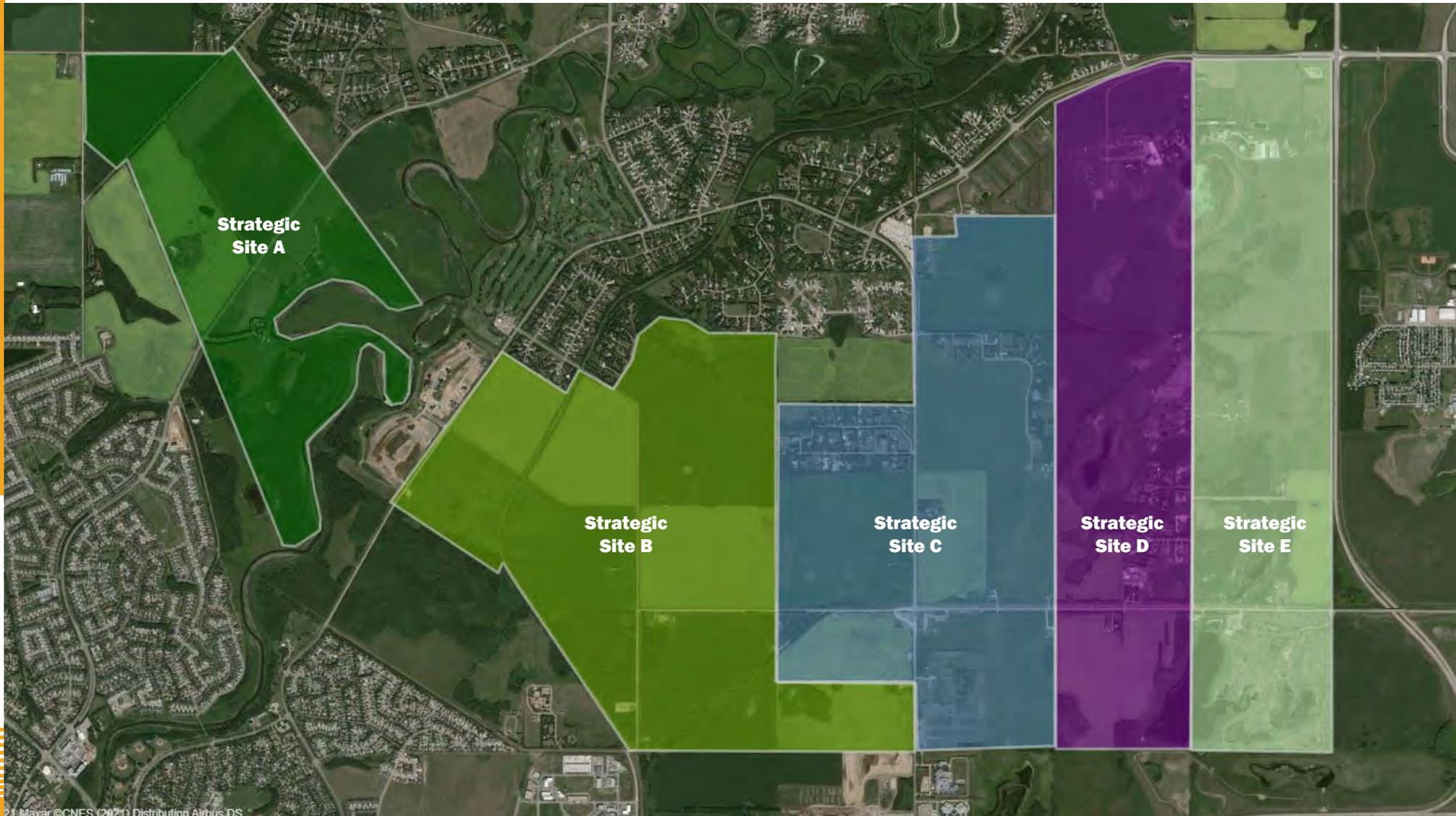
- a** Develop and contribute to the identity of the Sturgeon Valley, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the Neighbourhood.
- b** Foster key gateway points in and around the Sturgeon Valley, by ensuring that public improvements and private development work together to enhance the sense of entry into the Sturgeon Valley community through elements such as signage and landscaping that captures the uniqueness of the area and its setting.
- c** Be sensitive and responsible to the density and character of the Sturgeon Valley community and surrounding areas. Avoid unacceptable juxtapositions and/or conflict between residential and non-residential uses. Ensure there are no significant adverse impacts on natural heritage assets.
- d** Provide a mix of uses to enhance the Sturgeon Valley community. Based upon the need throughout the Neighbourhood, ensure adequate leisure uses are provided for, local business opportunities are encouraged to thrive within commercial nodes, and there are appropriate spaces for essential social infrastructure. Local, boutique businesses are to be encouraged, whilst commercial developments that are larger in scale would be expected to be sited outside of residential communities.
- e** New developments are well connected to existing places capitalising on existing active travel routes, thereby positively contributing the overall connectivity throughout the entire Sturgeon Valley. Development will deliver new, and/or enhance existing, connections to community nodes.
- f** Deliver spaces that are designed to be adaptable and robust; by utilising landscaping, green infrastructure, ecological design, naturalisation and sustainable drainage where appropriate. Ensure active frontages onto streets, community facilities and key public spaces to provide natural surveillance, social interplay and character.
- g** Paths and trails, which provide a leisure function will be highly sensitive to pedestrian desire lines and will connect developments to not only natural spaces but also local important nodes, ultimately developing a comprehensive active travel network across the entire Sturgeon Valley community.
- h** Encourage the use of sustainable construction methods, Low Impact Development principles, ecological design, resource efficiency, building energy efficiency and contributions towards localised renewable or low carbon energy generation.
- i** Deliver a high-quality public realm, incorporating public art and landscaping where appropriate. Where internal streets and public spaces are welcoming, low maintenance, well defined, safe and accessible for all, with a distinct identity. Landscaping utilises native species and naturalisation where possible.
- j** Provide appropriate naturalisation of landscaping that will prevent excessive water use and the nutrient loading in water bodies. Naturalised landscaping will act as green corridors linking to other natural spaces and provide important flood mitigation whilst being conscientious of natural hazards such as wildfires.



