

The top of the slide features a blue banner with the words "sturgeon county" in a light, semi-transparent font. Below this banner is a background image of a dirt road stretching into the distance through a green field under a cloudy sky.

Sturgeon Valley Special Study Area

Council - September 11, 2018
Travis Peter and Michael Klassen

Sturgeon Valley Area Structure Planning

Brief Planning History

- **1999** - Area Structure Plan approved for Sturgeon Valley, max density 2.96 du/ha gross. Required build out from an established core, rather than pre-districting entire 80 quarter sections for residential development.
- **2009** – Significant planning, including ‘Valley Vision’ completed prior to CRB Growth Plan approval, but not submitted at the time.
- **2010** - CRB Growth Plan approved, created CCRA Area O Policy with max density of 2.0 du/ha gross.
- **2016** – EMRB Growth Plan approved, eliminated CCRA policy and created policy tiers (metropolitan core, metropolitan area, and rural area) and related densities. Created special study area for Sturgeon Valley to account for the planning gap (area was not previously districted).
 - **Growth Plan Policy 4.4.5** – “Development in the Sturgeon Valley will be addressed through a *special study area* process in accordance with Part C Implementation, Section 5.2.4.2. Area specific policies approved by the CRB and Government of Alberta for the Sturgeon Valley will prevail.”

