

| Section   | Sturgeon Valley Area Structure Plan Bylaw 882/99   | Sturgeon Valley Core Area Structure Plan Bylaw 1557/21   | Rationale/alignment to Edmonton Metropolitan Regional Growth Plan   |
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| <b>5.3 Agriculture (Bylaw 1557/21)</b><br><b>6.3 Agriculture (Bylaw 882/99)</b> | Policies 6.3.1-6.3.5 of Bylaw 882/99 have been updated and consolidated into the policies 5.3.1-5.3.3 of Bylaw 1557/21 | <b>5.3.1</b> Specific land uses and development regulations for lands designated as Agriculture in Figure 5: Development Concept Map shall be in alignment with the Land Use Bylaw.  | The general intent of the amendments to the Agriculture section were to provide updated language which aligned both to regional and municipal policy.                               |
|   |  | <b>5.3.2</b> The County shall allow for existing agricultural operations to continue in alignment with the Land Use Bylaw districting until Outline Plan(s) for future development have been approved by the County and redistricting has occurred |   |
|   |  | <b>5.3.3</b> Outline Plans may consider lands to be retained for urban agriculture, or to incorporate agricultural elements into the development, such as community gardens, greenhouses, etc.   |   |
| <b>5.4 Valley Core Reserve (Bylaw 1557/21)</b>                                  |  |  |   |
|   |  | <b>5.4.1</b> The County shall direct future multi-lot residential development to areas designated as Valley Core Reserve as indicated on Figure 5: Development Concept Map. The  | Policy 3.2.3 within Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area specifies "future residential development in Area C will be consistent with existing |

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|  |  | <p>designation of additional areas as Valley Core Reserve shall be through an orderly amendment process as outlined in Section 5.12 Implementation.</p> <p><b>5.4.2</b> The County shall require that landowners and/or applicants to prepare and submit to the County an Outline Plan prior to submitting a redistricting and tentative plan of subdivision to facilitate the approval process. The required contents of the Outline Plan are outlined in Section 5.12 Implementation.</p> <p><b>5.4.4</b> The County shall permit development density up to a maximum of 20du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.</p> | <p>development densities, up to a maximum density of the lowest Rural Ter minimum greenfield residential density target as identified in the Edmonton Metropolitan Region Growth Plan”.</p> <p>Areas which have been identified for potential greenfield development have been categorized under the policies of the <i>Valley Core Reserve</i>. The section was developed to support and align to regional policies as noted under objective 3.2 policies.</p> |
|  |  | <p><b>5.4.3</b> The County shall allow for existing agricultural operations to continue in alignment with the Agricultural District within the Land Use Bylaw.</p> <p><b>5.4.5</b> The County shall require that lands designated as Valley</p>   | <p><b>Policy 5.4.3</b> and <b>5.4.5</b> of the <i>Sturgeon Valley Core Area Structure Plan</i> (Bylaw1557/21) were developed to provide alignment to policy <b>3.2.1</b> and 3.2.2 (b) of the Edmonton Metropolitan Region Growth Plan (EMRGP Schedule 12) which</p>  |

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|   |  | Core Reserve are developed in a manner complementary to regional policies and cognoscente of existing communities.                                   | states "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." And "remaining greenfield lands in Area C will be designated for development in a complimentary manner to the existing rural residential community". |
| <b>5.5 Residential (Bylaw 1557/21)</b><br><b>6.4 Multi-Lot Residential Development (Bylaw 882/99)</b> |  |  |  |
|   | <b>6.4.1 Locational Criteria for Country Residential</b><br>Direct future multi-lot country residential subdivisions to areas designated for this purpose on <i>Map 6.1 — Development Concept</i> . The designation of additional areas for multi-lot subdivision shall be through an orderly amendment process as outlined in <i>Policy</i> | <b>5.5.1</b> The County shall maintain the established community character by following the subdivision requirements outlined in the Land Use Bylaw. | Textual amendments reflected in <b>section 5.5 Residential</b> of <i>Bylaw 1557/21</i> provided clarity regarding land use criteria. Under <b>section 6.4 Multi-Lot Residential Development (Bylaw 882/99)</b> specific criteria were provided for locational of multi-lit land uses. As the new <b>Valley Core Reserve</b> section within <i>Bylaw 1557/21</i> provides designated locations for potential greenfield                                 |