Strategic Sites

In order to facilitate the localised delivery of the Placemaking Principles and the various outcomes, the regionally significant Sturgeon Valley has been divided into five Strategic Sites, each of which have significant future development potential and a distinct vision. These Sites will provide new homes and opportunities for job creation and commercial investment to meet the growth figures adopted by the EMRB Growth Plan. Some of the Strategic Sites are capable of delivering homes and jobs beyond the Plan period.

Map 12A: Strategic Sites



Strategic Sites - Future Planning Requirements

Using the overarching policies in the MDP, coupled with the direction within the Our Future Valley ASP, applicants for any Strategic Site will produce a Neighbourhood Structure Plan (NSP), which will, if necessary, refine the spatial extent of the Strategic Site. As part of the Strategic Site NSP the applicant will be required to conduct the following:

- Detailed Land Use Plan, inclusive of a phasing plan for the Planning Area.
- Detailed Servicing Plan which includes water, sanitary and stormwater considerations and infrastructure planning;
- Comprehensive Traffic Impact Assessment that highlights impacts both within the site and the impacts of the site to the wider area;
- Fiscal Impact Assessment that illustrates the full, life-cycle development costs to Sturgeon County.
- Detailed wetlands/natural areas assessment.
- Plan for the logical extension of road networks and servicing between municipalities where applicable.
- Any other specific requirements the County may request (such as compliance with density targets, intermunicipal servicing, CFB Edmonton helicopter regulation requirements, architectural design standards, etc.)

Whilst it is not anticipated that additional Strategic Sites will emerge within Neighbourhood G over the MDP plan period, any potential, additional MDP 'Strategic Sites' would be added through an MDP amendment. The applicant(s) would be required to outline how the new Strategic Site development areas would link with any approved Strategic Areas in terms of phasing, servicing, market demands, changes in technology, population growth, and any other matters deemed necessary. It is expected that any candidate Strategic Site(s) can be demonstrated to offer significant development potential in line with the EMRB Growth Plan.

Strategic Sites - An Overview

Strategic Site A - Sturgeon Valley Innovation District

Vision: Bridging the County's past and future with respect and innovation to create a complete community where neighbours can live, work and play. Inspired by and championing surrounding ecological features, this unique district will provide innovative opportunities for multigenerational living, residential and local scale mixed use whilst providing a strong sense of connection with nature and the wider Sturgeon Valley.