Process Alignment and Completion

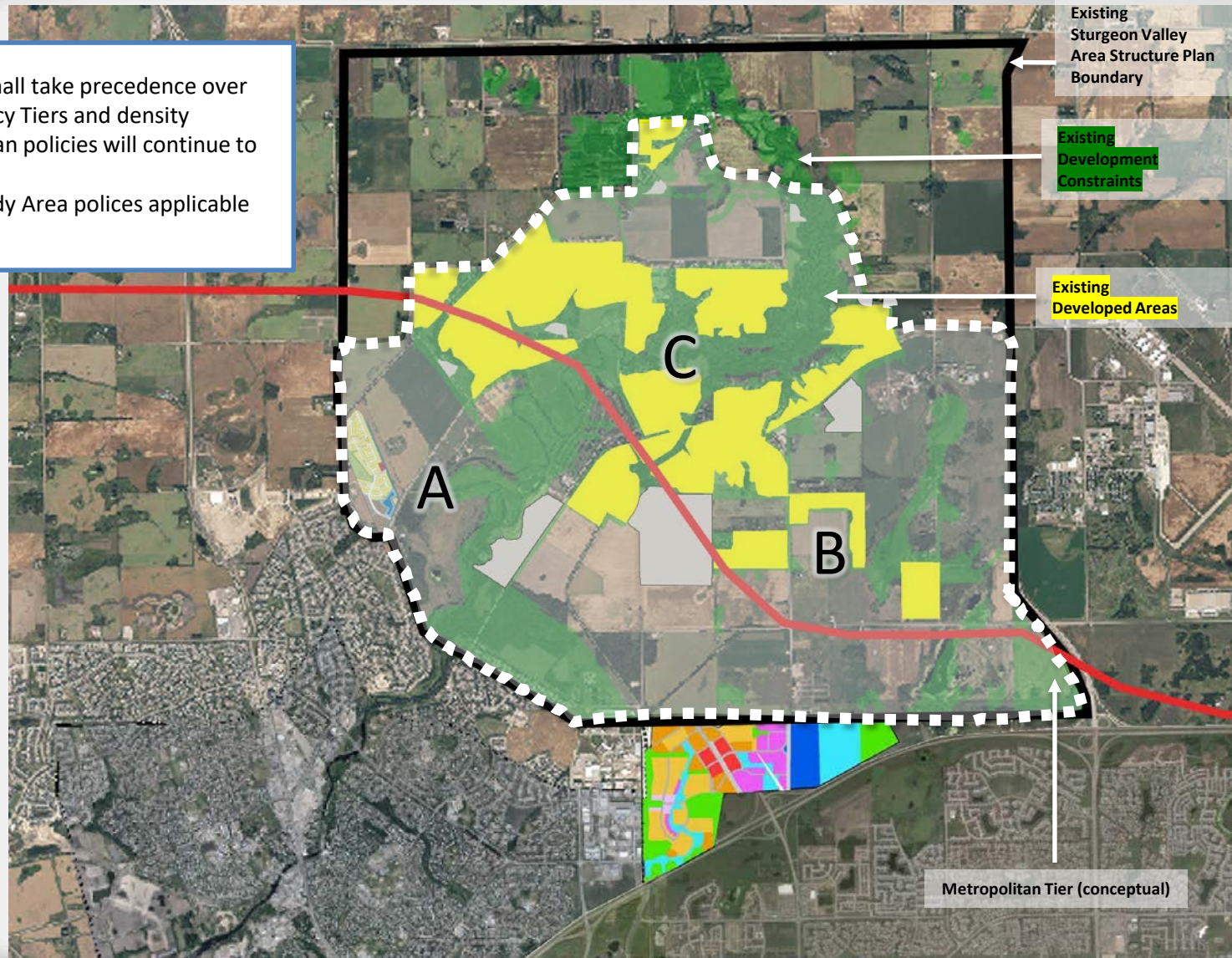
EMRB Growth Plan Implementation Items

Special study areas shall:	Review Process Result
Be proposed by the proponent(s) with a supporting terms of reference addressing: the proposed study area, the growth-related issues to be addressed, the proposed planning process, timing, and the involvement of municipalities and other stakeholders	✓ Terms of reference approved September 2017, with all required elements.
Be initiated through CRB approval	✓ Initiated through EMRB approval.
Be prepared in a collaborative manner between the involved municipalities and other stakeholders	✓ Prepared over 1.5 years in a collaborative manner between County, St. Albert and Edmonton, with industry and resident consultation
Include area specific policies and initiatives that shall be consistent with the guiding principles, objectives and policies of this Plan	✓ Includes area specific policies and initiatives consistent with the guiding principles, objectives and policies of the Growth Plan
Be approved by the CRB and implemented through statutory plans	Pending approval