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|  | <p>6.11.4 and will be evaluated using the following locational criteria:</p> <ul style="list-style-type: none"> <li>A. the proposed development is on poorer agricultural land as defined by the County and is compatible with and does not restrict nearby agricultural uses;</li> <li>B. the subject lands have views, are treed, or have other natural amenities that make them particularly suited for country residential development;</li> <li>C. the subject lands do not present natural or man-made hazards;</li> <li>D. the proposed subdivision can be economically and efficiently serviced with piped water and sewer;</li> <li>E. year round access can be provided by a paved road; and</li> <li>F. power, telephone, and natural gas services are available, and the development can be serviced by nearby</li> </ul> |  | <p>development, textual amendments completed were to reflect alignment to the anticipated densities as stated in section <b>3.2.3</b> of the EMRGP Schedule 12 and the <i>Sturgeon County Land Use Bylaw 1385/17</i>.</p> |
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|  | schools and recreation facilities.   |   |  |
|  | <p>6.4.2 Outline Plans for Country Residential Subdivisions<br/>Require applicants to prepare and submit to the County an outline plan prior to submitting a tentative plan of subdivision to facilitate the approval process. Outline plans shall address design principles and other issues by:</p> <ul style="list-style-type: none"> <li>A. providing a range of lot sizes with 0.5 acres being the minimum;</li> <li>B. ensuring that the gross density does not exceed 1.2 dwelling units per gross acre (see examples on following page);</li> <li>C. integrating and maintaining wherever possible trees, watercourses, wetlands, ravines, and other natural features;</li> <li>D. minimizing impact on adjacent land uses, particularly agricultural land uses and environmental protection areas;</li> </ul> | <p><b>5.5.2</b> The County should investigate opportunities to optimize existing municipal infrastructure, which may include evaluating opportunities for greater infill development. Any outcomes from this investigation shall require an amendment to this Plan prior to implementation.</p> | <p>Textual amendments reflected in <b>section 5.5 Residential</b> of <i>Bylaw 1557/21</i> provided clarity regarding infill development as it relates to policy <b>3.2.3</b> of the EMRGP Schedule 12.</p> <p>Further investigation is required to determine impacts of greater infill development within existing subdivision communities will be required to optimize existing municipal infrastructure while determining potential upgrade requirements to support future infill development. Outcomes from future investigations may trigger an amendment to the <i>Sturgeon Valley Core ASP (Bylaw 1557/21)</i></p> |

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|  | <p>E. maintaining rural character of the area through consideration of landscape features, viewsheds, lot patterns, and other urban design principles;</p> <p>F. clustering concepts for building lots to provide for useable municipal reserve, environmental reserve, and common open space (see illustration on page 48);</p> <p>G. including remedial measures needed to address natural and man-made hazards on the site, which may include, but not be limited to contaminated soils, flood plains, high water tables, oil and gas sites, rail right-of-ways, slopes over 15%, and unstable slopes;</p> <p>H. structuring the internal roadway system to a paved County standard, describing the likely traffic impact on external roadways, and</p> |  |  |
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|  | <p>determining the upgrading of external roadways required as a result of the proposed development;</p> <p>I. incorporating proposed trail connections in keeping with the greenway concept described in this ASP;</p> <p>J. showing site servicing details, including consideration of power, telephone, natural gas, piped water and sewer systems, stormwater management, and any required upgrading of external infrastructure systems;</p> <p>K. identifying the extent of likely impacts upon infrastructure (roads, water, and sewer systems) and community services (e.g. schools, recreation facilities, and fire and police protection), and addressing how negative impacts can be mitigated;</p> |  |  |
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|  | <ul style="list-style-type: none"> <li>L. dedicating municipal, school, and / or environmental reserves including buffers and screening from railways, major roadways, and agricultural, industrial, commercial, and other incompatible land uses;</li> <li>M. performing an environmental screening and impact assessment if required (see Policy 6.5.9);</li> <li>N. including a historical assessment (see Policy 6.5.10);</li> <li>O. including a public involvement process in their preparation if no statutory public input process has been or will be undertaken for the specific outline plan area; and</li> <li>P. any other matters identified by the County.</li> </ul> |  |  |
|  |  | <b>5.5.3</b> The County shall require that any development within the Plan area meets all fire protection requirements as outlined in the National Fire Code | Inclusion of a policy to provide alignment to most updated fire protection requirements as identified under the National Fire Code – Alberta Edition and the |

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|  |   | – Alberta Edition and the National Building Code – Alberta Edition, as well as the High Intensity Residential Fires (HIRF) requirements.   | National Building Code – Alberta Edition, as well as the High Intensity Residential Fires (HIRF). |
| 5.6 Environmental Protection<br>6.5 Environmental Protection<br>(Bylaw 882/99) | <b>6.5.1 Environmentally Sensitive Areas (ESAs)</b><br>Designate environmentally sensitive and natural areas for environmental protection, restrict public access if necessary, and allow only passive recreation uses for lands identified in Map 6.1 – development Concept as Sturgeon River Shorelands, ravines, wetlands, and River Lot 56 Provincial Natural Area. | <b>5.6.1</b> The County shall designate environmentally sensitive and natural areas for environmental protection, restrict public access if necessary, and allow only passive recreation uses for lands designated as Environmental Protection in Figure 5: Development Concept Map.                           | Minor textual changes. Intent of Policy remains the same.   |
|  | <b>6.5.2 Environmental Reserves</b><br>Require subdivision applicants to dedicate, as environmental reserve, all lands in the area to be subdivided that can be defined as environmental reserve as described in Section 664(1) of the <i>Municipal Government Act</i> . In some circumstances the County may consider conservation easements in place of               | <b>5.6.2</b> The County shall require subdivision applicants to dedicate all lands that can be defined as environmental reserve, as described in Section 664(1) of the MGA, to the County. In some circumstances, the County may consider conservation easements in place of environmental reserve dedication. | Minor textual changes. Intent of Policy remains the same.   |

