

# Negotiated Policies for the Sturgeon Valley Special Study Area

August 2018

A collaborative effort between:



## Section 1.0 - Guiding Principle of the Sturgeon Valley Special Study Area

Sturgeon County, in collaboration with the City of St. Albert and City of Edmonton, will plan for the completion of the Sturgeon Valley in a contiguous, compact manner with transitions that are sensitive to existing established communities, surrounding agricultural area and metropolitan boundaries.

## Section 2.0 – Internal Boundaries for the Sturgeon Valley Special Study Area

The Sturgeon Valley Special Study Area (SVSSA) includes lands contained within the current in-force statutory plan for the area (Sturgeon Valley Area Structure Plan); being those lands contained within the area of Highway 37 to the north, Highway 28 to the east, Range Road 253 to the west and the city boundaries of St. Albert and Edmonton to the south/southwest.

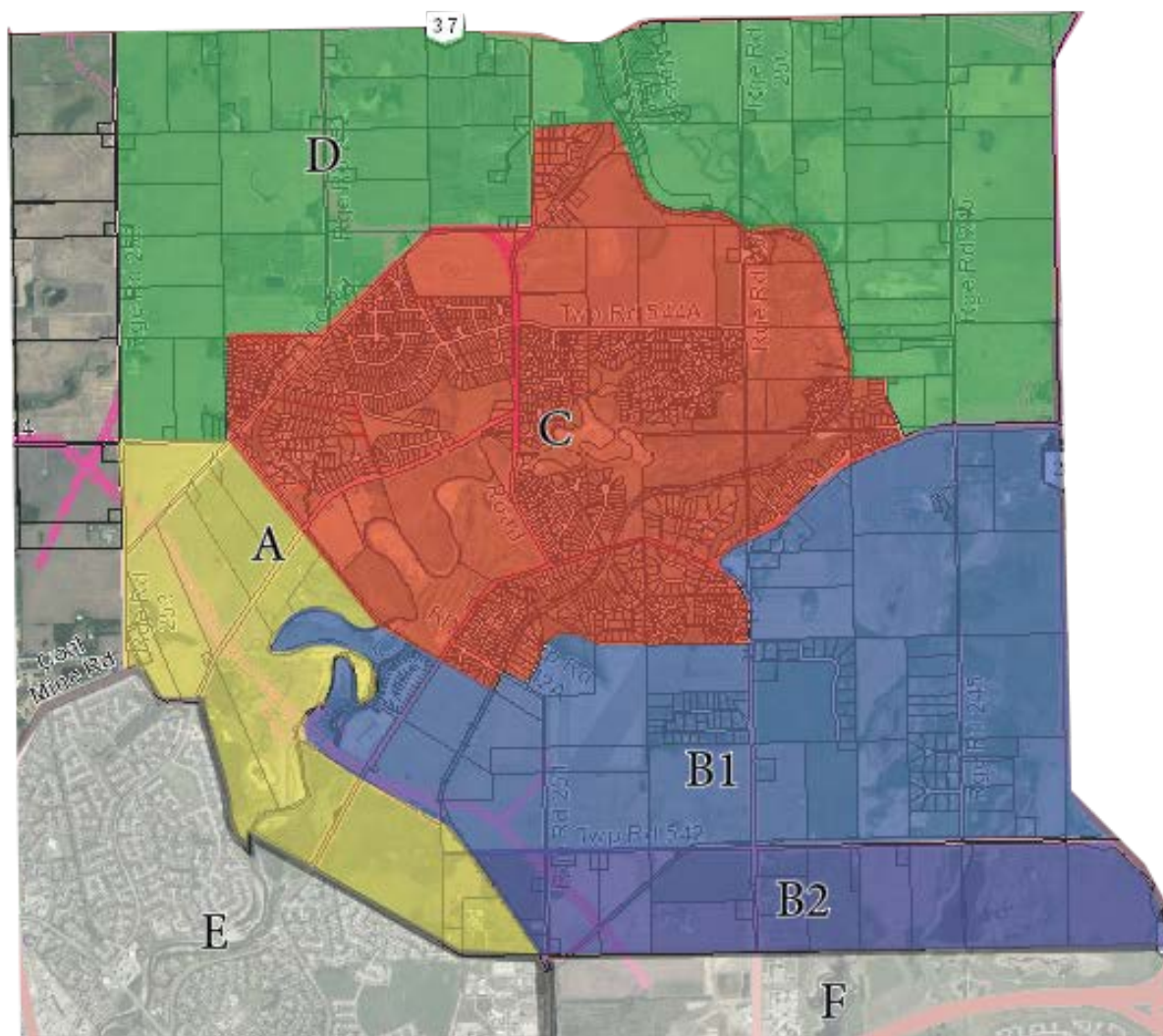
Internal boundaries have also been established to guide the development of required policy. This has resulted in the creation of four core areas known as:

- **Area A** - Includes lands currently under the City of St. Albert annexation process and will involve the development of an Area Structure Plan in accordance with the objectives and policies provided in Section 3.
- **Area B1/B2** - Includes lands that will involve development of an Area Structure Plan in accordance with the objectives and policies provided in Section 3.
- **Area C** - Contains the existing Sturgeon Valley community; an established serviced rural residential development containing approximately 3,400 residents. This Valley Core includes 33 multi-lots nearing 86% built-out, with 1,452 approved/registered lots and 201 vacant lots.
- **Area D** - Includes lands that will be retained for primarily agricultural purposes. Area D will be protected and maintained to enable efficient agricultural production and support the agricultural industry in the Region.

Note that the following areas are not located within the SVSSA:

- **Area E** - Includes a portion of the City of St. Albert bordering Municipality.
- **Area F** - Includes a portion of the City of Edmonton bordering Municipality.

A visual depicting each of the above areas as an overlay on the Sturgeon Valley is provided on the next page.



**Schedule 1 – Sturgeon Valley Special Study Areas**

## Section 3.0 - Objectives and Planning Policies

**Objective 3.1: Plan and develop greenfield areas of the Metropolitan Tier and the Sturgeon Valley Growth Area (Areas A and B) in an orderly and phased manner that also provides for complete communities.**

### *Policies*

- 3.1.1 While negotiated Policies relating to the Sturgeon Valley Special Study Area (SVSSA) shall take precedence over the EMRB Growth Plan Policy Tiers and density targets, all other Growth Plan policies will continue to apply.
- 3.1.2 Area Structure Plan(s), led by the jurisdictional municipality, for Areas A and B require consideration of the following:
- a) 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, and up to 125 du/nrha around a proposed transit centre (see policy 3.1.2). Planned developments will vary in density but will be managed to ensure that overall area minimums are maintained or surpassed.
  - b) Within the overall density target above, development will demonstrate a gradient / transitioned approach. This ensures that:
    - the character and built form of the established Sturgeon Valley community (Area C) is protected, such that higher densities shall be applied progressively between that community and the urban areas of Edmonton and St. Albert (Areas E and F); and
    - higher densities are available to provide fiscal support for required infrastructure investments.
  - c) The future extension of 127 Street will be in general accordance with the outcomes of the Edmonton Metropolitan Region Board's Integrated Regional Transportation Master Plan. The future corridor for the extension of 127 Street will be further refined and protected through Area Structure Planning.
  - d) A variety of non-residential developments will be incorporated within the planning areas to provide diverse employment opportunities.
  - e) Community amenities will be positioned within a hierarchy of mixed-use centres. Development of mixed-use areas will be consistent with other policies contained within the EMRB Growth Plan.
  - f) Greenspace and protection of natural areas will be incorporated to contribute to an open and connected environment that can be actively used by residents of the community and also may assist with the transitional gradient.
  - g) Sustainable and innovative design techniques will be promoted that enhance the environment and seek to minimize required capital and operating infrastructure costs.
- 3.1.3 A transit centre (a location where multiple transportation modes, excluding light rail transit, can stop simultaneously to allow transfers between routes) will be located in Area B that could enable development densities between 42 du/ha and 125 du/ha. The increased densities in proximity to the transit centre provide the opportunity for the development of a mixture of residential and non-residential uses.

**Objective 3.2: Complete Area C in a manner consistent with the existing community and maintain Area D for ongoing agricultural use.**

***Policies***

- 3.2.1 Area C, being the existing serviced rural residential community shall maintain its existing status as described under Sturgeon County's Municipal Development Plan and regulations governing development outlined in Sturgeon County's Land Use Bylaw for rural residential development.
- 3.2.2 The Sturgeon Valley Area Structure Plan (Bylaw 882/99) shall be amended in the following areas to enable the completion of the existing community (Area C) and the development of new Area Structure Plan(s) (in Areas A and B):
- a) The Area Structure Plan planning boundary will be reduced to encompass only Area C; and
  - b) Remaining greenfield lands in Area C will be designated for development in a complimentary manner to the existing rural residential community.

Notwithstanding the above amendments, it is agreed that all remaining elements and policies of the existing Area Structure Plan for Area C will remain grandfathered.

- 3.2.3 Future residential development in Area C will be consistent with existing development densities, up to a maximum density of the lowest Rural Tier minimum greenfield residential density target as identified in the Edmonton Metropolitan Region Growth Plan.
- 3.2.4 Area D shall maintain its existing agricultural status in accordance with the policies and regulations contained within the Sturgeon County Municipal Development Plan and Land Use Bylaw for agricultural development.