Strategic Site B - Sturgeon Valley Residential Mixed Use Core

Vision: Celebrating Sturgeon Valley's rural roots whilst creating an excellent place to live, work and enjoy, this well-connected site will deliver a vibrant community that benefits from market responsive housing, connections to nature and commercial nodes.

Strategic Site C - Sturgeon Valley Centre

Vision: A destination point for the Sturgeon Valley, with compact residential development in close proximity to a range of amenities and a transit centre.

Strategic Site D - Sturgeon Valley Natural Heritage

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, whilst giving space to allow nature, agricultural small holdings and clustered residential opportunities to thrive and innovate for our future. Our green wedge will lend itself to forging links between rural with urban, agriculture and commerce, whilst providing a space for people to connect with nature and with food production.

Strategic Site E - Sturgeon County Commercial and Light Industrial Local Employment Hub

Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

Map 1: Detailed Strategic Site Map





Strategic Site A

Sturgeon Valley Innovation District

Vision: Bridging the County's past and future with respect and innovation to create a complete community where neighbours can live, work and play. Inspired by and championing surrounding ecological features, this unique district will provide innovative opportunities for multigenerational living, residential and local scale mixed use whilst providing a strong sense of connection with nature and the wider Sturgeon Valley.

Development is envisioned to explore innovation to advance community and sustainability, well-being, and healthy ecosystems. The environmental context underpinning the district is coupled with a distinctive community focus, to build community through encouragement of multigenerational interactions, active living, whilst fostering local innovation and knowledge sharing, post secondary partnerships, and celebrate the area's agricultural heritage.

The Innovation District will be distinct yet complementary to the wider Sturgeon Valley community, providing a vibrant, walkable and welcoming district, with local services, housing diversity and enhanced environmental stewardship. It will provide opportunities such as local food production, outdoor recreation, and connectivity to local sustainable and innovative projects.

G.A Development Expectations the strategic site will:

- a** Provide spaces for local food production and community gardens that can celebrate and support Sturgeon County's agricultural heritage, contributing to the distinctiveness and cohesiveness of the community.
- b** Provide opportunities for development that is responsive to the community, supporting opportunities for incremental development that is market-sensitive and responsive to demographic shifts over time.
- c** Provide a welcoming space for innovators to explore future research and product development opportunities, exchange of ideas and commerce to implement local solutions to advance community sustainability, environmental stewardship and food security.
- d** Be mindful of local biodiversity through the implementation of green corridors to promote environmental and community well-being, whilst protecting and enhancing the key environmental site features.
- e** Be sensitive to riparian areas, whilst promoting a riparian park providing enhanced watershed protection, habitat restoration, biodiversity and recreational opportunities.
- f** Support active travel links to connect residents to existing and planned trail systems (both local and regional).
- g** Showcase enhanced community sustainability and climate resilience by potential integration of fiscally-driven green infrastructure elements.
- h** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Bellerose Drive, future 127th Street, future Neil Ross Road and any other roads as identified by the County.

Map 2: Detailed Strategic Site Map





Strategic Site B

Sturgeon Valley Residential Mixed Use Core

Vision: Celebrating Sturgeon Valley's rural roots whilst creating an excellent place to live, work and enjoy, this well-connected site will deliver a vibrant community that benefits from market responsive housing, connections to nature and commercial nodes,

The Site will be sensitively developed along the boundaries to existing communities, providing dwellings at a density amenable to the existing form of neighbouring developments. Sturgeon Valley heritage will be preserved through providing linear greenspaces with trails and green spaces for residents to enjoy. The development shall offer linkages to the wider community and natural features such as the Sturgeon River and River lot 56, enabling residents to be steps away from nature every day.

Development is envisioned to explore new technologies whilst providing access to local and convenient retail and services. In order to maintain the uniqueness of the area it is expected that retail be boutique and local in nature, green spaces will provide local places to gather and trails will enable connectivity to adjacent community nodes and the beautiful natural setting of the Valley.