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|  | environmental reserve dedication.   |  |   |
|  | <p><b>6.5.3 Environmental Conservation Easements</b><br/>Encourage landowners of environmentally sensitive area lands to participate in establishing environmental conservation easements as set out in the <i>Municipal Government Act</i>.</p>  | <p><b>5.6.3</b> The County should encourage owners of environmentally sensitive lands to participate in establishing environmental conservation easements as described in the MGA.</p>   | Minor textual changes. Intent of Policy remains the same. |
|  | <p><b>6.5.4 Hazard Lands</b> Not allow development in areas that are prone to flooding, erosion, landslides, subsidence, or any other natural or human-induced hazards. Development on or in proximity to escarpments, steep, or unstable slopes may be considered only if recommended in a geotechnical study prepared by a qualified professional and if adequate setbacks are provided. In such case, Sturgeon County may <i>52 Sturgeon Valley Area Structure Plan</i> require restrictive covenants or caveats registered to the title to serve as notification to prospective purchasers.</p> | <p><b>5.6.4</b> The County shall not allow development in areas that are prone to flooding, erosion, landslides, subsidence, or any other natural or human-induced hazards.</p> <p><b>5.6.5</b> The County shall only consider development on or in proximity to escarpments, steep, or unstable slopes if recommended in a geotechnical study prepared by a qualified professional and if adequate setbacks are provided. In such a case, Sturgeon County may require restrictive covenants or caveats registered on the title.</p> | Minor textual changes. Intent of Policy remains the same. |

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|  | <p><b>6.5.5 Management of ESAs Work</b><br/>proactively and cooperatively with existing landowners to discourage inappropriate use of environmentally sensitive area lands and to foster appropriate conservation, habitat enhancement, and public access to and environmental education about such lands.</p>   | <p><b>5.6.6</b> The County should work proactively and cooperatively with existing landowners to discourage inappropriate use of environmentally sensitive lands and to foster appropriate conservation, habitat enhancement, and public access to and environmental education about such lands.</p> | <p>Minor textual changes. Intent of Policy remains the same.</p> |
|  | <p><b>6.5.6 Setbacks from Waterbodies</b><br/>Require a 30 m wide development setback from the high water line of waterbodies except for the Sturgeon River for environmental protection purposes.</p> <p><b>6.5.7 Setbacks from Sturgeon River Shoreland</b><br/>Require a 50 m wide lot setback from the Sturgeon River shoreland (i.e. flood plain plus adjacent riverbanks as identified in <i>Map 4.3 – Parks and Open Space</i>) to protect the valley bank and where appropriate provide for public access. The setback shall provide for a trail</p> | <p><b>5.6.7</b> The County shall require development setbacks from water bodies as per the Riparian Matrix Setback Models that is an appendix to the Municipal Development Plan.</p>   | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|  | corridor as identified in <i>Policy 6.6.3</i> .   |  |   |
|  | <b>6.5.8 100-Year Flood Plain</b> Not permit any permanent structures within the 1:100 year flood plain of the Sturgeon River.  | <b>5.6.8</b> The County shall not permit any permanent structures within the 1:100 year flood plain of the Sturgeon River, as identified in Figure 9: Natural Features Map.  | Minor textual changes. Intent of Policy remains the same. |
|  | <b>6.5.9 Environmental Impact Assessments</b><br>Require an environmental impact assessment prepared by a qualified professional for any proposed development within or adjacent to lands designated as Environmental Protection on <i>Map 6.1 – Development Concept</i> as the County deems necessary. An environmental impact assessment must include, but is not limited to: <ul style="list-style-type: none"> <li>A. a description of the proposed development, including its purpose, alternatives, and staging requirements;</li> <li>B. a description of the biophysical environment that would be affected; <i>Sturgeon Valley Area Structure Plan 53</i></li> </ul> | <b>5.6.9</b> The County may require an environmental impact assessment prepared by a qualified professional for any proposed development within or adjacent to lands designated as Environmental Protection in Figure 5: Development Concept Map. An environmental impact assessment must include, but is not limited to: a description of the proposed development, including its purpose, alternative, and staging requirements; <ul style="list-style-type: none"> <li>• a description of the biophysical environment that would be affected;</li> <li>• a prediction of the effects (positive or negative) that the proposed undertaking may have on the biophysical environment;</li> </ul> | Minor textual changes. Intent of Policy remains the same. |

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|  | <p>C. a prediction of the effects (positive and negative) that the proposed undertaking may have on the biophysical environment;</p> <p>D. an indication of the limitations of the study, criteria used in predicting effects, and interests consulted;</p> <p>E. recommended measures to mitigate any negative effects identified; and</p> <p>F. (presentation of the results in a framework that can assist decision-makers in determining the final course of action.</p> | <ul style="list-style-type: none"> <li>• an indication of the limitations of the study, criteria used in predicting the effects, and interests consulted;</li> <li>• recommended measures to mitigate any negative effects identified; and</li> <li>• presentation of the results in a framework that can assist decision makers in determining the final course of action.</li> </ul> |  |
|  | <p><b>6.5.10 Historical Assessment</b><br/>Require subdivision applicants to have a historical resources consultant prepare a brief overview of the proposed development area to determine if a Historical Resources Impact Assessment needs to be conducted in</p>  | <p><b>5.6.10</b> The County shall require subdivision applicants to obtain a clearance certificate from Alberta Environment to determine if a Historical Resources Impact Assessment needs to be conducted in accordance with the Historical Resources Act.</p>  | <p>Minor textual changes. Intent of Policy remains the same.</p> |
|  | <p><b>6.5.11 Utility and Pipeline Corridors</b></p>  | <p><b>5.6.11</b> The County shall require that development complies with</p>   | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|  | Encourage energy and utility companies to reclaim abandoned pipelines, well sites, and other installations to protect public health and safety and avoid fragmentation of land.   | all setback requirements from oil and gas infrastructure as prescribed by the Alberta Energy Regulator.<br><b>5.6.12</b> The County shall encourage energy and utility companies to reclaim abandoned pipelines, well sites, and other installations to protect public health and safety, and avoid fragmentation of land.   |   |
| <b>5.7 Parks, Open Space, Trails and Recreational Facilities (Bylaw 155/21)</b><br><b>6.6 Parks, Open Space, Trails and Recreational Facilities (Bylaw 882/99)</b> |   |  |   |
|  | <b>6.6.1 Creating Greenways</b><br>Require, through the subdivision process, continuous corridors to be designated for environmental and municipal reserve to help create a system of linked parks and trails. The primary greenway corridor would be adjacent to the Sturgeon River Shorelands (both sides) and radiating outwards along natural ravine systems. | <b>5.7.1</b> Sturgeon County shall require that continuous corridors be designated for environmental and municipal reserve to help create a system of linked parks and trails within the Plan area and to adjacent lands. The primary greenway corridor should be adjacent to the Sturgeon River on both sides and radiating outwards along the natural ravine systems with consideration to connect with existing pathways where appropriate. | Minor textual changes. Intent of Policy remains the same. |