Key SV SSA Policy No.1

Assurance of Consistency with EMRB Growth Plan and Policy Tiers

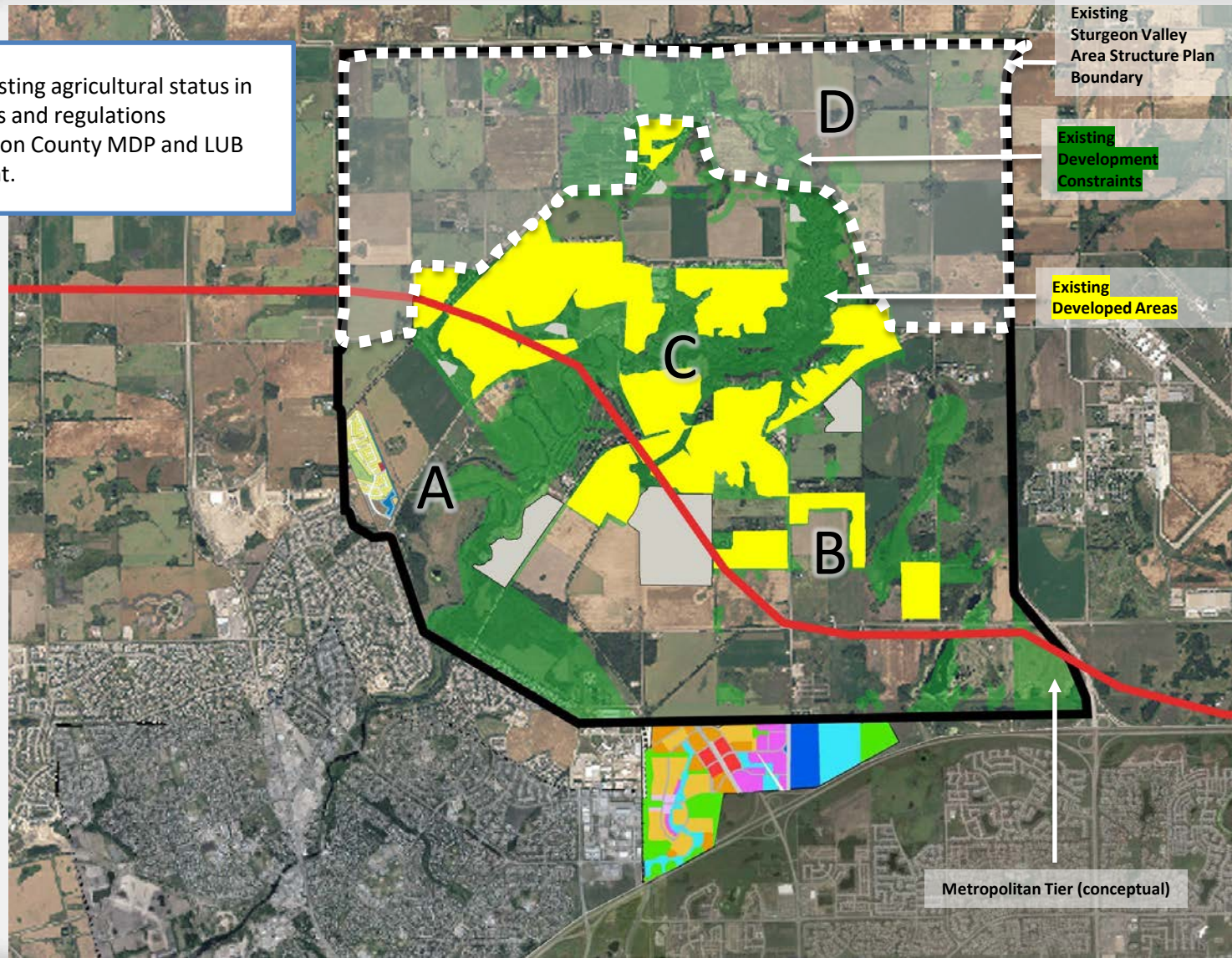
- While negotiated Policies shall take precedence over the EMRB Growth Plan Policy Tiers and density targets, all other Growth Plan policies will continue to apply.
- Sturgeon Valley Special Study Area polices applicable to Area A, B and C.



