

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 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

The map displays Sturgeon County divided into 10 neighbourhoods, each labeled with a letter (A-J). Neighbourhoods A, B, and J are shaded in light grey, indicating they are Sturgeon County Hamlets. The map shows various development influences represented by colored circles with numbers 1 or 2. A legend in the bottom right corner explains the symbols:

- Residential Types:**
 - 1 (Yellow circle)
 - 2 (Purple circle)
- Non-Residential Types:**
 - Industrial: 1 (Dark purple circle), 2 (Light purple circle)
 - Commercial: 1 (Blue circle), 2 (Light blue circle)
 - Institutional: 1 (Orange circle), 2 (Light orange circle)
 - Primary/Community: Yellow circle
- Development Influences:**
 - Sturgeon County Hamlet: Light grey shaded area
 - Neighbourhood Development Strategies: White square with a black dot

Neighbourhoods and their associated influences:

- Neighbourhood A:** Light grey shaded area.
- Neighbourhood B:** Light grey shaded area.
- Neighbourhood C:** Yellow circle with '2'.
- Neighbourhood D:** Yellow circle with '2'.
- Neighbourhood E:** Yellow circle with '2', Yellow circle with '1', and Blue circle with '1'.
- Neighbourhood F:** Yellow circle with '2' and Orange circle with '1'.
- Neighbourhood G:** Yellow circle with '1', Yellow circle with '2', Blue circle with '1', and Orange circle with '1'.
- Neighbourhood H:** Yellow circle with '2'.
- Neighbourhood I:** Yellow circle with '2'.
- Neighbourhood J:** Light grey shaded area, Yellow circle with '1'.

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

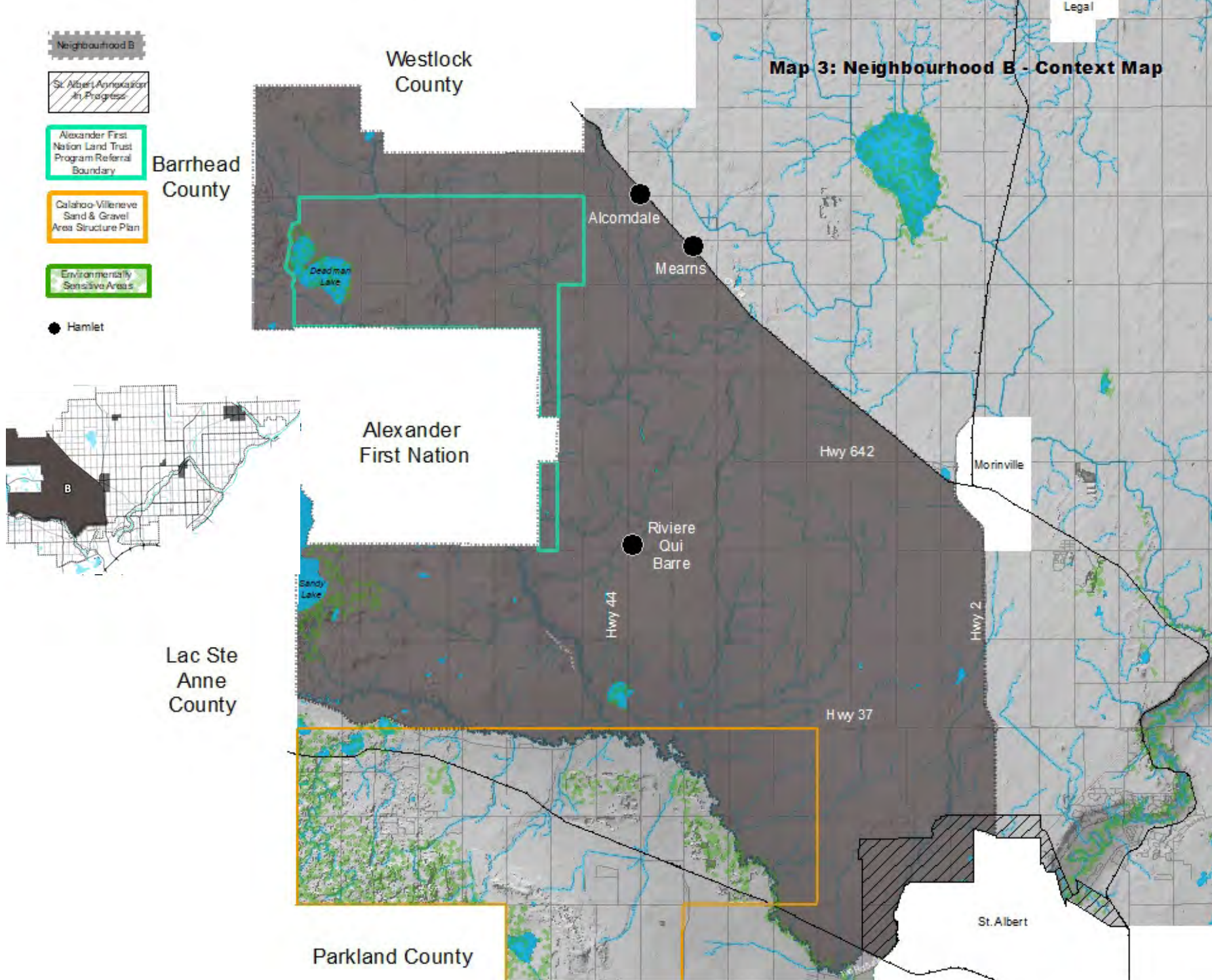
Residential Type 2 refers to development within Sturgeon County's hamlets where additional residential growth is viable. This residential type is reflective of Sturgeon County's traditional housing opportunities and is associated with residential densities found within Sturgeon County's hamlets. Consideration 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.