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|  | <p><b>6.6.2 Municipal Reserve Dedication</b><br/>Take 10% of the gross developable land to be subdivided as municipal reserve, or cash in lieu of the land. If land is taken, it should be in a configuration that supports the ASP objectives of establishing linked greenway corridors, buffering of land uses, and internal amenity space.</p> | <p><b>5.7.2</b> The County shall take 10% of the gross developable land to be subdivided as municipal reserve, cash-in-lieu, or a combination thereof. If land is taken, it should be in a configuration that supports the ASP objectives of establishing linked greenway corridors, buffering of land uses, and internal amenity space.</p> | Minor textual changes. Intent of Policy remains the same. |
|  | <p><b>6.6.3 Trail Development</b> Explore the feasibility of developing a system of trails to link with Red Willow Park in the City of St. Albert, Edmonton Garrison, and other parts of the Sturgeon Valley area. Potential trail connections are shown conceptually on <i>Map 6.1 – Development Concept</i>.</p>                                | <p><b>5.7.3</b> The County should explore the feasibility of developing a system of trails to link with Red Willow Park in the City of St. Albert, CFB Edmonton, and with the Sturgeon Valley South ASP. Potential trail connections are shown conceptually on Figure 6: Open Space Map.</p>   | Minor textual changes. Intent of Policy remains the same. |
|  | <p><b>6.6.4 Public Access on Private Lands</b><br/>Work with private property owners to obtain leases, land trusts, conservation easements, donations, and other means of acquiring access to riverfront lands for recreation and trail development purposes.</p>   | <p><b>5.7.4</b> The County should work with private property owners to obtain leases, land trusts, conservation easements, donation, and other means of acquiring access to riverfront lands for recreation and trail development purposes.</p>  | Minor textual changes. Intent of Policy remains the same. |

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|                  | <b>6.6.6 Community Development</b><br>Encourage and support local groups and agencies in their efforts to conserve environmentally sensitive areas for passive recreation use and environmental education purposes.                                   | <b>5.7.5</b> The County should support local groups and agencies in their efforts to conserve environmentally sensitive areas for passive recreation use and environmental education purposes. | Minor textual changes. Intent of Policy remains the same.   |
| Policies Removed |   |  |   |
|                  | <b>6.6.5 River Lot 56</b> Consult with the River Lot 56 Society on the integration of the River Lot 56 Provincial Natural Area with Sturgeon Valley trails, recreation, and environmental initiatives.  |  | River Lot 56 recently annexed by the City of St. Albert.  |
|                  | <b>6.6.7 Regulating Use of OHVs</b><br>Initiate in cooperation with local residents a program of off-highway vehicle use (OHV) management possibly including enforcement of bylaws, posting of properties, signage, trails, designating special areas |  | Removed as regulations and enforcement would be determined through the Sturgeon County Land Use Bylaw 1385/17   |
|                  | <b>6.6.8 Edmonton Garrison</b><br>Formalize and publicize arrangements for sharing recreation and other facilities with Edmonton Garrison.  |  | Due to the boundary reduction requirement as identified under <b>3.2.2(a)</b> of the EMRGP Schedule 12, the Sturgeon Valley Core Area Structure Plan does not about the Edmonton Garrison. The <i>Sturgeon Valley South Area Structure Plan Bylaw 1557/21</i> |