Key SV SSA Policy No.2

Policy Assurance for Preservation of Agricultural Lands

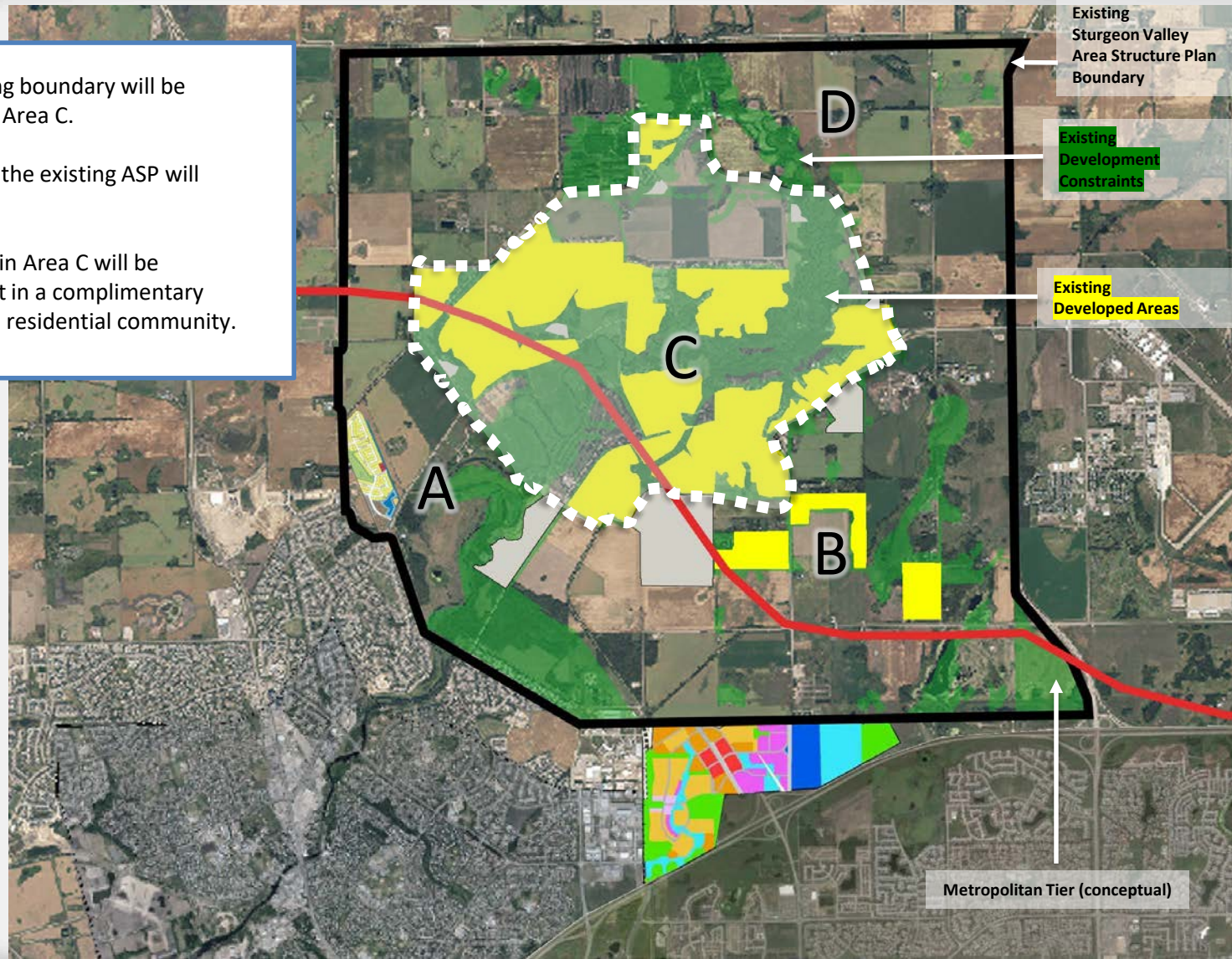
- Area D shall maintain its existing agricultural status in accordance with the policies and regulations contained within the Sturgeon County MDP and LUB for agricultural development.