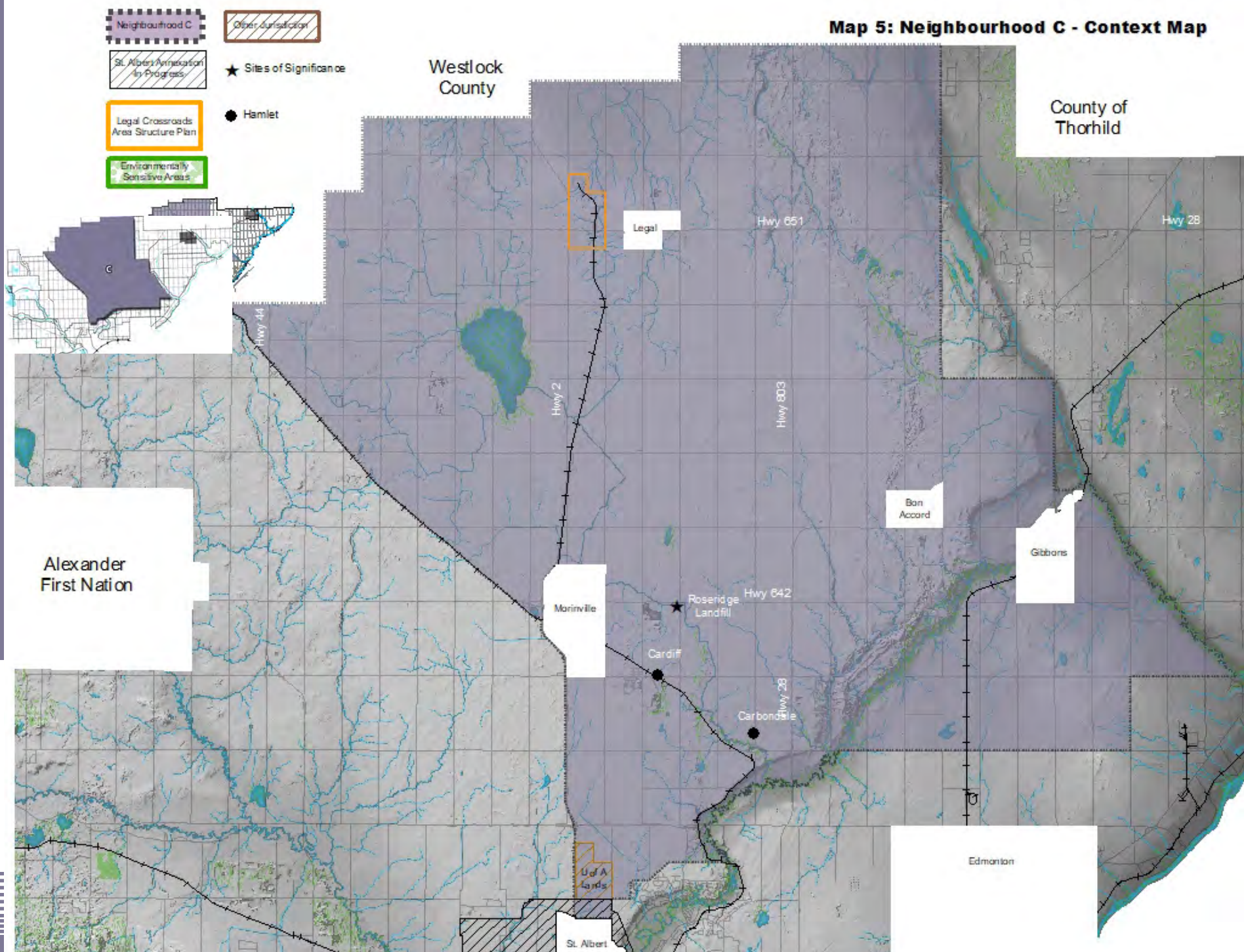
2.3.8 Shall establish an administrative boundary for Sturgeon County Residential Type 2 hamlets and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet. The administrative boundary will take into account mitigative measures 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.



Map 5: Neighbourhood C - Context Map



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.

Neighbourhood G

Distinctive Neighbourhood Role

To deliver a sustainable and complete community where placemaking principles and local distinctiveness are embedded into the fabric of the neighborhood.

Each strategic development site will acknowledge the wider Sturgeon Valley context, nurture Sturgeon's unique qualities and ensure the regional vision of growth is delivered in a vibrant and sustainable way.