G.B Development Expectations the strategic site will:

- a** Build upon the character of the Sturgeon Valley Area through sensitive interfaces to adjacent planned and existing developments and land uses.
- b** Capitalise on proximity to St. Albert by including active travel links to neighbouring St. Albert trails.
- c** Celebrate the rural roots of the Sturgeon Valley through naturalized landscaping of ponds and trail corridors, and by providing connections to natural areas including the Sturgeon River.
- d** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Sturgeon Road, existing Valour Avenue/Township Road 542, future 127th Street, and any other roads as identified by the County.
- e** Require new development in proximity to railway operations be appropriately located, designed, and buffered, thereby promoting public safety and mitigating adverse impacts from noise and vibration.

Map 3: Detailed Strategic Site Map





Strategic Site C

Sturgeon Valley Centre

Vision: A destination point for the Sturgeon Valley, with compact residential development in close proximity to a range of amenities and a transit centre.

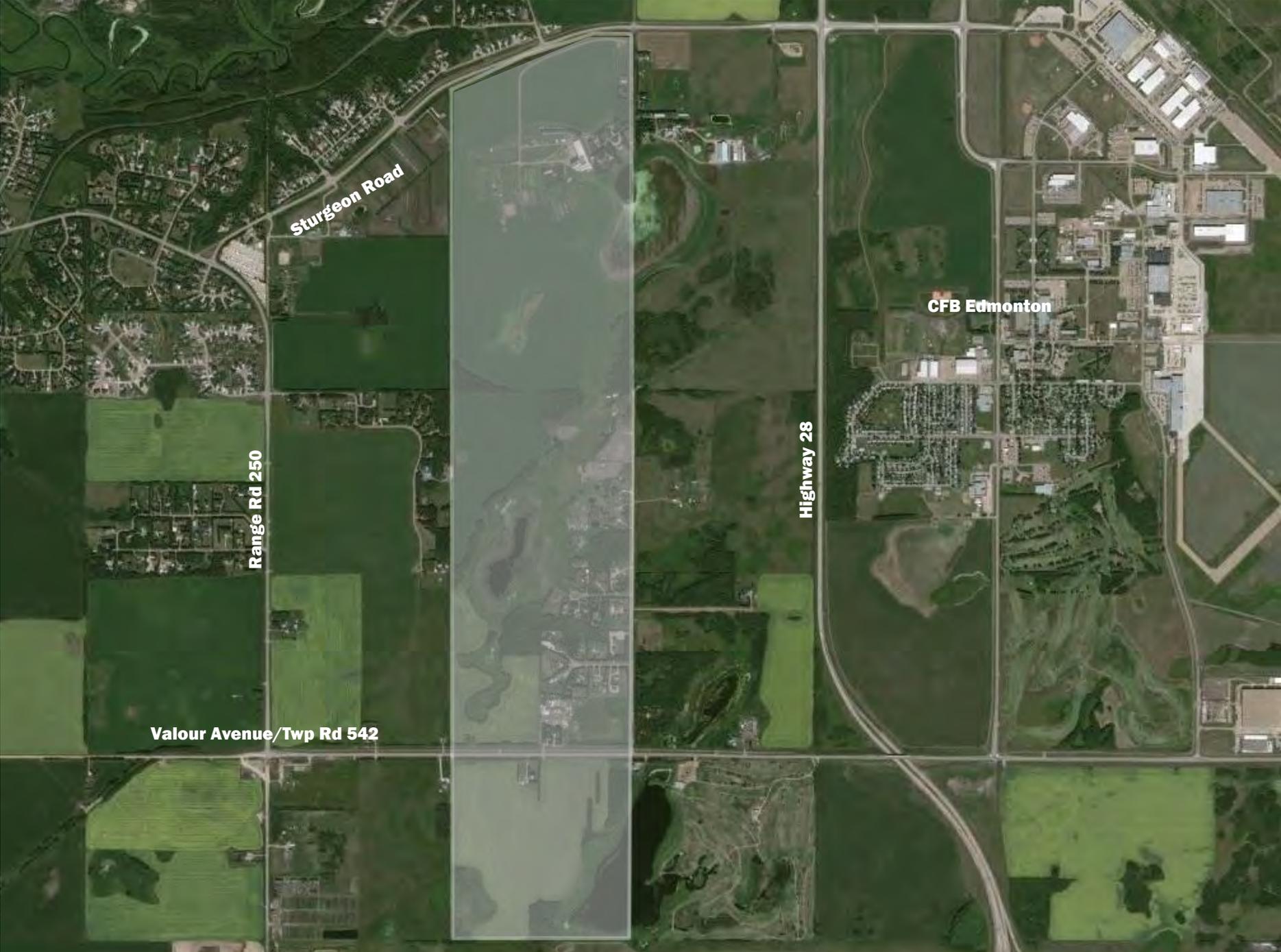
Using the Sturgeon Valley context and conscientious of adjacent areas, both developed and planned, the residential component of this strategic site will be developed as a hub for the Sturgeon Valley and surrounding area, embodying Sturgeon Valley's unique character and heritage whilst providing contiguous, compact, and transitional development.