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|  | <p><b>6.6.9 Community Village Centre</b><br/>Ensure that the Community Village Centre is implemented as a high-quality, comprehensively planned, mixed use centre for the community by requiring any applications for reclassification for the purpose to be accompanied by the following:</p> <ul style="list-style-type: none"> <li>A. a narrative documenting the opinions and concerns of surrounding property owners and residents, and how the proposed development will be designed to respond to those concerns. This narrative shall include a summary of the methods used to obtain public input;</li> <li>B. a site plan illustrating building siting, landscape areas, and access, egress, parking, and loading areas;</li> <li>C. a rendering showing the proposed architectural treatment of the buildings, landscaping,</li> </ul> |  | <p>A Community Village Centre is not anticipated within the Sturgeon Valley Core Area Structure Plan.</p> |
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|   | <p>parking, signs, and so forth; and</p> <p>D. any other information that the County deems necessary to make an informed decision.</p>  |   |  |
| <p><b>5.8 Community Services (Bylaw 1557/21)</b><br/><b>6.7 Community Services (Bylaw 882/99)</b></p> |   |   |  |
|   | <p><b>6.7.1 Fire Protection</b> Continue to improve fire protection within the Sturgeon Valley area through mutual aid agreement and other means.</p> <p><b>6.7.2 Sprinkler Systems</b><br/>Encourage homeowners to install sprinkler systems for additional fire protection.</p> | <p><b>5.8.1</b> The County shall continue to improve fire protection within the Plan area.</p>  | <p>Minor textual changes. Intent of Policy remains the same.</p> |
|   | <p><b>6.7.3 Policing</b> Continue to use the RCMP to provide policing services in the Sturgeon Valley.</p>  | <p><b>5.8.2</b> The County shall use the RCMP to provide policing services in the Sturgeon Valley, until such a time other services are needed.</p> | <p>Minor textual changes. Intent of Policy remains the same.</p> |
|   | <p><b>6.7.4 Bylaw Enforcement</b><br/>Continue to use the County's bylaw enforcement officers to enforce municipal bylaws within the Sturgeon Valley.</p>   | <p><b>5.8.3</b> The County shall continue to use the County's bylaw enforcement officers to enforce municipal bylaws within the Plan area.</p>      | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|   | <b>6.7.5 Ambulance Service</b><br>Continue to work with the City of St. Albert to provide ambulance service to the Sturgeon Valley area.  | <b>5.8.4</b> The County shall continue to work with Alberta Health Services to provide ambulance service to the Plan area.   | Minor textual changes. Intent of Policy remains the same.   |
|   | <b>6.7.6 Shared Protective and Preventative Services</b><br>Continue to look for opportunities for providing shared protective and preventive services with neighbouring municipalities and other groups.   | <b>5.8.5</b> The County should continue to look for opportunities for providing shared protective and preventative services with neighbouring municipalities, other groups, or on their own. | Minor textual changes. Intent of Policy remains the same.   |
| <b>5.9 Transportation (Bylaw 1557/21)</b><br><b>6.8 Transportation (Bylaw 882/99)</b> |   |  |   |
|   | <b>6.8.1 Regional Transportation Planning</b><br>Work cooperatively to coordinate regional transportation planning with adjacent municipalities, and give due regard to the City of Edmonton's existing Transportation Master Plan and the City of St. Albert's Transportation Master Plan as approved. | <b>5.9.1</b> The County shall work cooperatively to coordinate regional transportation planning to align with the IRTMP and the EMRGP.   | Policy has been updated to reflect the work being completed by the Edmonton Metropolitan Region Board regarding IRTMP.    |
|   | <b>6.8.2 Transportation Master Plan</b><br>Develop a transportation master plan that considers the hierarchy of roadway systems, linkages   | <b>5.9.2</b> The County should develop a Transportation Master Plan (TMP) which considers linkages and development of surrounding communities and adjacent                                   | Minor textual changes. Intent of Policy remains the same.<br><br>Amendments reflect future transportation information and |

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|  | with surrounding municipalities (City of Edmonton and City of St. Albert) and long term operational and maintenance needs.   | municipalities. This TMP may be developed as a part of an Intermunicipal Development Plan (IDP), or through other regional planning initiatives.               | direction which is being developed at a regional level through the EMRB. Outcomes of the IRTMP will direct transportation efforts moving forward. |
|  | <p><b>6.8.4 Priorities for Upgrading Roadways</b><br/>Make the following roadway upgrades budget priorities subject to the transportation master plan:</p> <ul style="list-style-type: none"> <li>a. Sturgeon Road East;</li> <li>b. Bellerose Drive upgrading and potential realignment;</li> <li>c. upgrading of Starkey Road;</li> <li>d. constructing 195 Avenue as a collector roadway and extending this roadway down to Sturgeon Road to act as a bypass of the Sturgeon Valley and allow traffic generated from the City of St. Albert to connect to Highway 28 and the Edmonton Garrison in an effective and efficient manner; and</li> <li>e. upgrading local roads as required to maintain a reasonable standard of service.</li> </ul> | <p><b>5.9.3</b> The County shall require that any future TMP considers the future linkages to surrounding highways, aligning with the IRTMP and the EMRGP.</p> | Minor textual changes. Intent of Policy remains the same while aligning to the efforts being completed by the EMRB.                               |

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|  | <b>6.8.5 Rural Roadway Standard</b><br>Utilize where possible a rural roadway standard that preserves the rural character of the area and minimizes overall maintenance costs.  | <b>5.9.4</b> The County shall determine future roadway upgrades through the outcomes from the TMP.  | Minor textual changes. Intent of Policy remains the same while aligning to the efforts being completed by the EMRB.  |
|  | <b>6.8.6 Future Roadway Requirements</b><br>Ensure that future developments consider the roadway requirements with adequate setbacks. Roadway structures are to consider the local soils and long-term operation and maintenance of the roadway system. | <b>5.9.5</b> The County shall require that any future roadway upgrades or expansions meet the County's General Municipal Servicing Standards.   | Minor textual changes. Intent of Policy remains the same while directing all future roadway upgrades to align with the Sturgeon County General Municipal Servicing Standards.              |
| <b>5.10 Service Standards (Bylaw 1557/21)</b><br><b>6.9 Service Standards (Bylaw 882/99)</b> |   |   |  |
|  | <b>6.9.1 Piped Services for New Developments</b><br>Require that all new developments be serviced with piped water and sewer mains.   | <b>5.10.1</b> The County shall require that all new developments be serviced by municipal water and wastewater mains.   | Minor textual changes. Intent of Policy remains the same.  |
|  | <b>6.9.2 Servicing Master Plans</b><br>Develop, in consultation with affected property owners, servicing master plans for the water, sewer, roads, and stormwater management for the Sturgeon Valley.   | <b>5.10.2</b> During the preparation of Outline Plans, applicants shall be required to prepare detailed reports outlining the impact that the new development will have on the municipal water and wastewater infrastructure and describe any upgrades that may | Minor textual changes. Intent of Policy remains the same.<br><br>Language has been updated to reflect current process for submission of an Outline Plan for lands identified for potential |