Edmonton Metropolitan Region Board Sturgeon Valley Special Study Area Policies

The Edmonton Metropolitan Region Board (EMRB) Growth Plan was amended in March 2019 to include the Sturgeon Valley Special Study Area policies. The policies set the terms of reference for future developments in and around the Sturgeon Valley.

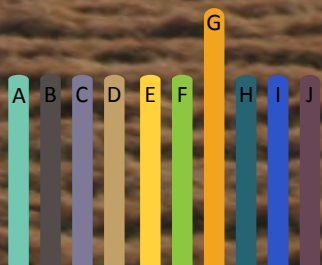
Key objectives include the following:

- Assurance of consistency with EMRB Growth Plan and Policy Tiers
- Policy assurance for preservation of agricultural lands
- Policy assurance for completion of existing Sturgeon Valley community
- Policy assurance for density targets and transition from existing Sturgeon Valley community

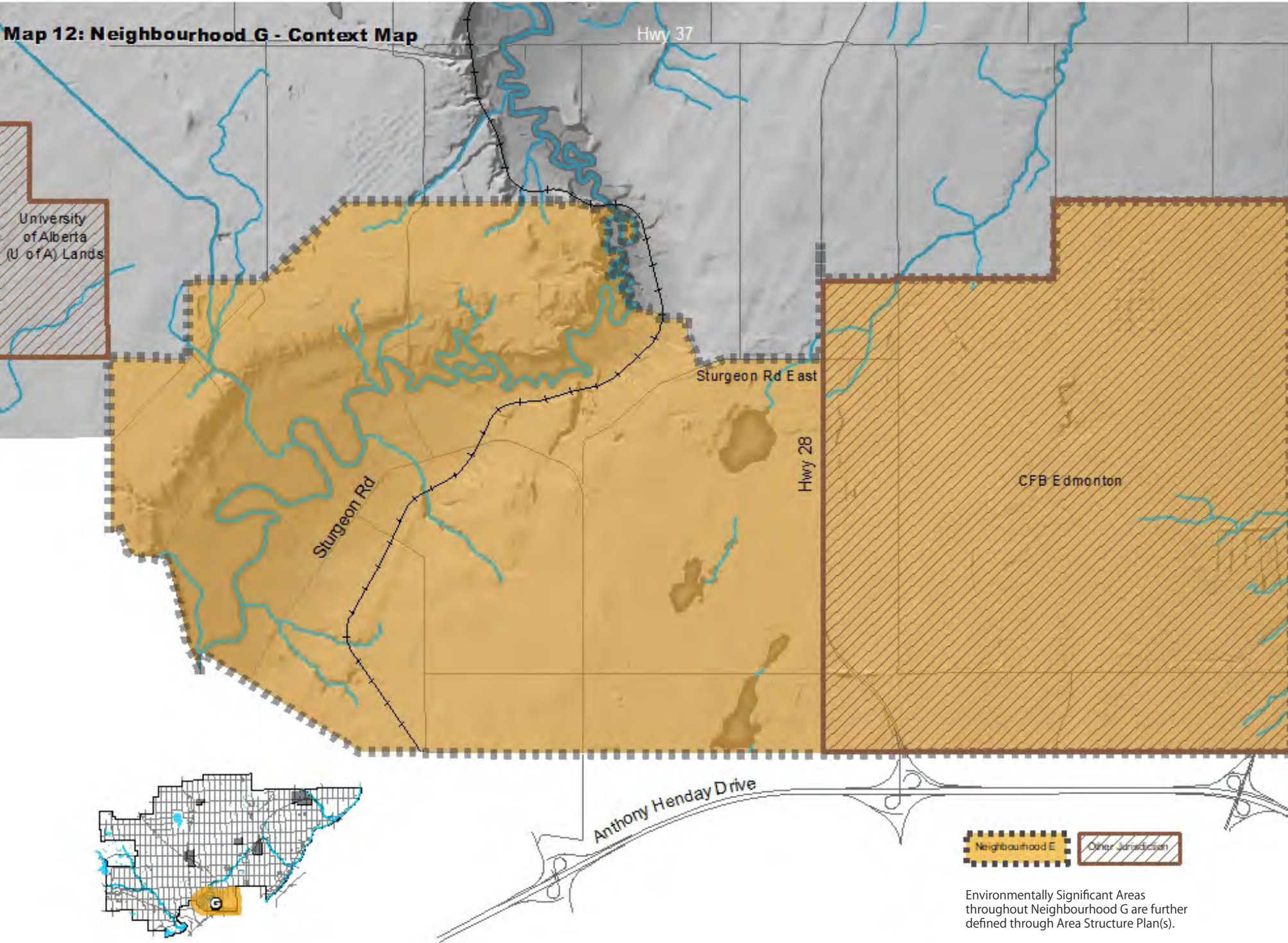
Neighbourhood Statistics

Total of ±5,945 ha of land
Represents ±2.6% of SC land mass

Current Population (2019 Census): 4,052
CFB Edmonton Population (2019 Census): 1,431



Map 12: Neighbourhood G - Context Map



Environmentally Significant Areas throughout Neighbourhood G are further defined through Area Structure Plan(s).

