

Request for Decision

Title	Sturgeon Valley Special Study Area: Negotiated Policies
Proposed Motions	That the Mayor be authorized to submit the Negotiated Policies for the Sturgeon Valley Special Study Area, as provided in Attachment 2, to the Edmonton Metropolitan Region Board as part of the requirements outlined in the Sturgeon Valley Special Study Area Terms of Reference.
Administrative Recommendation	That the Sturgeon Valley Special Study Area Negotiated Policies be accepted and submitted to the Edmonton Metropolitan Region Board as part of the requirements outlined in the Special Study Area Terms of Reference.
Previous Council Direction	September 12, 2017 – The Terms of Reference for Sturgeon Valley Special Study Area were presented to Council for information prior to being included on the September 14, 2017 Edmonton Metropolitan Region Board Meeting Agenda.
Report	<p><u>Background Information</u></p> <p>The Terms of Reference for the Sturgeon Valley Special Study Area (SV SSA) were presented and approved at the September 14, 2017 Edmonton Metropolitan Board (EMRB) Meeting (see Attachment 1). The Terms of Reference outline the following key phases:</p> <ul style="list-style-type: none"> ▪ Phase 1: Development of Terms of Reference; ▪ Phase 2: Development of Area Specific Policies; ▪ Phase 3: Area Structure Plan Development. <p>Since approval of the SV SSA Terms of Reference, Sturgeon County Administration has been working collaboratively with administrative representatives from the cities of Edmonton (COE) and St. Albert (COS) on Phase 2 of the SV SSA. Below is a summary of the key intermunicipal meetings and associated outcomes that have occurred in 2018.</p> <p><u>1. Key Meeting Dates and Milestones</u></p> <ul style="list-style-type: none"> ▪ January 30, 2018: Sturgeon County Council Update <ul style="list-style-type: none"> ○ Council workshop of key intermunicipal projects and initiatives related to the SV SSA ▪ May 8 and July 12, 2018: Tri-party Meetings

- Ongoing policy development
- August 13, 2018 (and ongoing): Check-in with Area Developers
 - Confirmation of understanding of developer aspirations
- August 15, 2018: EMRB pre-engagement on SV SSA
 - Consultation with EMRB administration regarding expectations on submittal to Board
- August 21, 2018: Sturgeon County Council Informal Briefing
 - Presentation of key negotiated policies
- August 24, 2018: Tri-Party Executive Meeting
 - Administrative confirmation of key negotiated policies
- August 31, 2018: City of Edmonton Committee Meeting
 - Confirmation of key negotiated policies
- September 4, 2018: City of St. Albert Meeting
 - Confirmation of key negotiated policies




2. Overview of SV SSA Policies

There are 4 key policy assurances that are articulated in the Negotiated Policies (see Attachment 2 for all policies and for figure of the various areas noted in the text below).

- Policy Assurance of Metropolitan versus Rural Tier
 - While negotiated Policies relating to the SV SSA shall take precedence over the EMRB Growth Plan Policy Tiers and density targets, all other Growth Plan policies will continue to apply.
- Policy Assurance for Transitional Gradient
 - Development will demonstrate a gradient / transitioned approach such that the character and built form of the established Sturgeon Valley community (Area C) is protected.
 - 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.
 - A Transit Centre will be located in Area B that could enable development densities between 42 du/ha and 125 du/ha.
- 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.
- Policy Assurance for Completion of Valley Core
 - Sturgeon Valley ASP planning boundary will be reduced to encompass only Area C.

*du/nrha - "dwelling units per net residential hectare"

	<ul style="list-style-type: none"> - 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. <p><u>3. Overview of Process Moving Forward</u></p> <ul style="list-style-type: none"> ▪ September 13, 2018: Final reviews and submittal of EMRB reports and meeting materials ▪ September 20, 2018: EMRB CAO meeting / update ▪ October 11, 2018: EMRB Board meeting SV SSA approval motion ▪ Q4 2018: Review and ratification of policy by Government of Alberta (if approved) <p><u>External Communication</u></p> <ul style="list-style-type: none"> ▪ Engagement and communication with area developers is an ongoing process as the project progresses to Phase 3 (Area Structure Planning). ▪ The Area Structure Planning process will include engagement and communication with a variety of stakeholders including area residents, developers, Edmonton Metropolitan Region administration and intermunicipal planning partners. ▪ Communication releases can be initiated via County website, resident newsletters such Sturgeon FYI and County social media twitter feeds. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> ▪ Edmonton Metropolitan Region Growth Plan Policy 4.4.5 (see page 60 of EMR Growth Plan) ▪ Sturgeon County Municipal Development Plan Policies RC 2.3.1 (see page 34 of MDP)
Implication of Administrative Recommendation	<p><u>Strategic:</u></p> <p>Consistent with multiple focus areas, including <i>Strong Local Governance and Regional Leadership</i>.</p> <ul style="list-style-type: none"> • We promote consistent and accountable leadership through collaborative and transparent processes. • Inter-municipal working agreements are developed which strengthens the competitiveness of Sturgeon County and the sub-region. <p><u>Organizational:</u></p> <p>As articulated in Appendix A: Resource Plan of the EMR Growth Plan, the expected timing of completion of the SV SSA is approximately 1 year. The final completion of the SV SSA, if approved in October, would be approximately 1.5 years from time of commencement.</p> <p>The development of the Area Structure Plan and supporting studies would consume a fairly high Administrative time commitment.</p>

	<p><u>Financial:</u></p> <p>The financial costs for the Phase 3: Area Structure Plan Development is outlined in the 2018 and 2019 budget and has been previously funded.</p>
Alternatives Considered	<ol style="list-style-type: none"> 1. That the Negotiated Policies be rejected, and that Administration be directed to conduct no further work in this area. 2. That the Negotiated Policies be referred to Administration for additional engagement / consultation or editing.
Implications of Alternatives	<p>Should the Negotiated Policies be rejected by Council, it could call into question the County's commitment to future planning within the Sturgeon Valley Special Study Area.</p> <p>This could be mitigated somewhat by a referral back to Administration for additional work, although direction would be required as to what type of new consultative approach would be desired prior to EMRB review.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Administration will prepare required deliverables, materials and presentations for Edmonton Metropolitan Region Board meetings. 2. Administration will support all pre-meeting information sharing processes. 3. If approved regionally, Administration will commence initial Area Structure Planning.
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Terms of Reference 2. Attachment 2: Negotiated Policies
Report Reviewed by:	<p>  Travis Peter, Manager Community and Regional Planning </p> <p>  Collin Steffes, General Manager Integrated Growth Division </p> <p>  Bill Minnes, 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Compliance with Provincial and Federal regulations and/or legislation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ensure effective environmental risk management 	<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, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Enhances service provision through community partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers cumulative costs and long-term funding implications 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Targets growth around current or planned infrastructure 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Positive impact on residents' quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>