Using the transit centre as a focal point, the site will provide opportunities for residents to live, work, shop, and play in Sturgeon County. This strategic site will provide a Sturgeon Valley crucial centre through delivery of a transit hub, a boutique commercial heart and local amenities that will attract residents from across the County and beyond.

G.C Development Expectations the strategic site will:

- a** Build upon the character of the Sturgeon Valley Area through sensitive interfaces to adjacent planned and existing developments and land uses.
- b** Provide a strong economic anchor for the Valley by providing complementary commercial developments and a range of community amenities that foster local business, community interaction, and localised service delivery.
- c** Deliver a transit centre, which will act as a hub of opportunity for County residents, whilst providing a focal point for the Sturgeon Valley community. The transit centre will be surrounded by community services and commercial development which will be accessible to all Valley residents, through ensuring adequate parking facilities (including cycle), in addition to connecting with existing and providing new active travel infrastructure.
- d** Ensure a walkable neighbourhood by capitalising and expanding upon the existing trails network and delivering multi-use trails to key community nodes within the site.
- e** Combine a variety of economic opportunities, that will attract boutique style shops and provide intuitive spaces for local businesses to start and thrive, coupled with local services that provide a unique feel to this area.
- f** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

Map 4: Detailed Strategic Site Map





Strategic Site D

Sturgeon Valley Natural Heritage

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, whilst giving space to allow nature, agricultural small holdings and clustered residential opportunities to thrive and innovate for our future. Our green wedge will lend itself to forging links between rural and urban landscapes, agriculture and commerce, whilst providing a space for people to connect with nature and with food production.

This Strategic Site provides ample opportunities to build upon the existing environmental features. Agricultural small holdings and clustered residential designs are to incorporate innovative landscaping, buffering, edge treatment, green space, and passive recreation to mitigate potential land use conflicts. Acting as a hub for agricultural innovation, this strategic site will continue to provide spaces for agriculture at varying scales. The site is also a buffer between the light industrial and commercially focused Strategic Site E and the residential development within Strategic Site C. This space will act as testament to Sturgeon County's agricultural heritage, whilst providing space to cultivate new opportunities for innovation. The area also provides a space for local residents to embrace natural heritage.

G.D Development Expectations the strategic site will:

- a** Be responsive to drainage issues on site, working to implement green infrastructure measures.
- b** Champion ecological features by improving green connectivity, where possible providing natural capital for the Sturgeon Valley
- c** Provide logical connections to the trail network to facilitate the enjoyment of the green wedge for local residents.
- d** Be an area for residents to enjoy nature and agriculture, by providing access to natural features and local growing opportunities or community growing spaces.
- e** Giving opportunity for small holdings and smaller agricultural holdings to provide a accessible way for new generations to contribute to Sturgeon County's proud agricultural heritage.
- f** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