Placemaking Principles

Development within the regionally significant Neighbourhood G will deliver quality and sustainable places, whilst responding positively to the existing community, and aspects of local context, heritage, agriculture, and character. Within the Neighbourhood, distinct developments will contribute towards a strong sense of place and identity, whilst providing opportunities for all residents to work, enjoy and thrive. Local enterprise will be encouraged and championed in the Neighbourhood, in addition to strategic commercial opportunities. Future development within this area will be shaped by Regional direction, outlined within the EMRB Growth Plan, and will be in accordance with the Sturgeon Valley Special Study Area (SVSSA) Policies. Orderly and attractive development will reflect the Sturgeon context, delivering good places, contiguous development and complete communities.

In order to deliver quality places and complete communities, placemaking principles must be embedded within developments. The Sturgeon Valley will provide for an attractive, legible, healthy, accessible and safe environment for all. Development within Neighbourhood G will ensure that the community benefits from an appropriate diversity of land uses, active travel opportunities, green spaces, economic opportunity, community infrastructure and service. An appropriate level and mix of densities will be provided that in combination are capable of sustaining local vibrancy, and development viability.



Neighbourhood G Placemaking Principles

G

1.1

Responsible to the Regional Context, delivering Sustainable Places

Supporting the regional vision of growth by developing in accordance with regional policy and by focusing the majority of Sturgeon County's future residential, commercial and institutional development activity to this Neighbourhood.

Developing statutory Planning Documents for all development in Neighbourhood G to give certainty to local communities, investors, developers, service providers, and municipal neighbours regarding long-term density and growth aspirations.

G

1.2

Demonstrating long-term viability, ensuring complete, well-serviced communities

All prospective developments must demonstrate the viability of the proposal in line with requirements within with regional policy. This will include an awareness of infrastructure, transportation, community facilities and amenities.

Developments are to provide an appropriate mix of uses and dwelling types, open and green spaces, and will adequately demonstrate the long-term fiscal implications for the County.

G

1.3

Providing logical and timely infrastructure that provides high-quality service to residents now and in the future

Developments are required to fulfill the requirements of the regional policy, all infrastructure servicing to Neighbourhood G will contribute to the delivery of quality places.

Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider Sturgeon Valley and regional context. Alternative and innovative servicing where appropriate may be considered.

G

1.4

Creating a well-connected community, through the design of an interconnected Valley network

Through the natural and informed expansion of existing transport infrastructure; a comprehensive, efficient and robust transportation network will be developed that enhances movement through a variety of means across the Sturgeon Valley and to regionally significant destinations.

Making active travel an attractive alternative in addition to recreational opportunity and delivering a transit centre that provides an accessible connection to the wider region.

G

1.5

Championing Sturgeon's agricultural heritage whilst positioning the Valley for the future of farming

The local agricultural heritage provides a strong culture for the Sturgeon Valley community. Current agricultural holdings near the Sturgeon Valley area will continue to thrive.

Sturgeon Valley is well positioned to provide unique spaces for non-conventional agriculture and community growing, whilst providing close access to local and regional consumers as well as opportunity for complementary, co-located industry.

Implementation of Neighbourhood G Placemaking Principles

In order to implement and embed the overarching placemaking principles within Neighbourhood G developments will seek to:

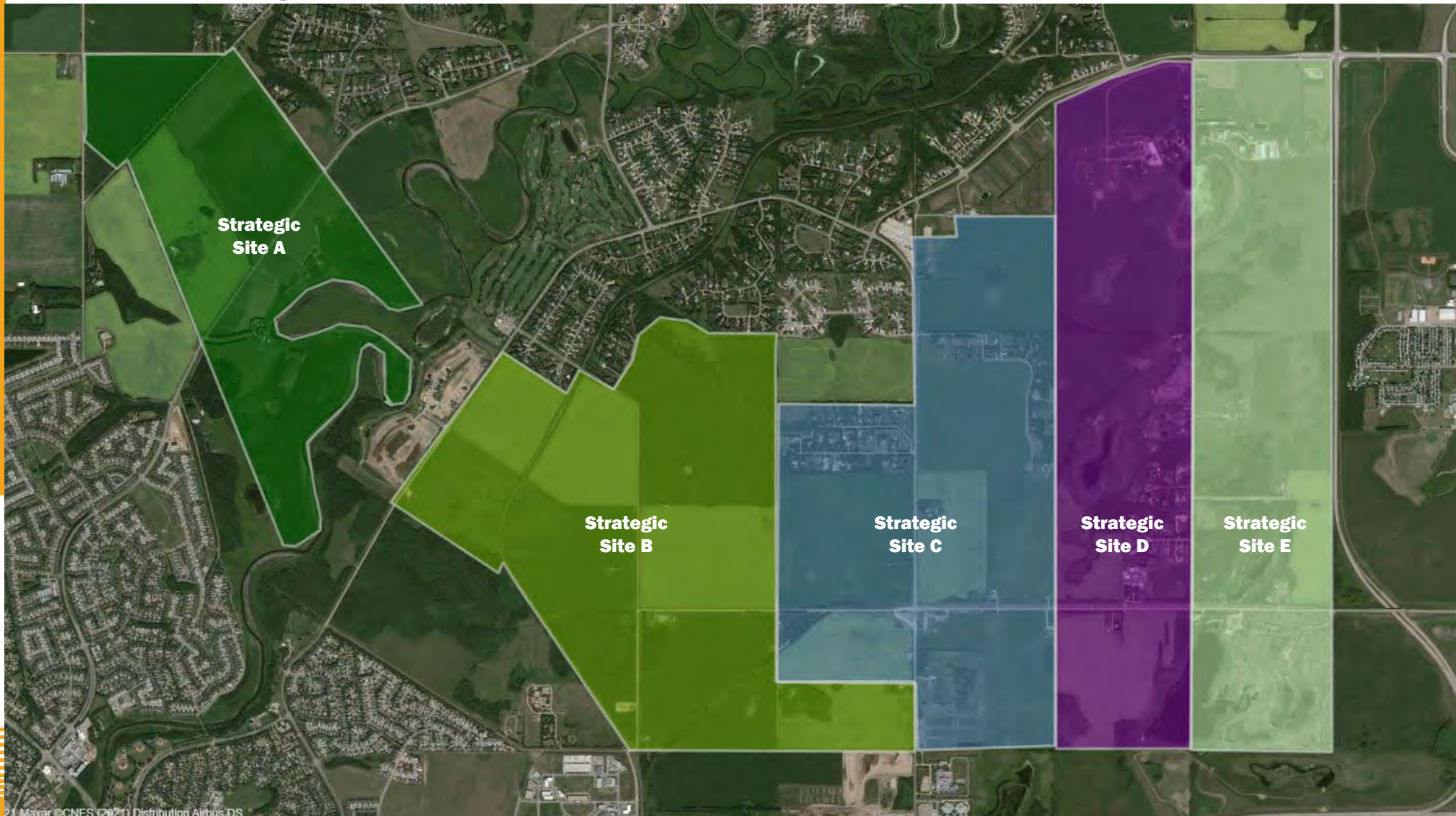
- a** Develop and contribute to the identity of the Sturgeon Valley, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the Neighbourhood.
- b** Foster key gateway points in and around the Sturgeon Valley, by ensuring that public improvements and private development work together to enhance the sense of entry into the Sturgeon Valley community through elements such as signage and landscaping that captures the uniqueness of the area and its setting.
- c** Be sensitive and responsible to the density and character of the Sturgeon Valley community and surrounding areas. Avoid unacceptable juxtapositions and/or conflict between residential and non-residential uses. Ensure there are no significant adverse impacts on natural heritage assets.
- d** Provide a mix of uses to enhance the Sturgeon Valley community. Based upon the need throughout the Neighbourhood, ensure adequate leisure uses are provided for, local business opportunities are encouraged to thrive within commercial nodes, and there are appropriate spaces for essential social infrastructure. Local, boutique businesses are to be encouraged, whilst commercial developments that are larger in scale would be expected to be sited outside of residential communities.
- e** New developments are well connected to existing places capitalising on existing active travel routes, thereby positively contributing the overall connectivity throughout the entire Sturgeon Valley. Development will deliver new, and/or enhance existing, connections to community nodes.
- f** Deliver spaces that are designed to be adaptable and robust; by utilising landscaping, green infrastructure, ecological design, naturalisation and sustainable drainage where appropriate. Ensure active frontages onto streets, community facilities and key public spaces to provide natural surveillance, social interplay and character.
- g** Paths and trails, which provide a leisure function will be highly sensitive to pedestrian desire lines and will connect developments to not only natural spaces but also local important nodes, ultimately developing a comprehensive active travel network across the entire Sturgeon Valley community.
- h** Encourage the use of sustainable construction methods, Low Impact Development principles, ecological design, resource efficiency, building energy efficiency and contributions towards localised renewable or low carbon energy generation.
- i** Deliver a high-quality public realm, incorporating public art and landscaping where appropriate. Where internal streets and public spaces are welcoming, low maintenance, well defined, safe and accessible for all, with a distinct identity. Landscaping utilises native species and naturalisation where possible.
- j** Provide appropriate naturalisation of landscaping that will prevent excessive water use and the nutrient loading in water bodies. Naturalised landscaping will act as green corridors linking to other natural spaces and provide important flood mitigation whilst being conscientious of natural hazards such as wildfires.



Strategic Sites

In order to facilitate the localised delivery of the Placemaking Principles and the various outcomes, the regionally significant Sturgeon Valley has been divided into five Strategic Sites, each of which have significant future development potential and a distinct vision. These Sites will provide new homes and opportunities for job creation and commercial investment to meet the growth figures adopted by the EMRB Growth Plan. Some of the Strategic Sites are capable of delivering homes and jobs beyond the Plan period.

