

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, 105, 108-125, 128 and ~~128~~177, 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 8th day of June, 2021.

Read a second time this 13th day of July, 2021.

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 Neighbourhoods 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 - Sturgeon Valley

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

Type 2 - Growth Hamlets

- 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



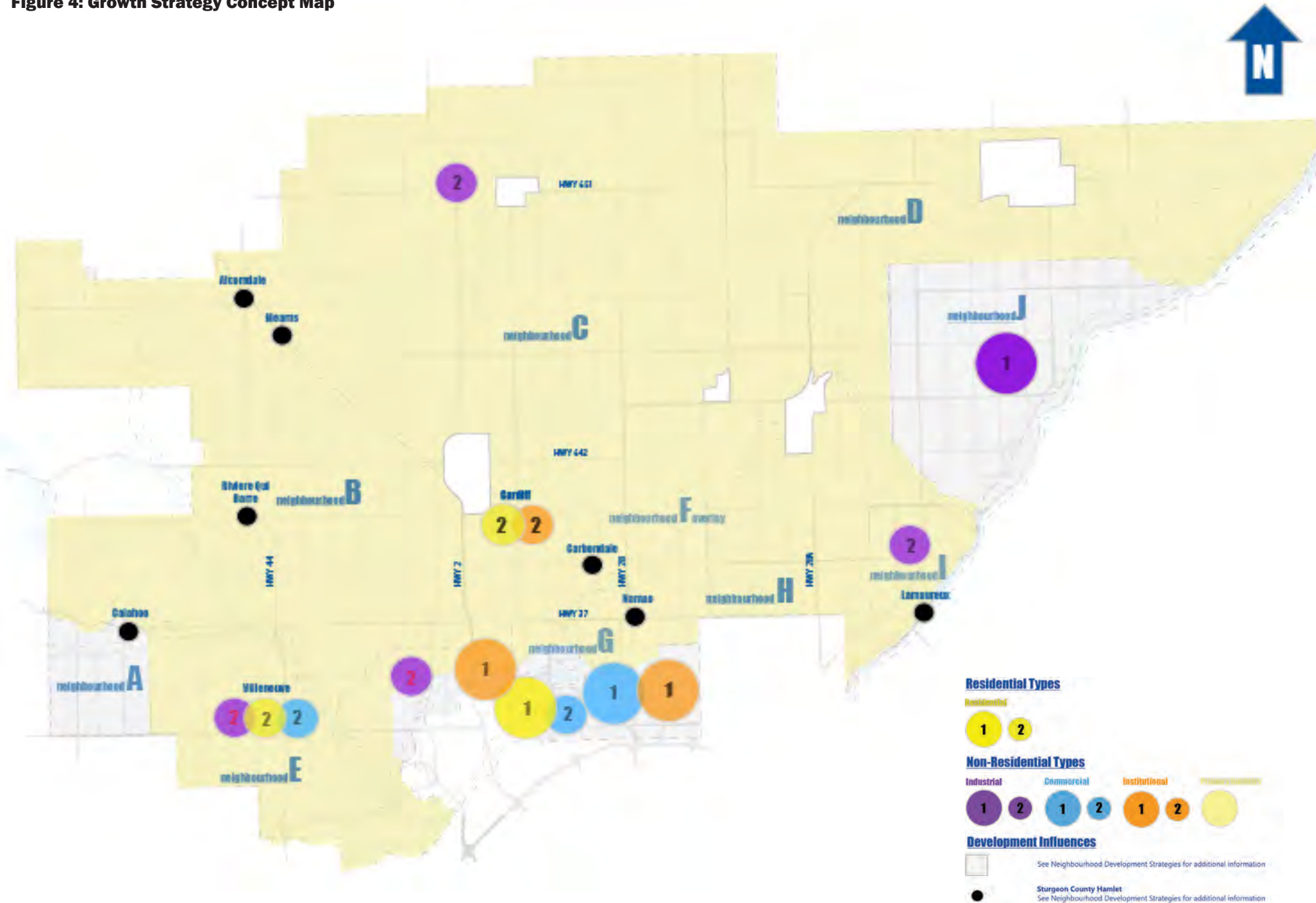
See Neighbourhood Development Strategies for additional information



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 - Sturgeon Valley

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 - Growth Hamlets

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.). **Densities of the Growth Hamlets shall be in accordance with the minimum greenfield densities as prescribed by the Edmonton Metropolitan Region Growth Plan.**

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.