Map 5: Detailed Strategic Site Map





Strategic Site E

Sturgeon County Commercial and Light Industrial Local Employment Hub

Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

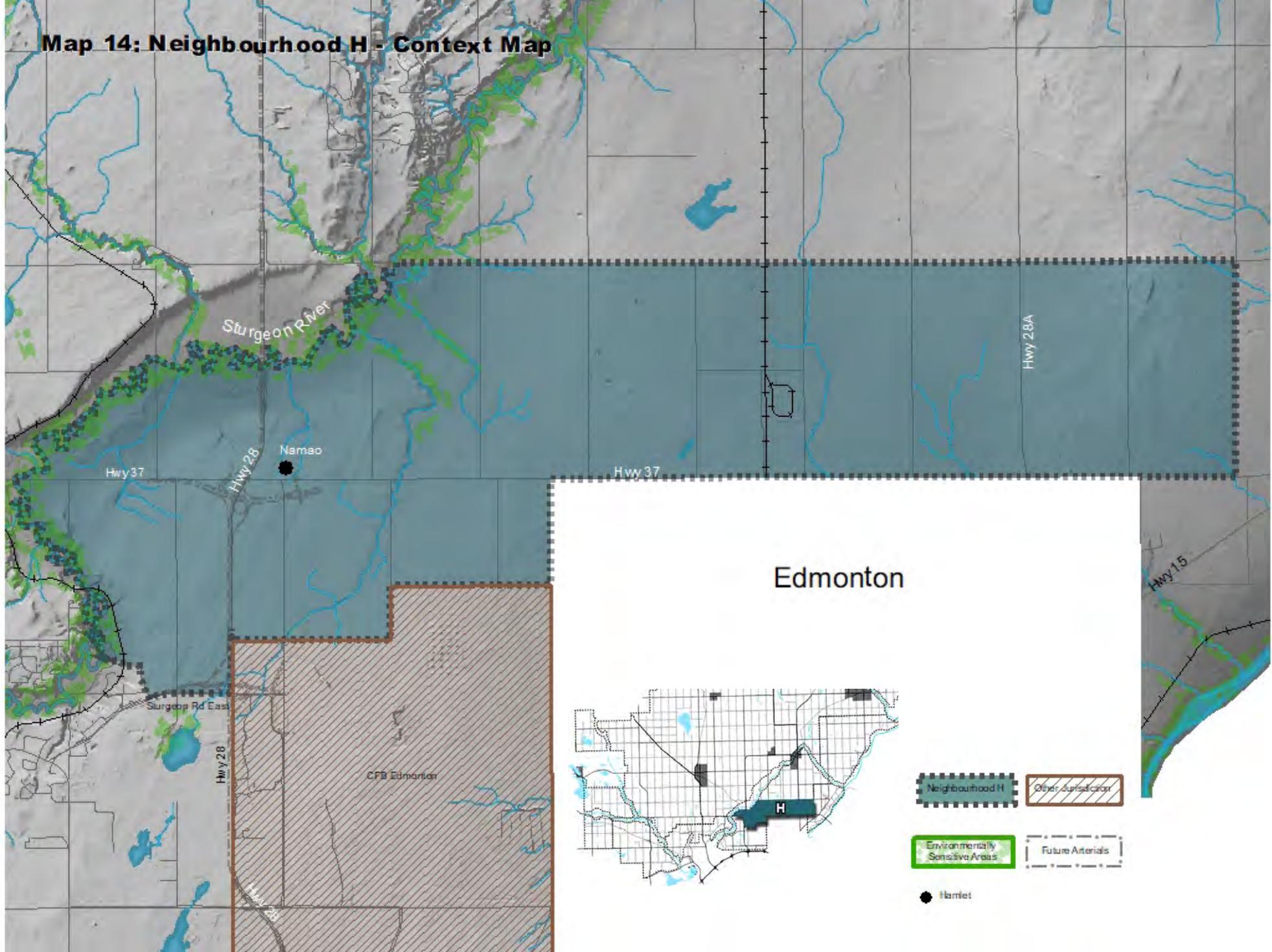
The Sturgeon County Commercial and Light Industrial Local Employment Hub will deliver the majority of job creation within the neighbourhood. Development will capitalise on the Sturgeon Valley Commercial Hub's location. Benefiting from proximity to CFB Edmonton, local agriculture, as well as vehicular traffic from northern Alberta and the Anthony Henday. The Hub will accommodate and attract warehousing, logistics, flex industrial, and manufacturing activities.

The Highway 28 Hub will be complementary and well connected to the wider Sturgeon Valley community, including commercial opportunities that are of a larger scale than those within the residential areas of Sturgeon Valley.

G.E Development Expectations the strategic site will:

- a** Any development will need to be sensitive of the potential impacts light industrial and commercial development can have on the neighbouring residential community and the operations of CFB Edmonton. Developments will demonstrate sufficient screening and/or appropriate mitigation measures to prevent potential nuisance.
- b** Developments should facilitate access via active travel for patrons and employees and contribute to the wider network of trails and pedestrian access.
- c** Engage in discussions with Alberta Transportation to outline the transportation upgrades needed to unlock various development opportunities.
- d** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Valour Avenue/Township Road 542, future 127th Street, connections to Highway 28 and any other roads as identified by the County.