Map 12A: Strategic Sites



Strategic Sites - Future Planning Requirements

Using the overarching policies in the MDP, coupled with the direction within the Our Future Valley ASP, applicants for any Strategic Site will produce a Neighbourhood Structure Plan (NSP), which will, if necessary, refine the spatial extent of the Strategic Site. As part of the Strategic Site NSP the applicant will be required to conduct the following:

- Detailed Land Use Plan, inclusive of a phasing plan for the Planning Area.
- Detailed Servicing Plan which includes water, sanitary and stormwater considerations and infrastructure planning;
- Comprehensive Traffic Impact Assessment that highlights impacts both within the site and the impacts of the site to the wider area;
- Fiscal Impact Assessment that illustrates the full, life-cycle development costs to Sturgeon County.
- Detailed wetlands/natural areas assessment.
- Plan for the logical extension of road networks and servicing between municipalities where applicable.
- Any other specific requirements the County may request (such as compliance with density targets, intermunicipal servicing, CFB Edmonton helicopter regulation requirements, architectural design standards, etc.)

Whilst it is not anticipated that additional Strategic Sites will emerge within Neighbourhood G over the MDP plan period, any potential, additional MDP 'Strategic Sites' would be added through an MDP amendment. The applicant(s) would be required to outline how the new Strategic Site development areas would link with any approved Strategic Areas in terms of phasing, servicing, market demands, changes in technology, population growth, and any other matters deemed necessary. It is expected that any candidate Strategic Site(s) can be demonstrated to offer significant development potential in line with the EMRB Growth Plan.

Strategic Sites - An Overview

Strategic Site A - Sturgeon Valley Innovation District

Vision: Bridging the County's past and future with respect and innovation to create a complete community where neighbours can live, work and play. Inspired by and championing surrounding ecological features, this unique district will provide innovative opportunities for multigenerational living, residential and local scale mixed use whilst providing a strong sense of connection with nature and the wider Sturgeon Valley.

Strategic Site B - Sturgeon Valley Residential Mixed Use Core

Vision: Celebrating Sturgeon Valley's rural roots whilst creating an excellent place to live, work and enjoy, this well-connected site will deliver a vibrant community that benefits from market responsive housing, connections to nature and commercial nodes.

Strategic Site C - Sturgeon Valley Centre

Vision: A destination point for the Sturgeon Valley, with compact residential development in close proximity to a range of amenities and a transit centre.

Strategic Site D - Sturgeon Valley Natural Heritage

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, whilst giving space to allow nature, agricultural small holdings and clustered residential opportunities to thrive and innovate for our future. Our green wedge will lend itself to forging links between rural with urban, agriculture and commerce, whilst providing a space for people to connect with nature and with food production.

Strategic Site E - Sturgeon County Commercial and Light Industrial Local Employment Hub

Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

Map 1: Detailed Strategic Site Map





Strategic Site A

Sturgeon Valley Innovation District

Vision: Bridging the County's past and future with respect and innovation to create a complete community where neighbours can live, work and play. Inspired by and championing surrounding ecological features, this unique district will provide innovative opportunities for multigenerational living, residential and local scale mixed use whilst providing a strong sense of connection with nature and the wider Sturgeon Valley.

Development is envisioned to explore innovation to advance community and sustainability, well-being, and healthy ecosystems. The environmental context underpinning the district is coupled with a distinctive community focus, to build community through encouragement of multigenerational interactions, active living, whilst fostering local innovation and knowledge sharing, post secondary partnerships, and celebrate the area's agricultural heritage.

The Innovation District will be distinct yet complementary to the wider Sturgeon Valley community, providing a vibrant, walkable and welcoming district, with local services, housing diversity and enhanced environmental stewardship. It will provide opportunities such as local food production, outdoor recreation, and connectivity to local sustainable and innovative projects.

G.A Development Expectations the strategic site will:

- a** Provide spaces for local food production and community gardens that can celebrate and support Sturgeon County's agricultural heritage, contributing to the distinctiveness and cohesiveness of the community.
- b** Provide opportunities for development that is responsive to the community, supporting opportunities for incremental development that is market-sensitive and responsive to demographic shifts over time.
- c** Provide a welcoming space for innovators to explore future research and product development opportunities, exchange of ideas and commerce to implement local solutions to advance community sustainability, environmental stewardship and food security.
- d** Be mindful of local biodiversity through the implementation of green corridors to promote environmental and community well-being, whilst protecting and enhancing the key environmental site features.
- e** Be sensitive to riparian areas, whilst promoting a riparian park providing enhanced watershed protection, habitat restoration, biodiversity and recreational opportunities.
- f** Support active travel links to connect residents to existing and planned trail systems (both local and regional).
- g** Showcase enhanced community sustainability and climate resilience by potential integration of fiscally-driven green infrastructure elements.
- h** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Bellerose Drive, future 127th Street, future Neil Ross Road and any other roads as identified by the County.