Key SV SSA Policy No.3

Policy Assurance for Completion of Existing Community / Valley Core

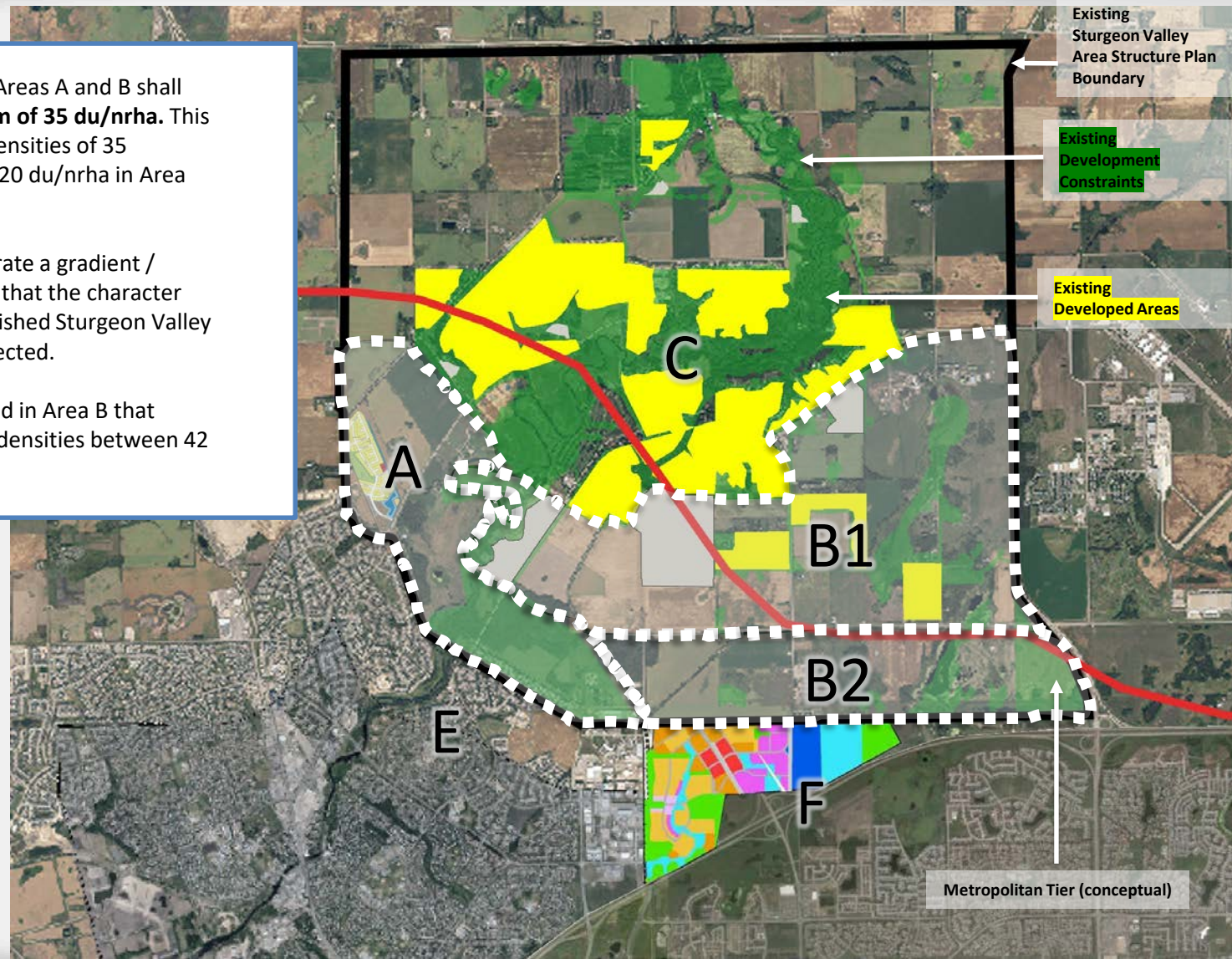
- Sturgeon Valley ASP planning boundary will be reduced to encompass only Area C.
- All elements and policies of the existing ASP will remain grandfathered.
- Remaining greenfield lands in Area C will be designated for development in a complimentary manner to the existing rural residential community.



Key SV SSA Policy No.4

Policy Assurance for Density Targets and Transition (from Existing Community)

- Density of development in Areas A and B shall achieve an **overall minimum of 35 du/nrha**. This is comprised of minimum densities of 35 du/nrha in Areas A and B2, 20 du/nrha in Area B1.
- Development will demonstrate a gradient / transitioned approach such that the character and built form of the established Sturgeon Valley community (Area C) is protected.
- Transit centre will be located in Area B that could enable development densities between 42 du/ha and 125 du/ha.



Strategic Connections

- Sturgeon Valley planning connects to several County priorities:
 - Complete communities
 - Regional agricultural planning
 - Intermunicipal relations and interfaces
 - Economic development / residential and commercial growth
 - Transit centre / regional transit integration
 - City of St. Albert annexation process
 - Long term infrastructure and service planning
 - Municipal Development Plan alignment

Current Status / Next Steps

- Policy negotiations completed successfully, all EMRB requirements met
- Cities of Edmonton and St. Albert Council's have reviewed
- EMRB reports and showcase video being developed
- Incorporating feedback from EMRB staff
- Informal discussions and updates for regional officials
- **Regional EMRB approval motion: Oct 11 Board Meeting**
 - Approach pending executive confirmation
- EMRB Growth Plan integration and Govt of Alberta approval to follow
- Primary Sturgeon Valley ASP (w/ supporting analyses) planned for 2019