F overlay

environmental stewardship outcomes

- F 1 Promoting Best Management Practices to ensure that proposed development activities adequately consider their associated environmental impacts.**
- F 2 Protecting Flood Risk Areas from inappropriate development.**
- F 3 Protecting Regionally Significant Natural Areas, wildlife habitat and the integrity of wildlife corridors.**
- F 4 Protecting the environmental integrity of the County's Aquatic Resources through application of recommended setback distances.**

Environmental stewardship involves ensuring that developments are reasonably safe from environmental hazards. This includes protecting the valley and the ravine system from developments that may compromise its integrity and long-term stability, preserving significant visual and natural amenity features and recognizing the ecological functionality of the County's natural areas. The major Aquatic Resources in the Neighbourhood are the North Saskatchewan River, the Sturgeon River, the Redwater River, the Riviere Qui Barre River and Big Lake. Regionally Significant Natural Areas include the Redwater Provincial Recreation Area, Big Lake Natural Area and Lois Hole Centennial Provincial Park. The desired intent is to protect regionally significant natural areas and promote environmentally responsible development.

F.1 through F.4 environmental stewardship output actions Sturgeon County will support the long-term outcomes of the Neighbourhood by:

F 1

Best Management Practices

- a** Liaising with the local agricultural community to minimize land-use conflicts by discouraging the creation or expansion of Confined Feeding Operations in the Neighbourhood.
- b** Referring to the Big Lake Stormwater Management Plan for recommended practices and policies regarding storm-water management, flood-plain management and sediment management in close proximity to the Sturgeon River and Big Lake.
- c** Initiating and developing Wildlife Connectivity Best Management Practices and Guidelines to maintain habitat connectivity across the remaining natural habitats via the County's major aquatic resource corridors. Best management practices will promote local and regional ecological connectivity and promote wildlife movement through developed areas.
- d** Initiating and developing Erosion and Sediment Control Best Management Practices and Guidelines to assist landowners, developers, consultants, contractors and County departments and staff in understanding erosion and sediment control issues affecting the major Aquatic Resources of the Neighbourhood.

F 2

Flood Risk Areas

- a** Protecting lands that have been identified as Flood Risk Areas (see map 15 within Appendix A-3) by restricting subdivision and development that would increase the risk of damage from flooding or disrupt normal hydrological activity. (see ES 4.3 policies on p. 43).
- b** Permitting no permanent structures within the 1:100 year flood plain of the major County Aquatic Resources (including the North Saskatchewan, the Sturgeon River, the Redwater River, the Riviere Qui Barre River and Big Lake). Where development is proposed near the 1:100 year flood plain, the developer will be responsible for defining the precise boundary/contour of the Flood Risk Area. (see ES 4.3 policies on p. 43).

F 3

Regionally Significant Natural Areas

- a** Applying Neighbourhood F as Sturgeon County's Conservation Buffer as indicated in the Capital Region Growth Plan Regional Buffers areas map.
- b** Working with the Province and stakeholders regarding conservation and recreation opportunities for the Redwater Provincial Recreation Area, River Lot 56 Natural Area, Big Lake Natural Area and Lois Hole Centennial Provincial Park. The development, implementation and enforcement of an Access Management Plan for the Provincially Significant Natural Areas will be completed in consultation with Sturgeon County residents and stakeholders.
- c** F.3.C Giving due regard to the key wildlife and biodiversity zones identified by the Edmonton Metropolitan Region Growth Plan (see Map 12A on page 177) and protect such zones in accordance with the relevant environmental legislation.

Map 12A Environmental Significant Areas