Map 2: Detailed Strategic Site Map





Strategic Site B

Sturgeon Valley Residential Mixed Use Core

Vision: Celebrating Sturgeon Valley's rural roots whilst creating an excellent place to live, work and enjoy, this well-connected site will deliver a vibrant community that benefits from market responsive housing, connections to nature and commercial nodes,

The Site will be sensitively developed along the boundaries to existing communities, providing dwellings at a density amenable to the existing form of neighbouring developments. Sturgeon Valley heritage will be preserved through providing linear greenspaces with trails and green spaces for residents to enjoy. The development shall offer linkages to the wider community and natural features such as the Sturgeon River and River lot 56, enabling residents to be steps away from nature every day.

Development is envisioned to explore new technologies whilst providing access to local and convenient retail and services. In order to maintain the uniqueness of the area it is expected that retail be boutique and local in nature, green spaces will provide local places to gather and trails will enable connectivity to adjacent community nodes and the beautiful natural setting of the Valley.

G.B Development Expectations the strategic site will:

- a** Build upon the character of the Sturgeon Valley Area through sensitive interfaces to adjacent planned and existing developments and land uses.
- b** Capitalise on proximity to St. Albert by including active travel links to neighbouring St. Albert trails.
- c** Celebrate the rural roots of the Sturgeon Valley through naturalized landscaping of ponds and trail corridors, and by providing connections to natural areas including the Sturgeon River.
- d** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Sturgeon Road, existing Valour Avenue/Township Road 542, future 127th Street, and any other roads as identified by the County.
- e** Require new development in proximity to railway operations be appropriately located, designed, and buffered, thereby promoting public safety and mitigating adverse impacts from noise and vibration.

Map 3: Detailed Strategic Site Map





Strategic Site C

Sturgeon Valley Centre

Vision: A destination point for the Sturgeon Valley, with compact residential development in close proximity to a range of amenities and a transit centre.

Using the Sturgeon Valley context and conscientious of adjacent areas, both developed and planned, the residential component of this strategic site will be developed as a hub for the Sturgeon Valley and surrounding area, embodying Sturgeon Valley's unique character and heritage whilst providing contiguous, compact, and transitional development.

Using the transit centre as a focal point, the site will provide opportunities for residents to live, work, shop, and play in Sturgeon County. This strategic site will provide a Sturgeon Valley crucial centre through delivery of a transit hub, a boutique commercial heart and local amenities that will attract residents from across the County and beyond.

G.C Development Expectations the strategic site will:

- a** Build upon the character of the Sturgeon Valley Area through sensitive interfaces to adjacent planned and existing developments and land uses.
- b** Provide a strong economic anchor for the Valley by providing complementary commercial developments and a range of community amenities that foster local business, community interaction, and localised service delivery.
- c** Deliver a transit centre, which will act as a hub of opportunity for County residents, whilst providing a focal point for the Sturgeon Valley community. The transit centre will be surrounded by community services and commercial development which will be accessible to all Valley residents, through ensuring adequate parking facilities (including cycle), in addition to connecting with existing and providing new active travel infrastructure.
- d** Ensure a walkable neighbourhood by capitalising and expanding upon the existing trails network and delivering multi-use trails to key community nodes within the site.
- e** Combine a variety of economic opportunities, that will attract boutique style shops and provide intuitive spaces for local businesses to start and thrive, coupled with local services that provide a unique feel to this area.
- f** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

Map 4: Detailed Strategic Site Map





Strategic Site D

Sturgeon Valley Natural Heritage

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, whilst giving space to allow nature, agricultural small holdings and clustered residential opportunities to thrive and innovate for our future. Our green wedge will lend itself to forging links between rural and urban landscapes, agriculture and commerce, whilst providing a space for people to connect with nature and with food production.

This Strategic Site provides ample opportunities to build upon the existing environmental features. Agricultural small holdings and clustered residential designs are to incorporate innovative landscaping, buffering, edge treatment, green space, and passive recreation to mitigate potential land use conflicts. Acting as a hub for agricultural innovation, this strategic site will continue to provide spaces for agriculture at varying scales. The site is also a buffer between the light industrial and commercially focused Strategic Site E and the residential development within Strategic Site C. This space will act as testament to Sturgeon County's agricultural heritage, whilst providing space to cultivate new opportunities for innovation. The area also provides a space for local residents to embrace natural heritage.

G.D Development Expectations the strategic site will:

- a** Be responsive to drainage issues on site, working to implement green infrastructure measures.
- b** Champion ecological features by improving green connectivity, where possible providing natural capital for the Sturgeon Valley
- c** Provide logical connections to the trail network to facilitate the enjoyment of the green wedge for local residents.
- d** Be an area for residents to enjoy nature and agriculture, by providing access to natural features and local growing opportunities or community growing spaces.
- e** Giving opportunity for small holdings and smaller agricultural holdings to provide a accessible way for new generations to contribute to Sturgeon County's proud agricultural heritage.
- f** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