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|  |  | be required and the associated cost. When carrying out this assessment, the applicant will need to consider the adjoining lands that may also be developed in the future.   | future development under Valley Core Reserve.             |
|  | <p><b>6.9.3 Water Servicing Concept</b><br/>Consider as part of a water servicing master plan the improvements shown on <i>Map 6.2 – Water Servicing Concept</i>. These improvements are as follows:</p> <p>(a) extend local water supply mains from the existing system to service the lands north and east of the Upper Manor Estates;</p> <p>North of the Sturgeon River<br/>(b) expand and upgrade the existing reservoir for storage and pumping capability, or construct a second reservoir east of the</p> <p>Upper Manor Estates Area;<br/>(c) expand the water distribution system by extending watermains to any new development areas;</p> <p>South of the Sturgeon River</p> | <p><b>5.10.3</b> The County shall require wastewater servicing concepts to be developed as a part of Outline Plans. Where possible, new wastewater servicing shall be an extension of existing wastewater infrastructure.</p> | Minor textual changes. Intent of Policy remains the same. |

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|  | <p>(d) expand the existing reservoir and pumping capability, or constructing another reservoir south of the Upper Viscount Estates Area; and</p> <p>In the vicinity of RR 250 (127 Street)</p> <p>(e) consider providing piped water to existing or future country residential developments in this part of the ASP area by connecting to the City of Edmonton's water distribution system, or by extending a water supply line to the east to tie into the Edmonton Garrison supply main.</p> <p><b>6.9.4 Sewer Servicing Concept</b><br/>Consider as part of a sewer servicing master plan the improvements shown on <i>Map 6.3 – Sewer Servicing Concept</i>. These improvements are as follows:</p> <ol style="list-style-type: none"> <li>expand the existing sewer system if the decision is made that all of the existing lots in the river valley should be serviced and if there is</li> </ol> |  |  |
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|  | <p>future development in the area;</p> <p>b. should residential development be considered in the southern portion of the ASP area (particularly along RR 250 (127 Street)), install a low pressure sewer system and connect it into the Capital Region Sewage Commission Main on the south boundary of the ASP area; and</p> <p>c. potentially extend the system mentioned above in (b) to divert existing flows from Allin Ridge and therefore provide additional capacity to the existing system in the Sturgeon River Valley.</p> |   |  |
|  | <p><b>6.9.5 Subdivision Roads</b> Ensure that the construction requirements of any subdivision roadway systems installed will provide adequate long-term service for the residents without high maintenance costs to the Sturgeon County. A rural cross section with lighting should</p>   | <p><b>5.10.4</b> The County shall require that any new roads be constructed in accordance with the County's General Municipal Servicing Standards and will provide adequate long-term service for the residents without high maintenance costs to the County.</p> | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|                  | be considered the minimum standard.   |   |  |
|                  | <p><b>6.9.6 Stormwater Management</b><br/>Encourage new developments to include innovative stormwater management techniques, including naturalized wetlands, to improve the quality of stormwater releases to the Sturgeon River and other waterbodies.</p> | <p><b>5.10.5</b> The County shall encourage new development to include innovative stormwater management techniques, including naturalized wetlands, to improve the quality of stormwater releases to the Sturgeon River and other water bodies. Stormwater management in the lands designated as Valley Core Reserve shall generally follow Figure 7: Valley Core Reserve Stormwater Management Plan.</p> | Minor textual changes. Intent of Policy remains the same.  |
| Policies Removed |   |   |  |
|                  | <p><b>6.9.7 Cooperation with Adjacent Municipalities</b><br/>Work with the adjacent municipalities (City of Edmonton and City of St. Albert) to plan for the efficient</p>  |   | Due to the boundary reduction as stated in policy <b>3.2.2 (b)</b> of the EMRGP Schedule 12, the new boundary would not be directly abutting any adjacent municipalities and as such, any future development which would occur within the Sturgeon Valley Core would be notified to adjacent municipalities through the respective referral process. |