Map 14: Neighbourhood H - Context Map



Edmonton



- Neighbourhood H
- Other Jurisdiction
- Environmentally Sensitive Areas
- Future Arterials
- Hamlet

Summary of Bylaw 1556/21 Valley MDP Amendments

**Bylaw 1556/21 amendment Page 25 - Figure 3 Growth Strategy Concept Map
(To Replace Bylaw 1313/13 Page 25) - Figure 3 Growth Strategy Concept Map**

- Adjustments of boundaries to account for City of St. Albert annexation (Neigh G outlines).
- Adjustments to placement of Type 1 commercial (moved from Hwy 2 to Hwy 28).

**Bylaw 1556/21 amendment Page 34 - Residential Type 1 Policies
(To Replace Bylaw 1313/13 Page 34) - Residential Type 1 Policies**

- Updated introductory text.
- Updated policies 2.3.1 through 2.3.7 as per requirements outline in Regional Context Statement and SVSSA policies.

<p>Residential Type 1</p> <p>Residential Type 1 contains the majority and most varied of Sturgeon County’s future residential potential and is situated where development pressures are most imminent. This residential type contains a range of housing densities (from estate residential to high-density residential development). All Residential Type 1 development requires municipal infrastructure and service provision. Residential Type 1 is limited to the <i>general</i> geographic areas identified <i>in the Edmonton Metropolitan Region Sturgeon Valley Special Study Area</i> as PGA Future Growth 1 in the Priority Growth Area B (PGA-B) and the Sturgeon Valley. For additional policies reflecting the unique needs of each geographic area/community, refer to Neighbourhood G.</p>
<p>2.3.1 Shall accommodate residential development (Type 1) by establishing statutory Regional Planning Documents for lands <i>within the Sturgeon Valley Special Study Area</i> known as PGA Future Growth 1 and the Sturgeon Valley (CCRA-O) as a way to identify, prioritize, densify and phase subsequent residential <i>and non-residential</i> growth in the listed locations. (See Figure 4 – Regional Concept Map p.25 and Map 12A p.114.)</p>
<p>2.3.2 Shall accept new residential development (Type 1) applications for Local Planning Documents within the boundaries of <i>the Sturgeon Valley Special Study Area</i> PGA Future Growth 1 and the Sturgeon Valley (CCRA-O) upon adoption of a statutory Regional Planning Document. (See Map 12A p.114.)</p>
<p>2.3.3 Shall apply Sturgeon County’s Municipal Development Plan Residential Type 1 policies to <i>the Sturgeon Valley Special Study Area</i> PGA Future Growth 1 and CCRA-O in compliance with the <i>Edmonton Metropolitan Region Growth Plan</i> Capital Region Growth Plan. (See Map 12A p.114.)</p>
<p>2.3.4 Shall aim to achieve the established population projections identified in the <i>Edmonton Metropolitan Region Growth Plan</i> Capital Region Growth Plan, and shall accommodate the associated densities through the planning process.</p>
<p>2.3.5 Shall discourage premature fragmentation of Primary Industry lands for non-Primary Industry development, as a way to ensure cohesive and contiguous future land development and municipal servicing.</p>
<p>2.3.6 Should <i>Shall</i> advocate for compact residential types, mixed-use developments, secondary suite allowance, walkable communities and communal open space in accordance with the Capital Regional Growth Plan's <i>Sturgeon Valley Special Study Area</i> strategic principles.</p>

**Bylaw 1556/21 amendment Page 68 – Neigh B Context Map
(To Replace Bylaw 1313/13 Page 68) – Neigh B Context Map**

- Updated Neighbourhood boundaries to account for COS annexation.

**Bylaw 1556/21 amendment Page 76 – Neigh C Context Map
(To Replace Bylaw 1313/13 Page 76) – Neigh C Context Map**

- Updated Neighbourhood boundaries to account for COS annexation.

**Bylaw 1556/21 amendment Pages 108 - 125 - Neighbourhood G
(To Replace Bylaw 1313/13 Pages 108 - 121) - Neighbourhood G**

- Complete re-write of Neigh G to be in compliance with SVSSA policies and to account for COS annexation.

**Bylaw 1556/21 amendment Page 128 – Neigh H Context Map
(To Replace Bylaw 1313/13 Page 124) – Neigh H Context Map**

- Updated Neighbourhood boundaries to account for SVSSA policies.