Map 5: Detailed Strategic Site Map





Strategic Site E

Sturgeon County Commercial and Light Industrial Local Employment Hub

Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

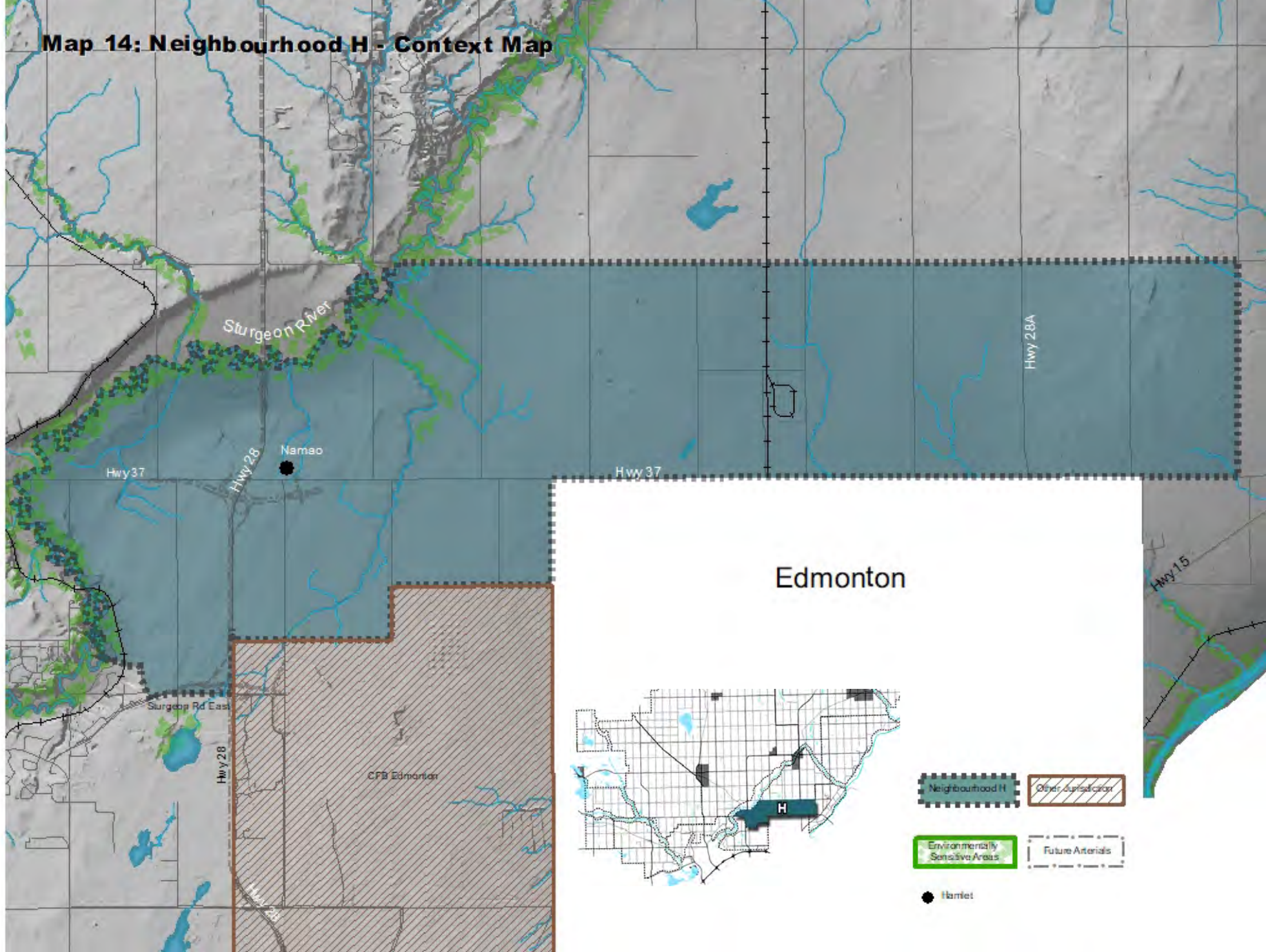
The Sturgeon County Commercial and Light Industrial Local Employment Hub will deliver the majority of job creation within the neighbourhood. Development will capitalise on the Sturgeon Valley Commercial Hub's location. Benefiting from proximity to CFB Edmonton, local agriculture, as well as vehicular traffic from northern Alberta and the Anthony Henday. The Hub will accommodate and attract warehousing, logistics, flex industrial, and manufacturing activities.

The Highway 28 Hub will be complementary and well connected to the wider Sturgeon Valley community, including commercial opportunities that are of a larger scale than those within the residential areas of Sturgeon Valley.

G.E Development Expectations the strategic site will:

- a** Any development will need to be sensitive of the potential impacts light industrial and commercial development can have on the neighbouring residential community and the operations of CFB Edmonton. Developments will demonstrate sufficient screening and/or appropriate mitigation measures to prevent potential nuisance.
- b** Developments should facilitate access via active travel for patrons and employees and contribute to the wider network of trails and pedestrian access.
- c** Engage in discussions with Alberta Transportation to outline the transportation upgrades needed to unlock various development opportunities.
- d** Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Valour Avenue/Township Road 542, future 127th Street, connections to Highway 28 and any other roads as identified by the County.

Map 14: Neighbourhood H - Context Map



Map 12A Environmental Significant Areas