| 5.11 Intermunicipal Planning and Cooperation (Bylaw 1557/21)  |   |  |   |
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| 6.10.1 Intermunicipal Planning and Cooperation (Bylaw 882/99) |   |  |   |
|   | <b>6.10.1 Sturgeon River Valley</b><br>Work with the City of St. Albert to preserve and manage the Sturgeon River Valley.   | <b>5.11.1</b> The County shall work with the City of St. Albert to preserve and manage the Sturgeon River Valley and create a continuous trail network and open space system to serve residents of both municipalities.  | Minor textual changes. Intent of Policy remains the same.             |
|   | <b>6.10.2 Referrals to City of St. Albert and City of Edmonton</b><br>Refer all applications for amendments to the Sturgeon Valley Area Structure Plan and any proposed Land Use Bylaw amendments that may have a detrimental effect to the City of St. Albert and / or the City of Edmonton for 28 days for their review and comment.<br>Development applications within the IMF (A) and (B) districts will continue to be referred to <i>64 Sturgeon Valley Area Structure Plan</i> the City of Edmonton and City of St. Albert as outlined in the County's Land Use Bylaw. | <b>5.11.2</b> The County shall refer all applications for amendments to this Plan to the EMRB in accordance with the EMRGP and the Regional Evaluation Framework (REF). Referrals are triggered when there is a substantive amendment to this Plan. For more information on what triggers a referral to the EMRB, please refer to the EMRGP and the REF. | Referral process changes to align with the EMRGP and the REF Process. |
| Policies Removed  |   |  |   |
|   | <b>6.10.3 Partnership Agreements</b><br>Consider partnership agreements   |  |   |

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|   | with the City of Edmonton and City of St. Albert to develop recreation facilities to benefit rural and urban residents.                          |  |  |
|   | <b>6.10.4 Dispute Resolution</b><br>Resolve issues of mutual benefit or concern, if required, through alternative dispute resolution mechanisms. |  |  |
| <b>5.12 Implementation (Bylaw 1557/21)</b><br><b>6.11 Implementation (Bylaw 882/99)</b> |  |  |  |
|   |  | <b>5.12.1</b> The County shall require that future development on the lands designated as Valley Core Reserve to be in general alignment with Figure 8: Development Phasing, so that the phasing of development is a continuous extension from the existing Residential communities.   | Policy has been included due to the inclusion of the Valley Core Reserve lands.  |
|   |  | <b>5.12.2</b> The County shall require that landowners and/or applicants prepare and submit to the County an Outline Plan prior to submitting a redistricting and tentative plan of subdivision to facilitate the approval process. Outline Plan shall be prepared by a registered professional and include the following: Narrative on policy alignment – the | Included policy direction for Outline Plan submission and process regarding lands which have been identified for potential development under the Valley Core Reserve. This policy is in line with Sturgeon County process. |

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|  |  | <p>applicant will be required to demonstrate how the Outline Plan aligns with the Sturgeon Valley Core Area Structure Plan, Sturgeon County's Municipal Development Plan, and the Edmonton Metropolitan Region Growth Plan.</p> <p>Description of the sequence/ staging of development – the applicant will be required to demonstrate how the proposed development is contiguous with existing development and is the logical extension of existing municipal and transportation services.</p> <p>A Site Plan – the applicant will be required to describe the location of:</p> <ul style="list-style-type: none"> <li>• land uses;</li> <li>• blocks and lots;</li> <li>• transportation routes;</li> <li>• public utilities;</li> <li>• parks, trails, and open spaces, and other public amenities;</li> <li>• municipal reserve and environmental reserve;</li> </ul> |  |
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|  |  | <ul style="list-style-type: none"> <li>• servicing infrastructure for water, wastewater, and stormwater; and</li> <li>• setbacks, rights-of-way, and easements.</li> </ul> <p>Development Density – the applicant will be required to outline the density of the proposed development.</p> <p>Servicing and Transportation Analyses– the applicant will be required to provide a detailed engineering report outlining the proposed servicing to the development and how the development may impact existing infrastructure and if any upgrades are required. Similarly, the applicant will be required to provide a detailed transportation analysis outlining how the proposed development may impact existing transportation infrastructure and if any upgrades are required. Both reports shall incorporate in their assessment the potential demand arising from any remaining greenfield land that is designated for development.</p> |  |
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|  |  | <p>Financial Impact Assessment – the applicant will be required to provide a financial impact assessment that outlines how the proposed development may financially impact the County, including the ongoing maintenance and operational costs the County can expect to experience once the municipality absorbs any new or expanded transportation or servicing infrastructure along with the potential demand on other services such as fire stations, library, and/or recreational facilities. If existing infrastructure requires upgrades (based on the outcomes of the servicing and transportation analysis), the financial impact assessment will be required to evaluate the initial, intermediate, and long-term implications on the County.</p> <p>Phase 1 – Environmental Site Assessment.</p> <p>Biophysical and Wetland Assessment.</p> |  |
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|  |  | Historical Resources Assessment.<br>Geotechnical and Soils Analysis.  |   |
|  |  | <b>5.12.3</b> The County shall evaluate Outline Plans based on the outcomes of the technical reports prepared by the applicant as outline in Policy 5.12.2 and subsequent impacts on existing infrastructure capacities, the financial impact of development, and the input received from the community prior to approving redistricting and subdivision applications on the lands designated as Valley Core Reserve. |   |
|  |  | <b>5.12.4</b> The County shall amend the Land Use Bylaw to implement the goals, objectives, and policies contained within this Plan.  | Policy included as this would be required to keep all documents aligned.  |
|  |  | <b>5.12.5</b> The County shall provide for an orderly amendment process that includes community consultation for any proposed Plan changes. When considering amendments to the Plan, Council shall consider the following: <ul style="list-style-type: none"> <li>• The community need for the additional</li> </ul>  | Policy included to support the evaluation of Outline Plans and support policies 3.2.1-3.2.4 of the EMRGP Schedule 12. |

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|  |   | <p>development, financial impact on the municipality, and the cumulative impact;</p> <ul style="list-style-type: none"> <li>• Consistency of the proposal to the vision of this Plan;</li> <li>• The extent to which existing areas designated for the proposed use(s) are available for development.</li> <li>• The cumulative effects that the proposed amendment and related development will have on the natural environment, surrounding land uses, and the transportation, water, and wastewater systems; and</li> <li>• Potential impacts on the lands adjoining the Plan area.</li> </ul> |  |
|  | <p><b>6.4.3 Development Costs</b><br/>Require that all on-site and off-site costs directly associated with servicing a new development are borne by the developer so that</p> | <p><b>5.12.6</b> The County shall require that all on-site servicing for a new development is borne by the developer and payment of the required off-site levies in accordance with the County's off-</p>   | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|  | <p>undue financial burden is not placed upon the County.</p>   | <p>site development levy bylaw. In some cases, the developer may be required to also bear the costs related to off-site infrastructure work that is not covered by the County's off-site levy bylaw.</p> <p><b>5.12.7</b> The County should identify, prioritize, and allocate funding for specific capital projects within the Plan area.</p> |  |
|  | <p><b>6.11.5 Development / Servicing Agreements</b><br/>Require on-site and off-site costs associated with servicing new developments with roadways and infrastructure to be borne by the developer through development charges and levies in accordance with specific development agreements.</p> <p><b>6.11.6 Capital Budget Allocation</b><br/>Identify specific capital projects for the Sturgeon Valley area and their priority, timing, cost, and sources of funding.</p> <p><b>6.11.7 Funding Sources</b></p> | <p><b>5.12.8</b> The County should explore all possible sources of funding for roadway and infrastructure improvements, including through tax levies, grants, developer contributions (both on-site and off-site), local improvement assessments, partnerships, community fundraising, and volunteerism.</p>                                   | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|  | Fully explore all possible sources of funding for roadway and infrastructure improvements, including general tax levy, grants, developer contributions (on-site / off-site), local improvement assessments, partnerships, community fund raising, and volunteerism.  |  |   |
|  | <p><b>6.11.8 Need for Further Plans and Studies</b></p> <p>Undertake the following plans and studies to help implement the Sturgeon Valley Area Structure Plan:</p> <ol style="list-style-type: none"> <li>a transportation master plan for the Sturgeon Valley area;</li> <li>a municipal servicing study complete with recommendations on development levies;</li> <li>a functional planning study for Sturgeon Road East;</li> <li>an Intermunicipal Development Plan with the City of St. Albert; and</li> <li>a parks and open space master plan for the Sturgeon Valley area.</li> </ol> | <p><b>5.12.9</b> To help implement this Plan, the County should undertake additional studies and plans, including:</p> <ul style="list-style-type: none"> <li>• A transportation master plan for the Sturgeon Valley region;</li> <li>• A municipal servicing study complete with recommendations on development levies and capacity levels; and</li> <li>• An updated parks and open space master plan for the Sturgeon Valley region that includes linkages to the Sturgeon Valley South ASP and Red Willow Park trail.</li> </ul> | Minor textual changes. Intent of Policy remains the same. |

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|  | <p>Detailed terms of reference need to be developed to more specifically define the scope of these plans and studies. Providing sanitary sewer services to the north side of the Sturgeon River and resolving transportation issues were considered short-term priorities by Steering Committee members. It is also strongly recommended that the County initiate discussions as soon as possible with Alberta Infrastructure for potential funding assistance and these projects be identified within the County's operating and capital budgets for this coming fiscal year.</p> |   |  |
|  | <p><b>6.11.10 Reviewing and Updating the ASP</b><br/>Undertake a review and if necessary an update to the ASP at five year intervals in order to make it a 'living document.' The review should give consideration to demand for country residential development, roadway and infrastructure improvements, and whether or not it would be advisable to designate more</p>  | <p><b>5.12.10</b> The County should undertake a review of the Plan every five years to make it a 'living document', and update it as needed. The review should give consideration to development demands, alignment with other planning documents such as the Edmonton Metropolitan Region Growth Plan, the Regional Agricultural Master Plan, the County's Municipal Development</p> | <p>Minor textual changes. Intent of Policy remains the same.</p> |

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|                  | lands for country residential development.   | Plan, other County priorities, emerging trends and innovations, and necessary roadway and infrastructure improvements. |  |
| Policies Removed |  |  |  |
|                  | <b>6.11.1 Development Phasing</b><br>Consider phasing of development depending on market forces and the existing infrastructure's capabilities. The following phasing areas can proceed concurrently or consecutively: <ul style="list-style-type: none"> <li>a. east of Upper Manor Estates; and</li> <li>b. northwest of Upper Manor Estates and Summerbrook. Development in the above areas would require extension and upgrades to the existing infrastructure.</li> </ul> |  |  |
|                  | <b>6.11.3 Amendments to the Land Use Bylaw</b><br>Amend the Land Use Bylaw to implement the goals, objectives, and policies contained in the Sturgeon Valley Area Structure Plan. The intention is to create a new Agriculture District within the Land Use Bylaw that is specific to the Sturgeon Valley to   |  |  |

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|  | effectively implement proposals contained in this ASP.   |  |  |
|  | <b>6.11.9 Repeal</b> Provide a 6 month notice of intent to the Cities of St. Albert and Edmonton in the event that Sturgeon County considers repeal of the Sturgeon Valley Area Structure Plan.                  |  |  |
|  | <b>6.11.11 Community Involvement</b> Support the formation of a Citizen Advisory Group once the Plan is in place to maintain effective ongoing communication with Sturgeon Valley residents and property owners. |  |  |