



Sturgeon
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Attachment 4



Bylaw 1594/22

Villeneuve Airport Area Area Structure Plan

Public Hearing

July 12, 2022

The Future Takes Flight



Process and Timelines

Input from a variety of stakeholders was received which influenced both the structure and content of Bylaw 1594/22.

2020-2021 VAA - Master Plan

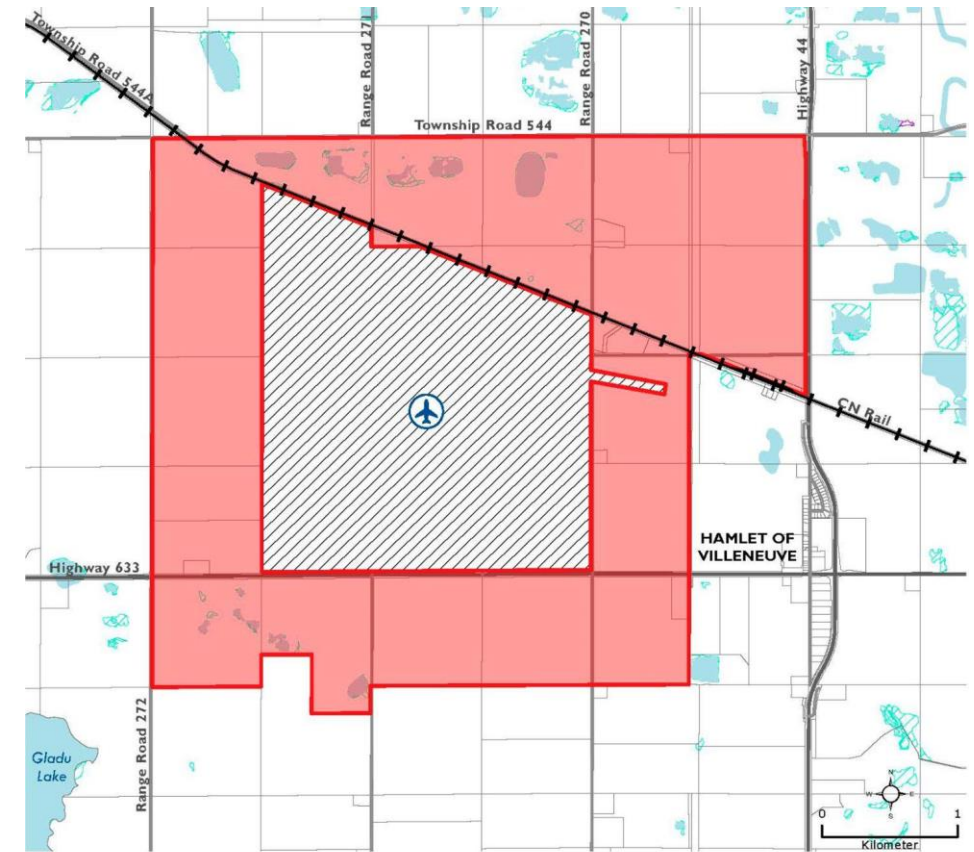
- ☒ Engagement involved over 150 stakeholders, including VLN partners, regulators, academia, businesses, and landowners in the area.
- ☒ **May 2020** Committee of the Whole Project Briefing
- ☒ **Nov 2021** Council approval of Master Plan

2021-2022 VAA - Area Structure Plan

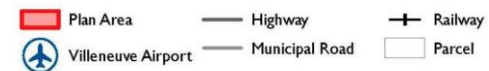
- ☒ **Nov 2021** Council authorization for commencement of Area Structure Plan process.
- ☒ **Dec 2021** Council approval of Communications and Engagement Plan
- ☒ **Feb 2022** Public Sessions
- ☒ **May 2022** Public Sessions
- ☒ **June 2022** Initiation of Council Bylaws

Plan Area

- The new ASP planning area covers approximately 1,200 hectares of land surrounding the Villeneuve Airport.
- The Plan area is uniquely located to maximize the intermodal opportunities due to the proximity to highways, the CN rail line, and the Villeneuve Airport.



PLANNING AREA BOUNDARY MAP



Plan Goals and Objectives

GOALS OF THE VILLENEUVE AIRPORT AREA - AREA STRUCTURE PLAN

- 1 To develop a growth concept and strategy that respects the intent of the Villeneuve Airport Area Master Plan;
- 2 To identify and encourage development that is compatible with the Villeneuve Airport;
- 3 To support the continued safe operation of the Villeneuve Airport;
- 4 To set a precedent for innovation and green technology in the region;
- 5 To enable agri-business to locate in the region, building on the strong agricultural foundations found in Sturgeon County;
- 6 To create employment opportunities for residents in the region; and
- 7 To generate economic opportunities by enabling a collaborative environment in the County and region that create long-term benefits to residents and businesses.



1



Innovation and Technology

Create a policy environment that supports innovation and technology development in the Plan area.

2



Investment Attraction and Readiness

Support the development of industry ecosystems that target collaboration focused on business concept focus areas in municipal, provincial and national growth sectors.

3



Legislative & Infrastructure

Coordinate the efficient provision of services and infrastructure; and

Update County plans, policies and processes to enable development through streamlined legislative measures, bylaws, and processes catering to the efficient and structured development of the Villeneuve Airport Area.

4



Workforce and the Human Factor

Create an attractive working environment for workers, students, visitors, and residents through a built form that augments the quality of life through the provision of convenient services and engaging urban design.



Plan Vision

A world-leading investment and innovation hub that promotes the economic diversification of the region by enabling conducive collaboration through investor attraction and the clustering of industry.



Plan Purpose

- The Villeneuve Airport Area - Area Structure Plan is a statutory planning document that outlines a roadmap and policy framework for developing the lands surrounding the Villeneuve Airport.
- The Plan area creates valuable employment opportunities for residents and stimulates economic viability that meets the diverse needs of the surrounding area.





Plan Studies

Area Structure Plan

Planning Areas,
Policies and
Implementation

Utility Planning

Transportation Analysis

Environmental Desktop Analysis

Economic Analysis

Agricultural Impact Assessment

Plan Overview

Section 1 - Introduction

Section 2 - Statutory Plans and other Planning Documents

Section 3 - Villeneuve Airport Area Context

Section 4 - Villeneuve Airport Area Development Concept

Section 5 - Strategic Planning Approach

Section 6 - ASP Policies

Section 7 - Implementation

Appendices





Section 4 - Overview

- Section 1 - Introduction
- Section 2 - Statutory Plans and other Planning Documents
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- Section 5 - Strategic Planning Approach
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- Section 7 - Implementation
- Appendices



Aviation & Aerospace



ecoPark



Logistics Park



Agri-Innovation

Section 5 - Overview

Section 1 - Introduction

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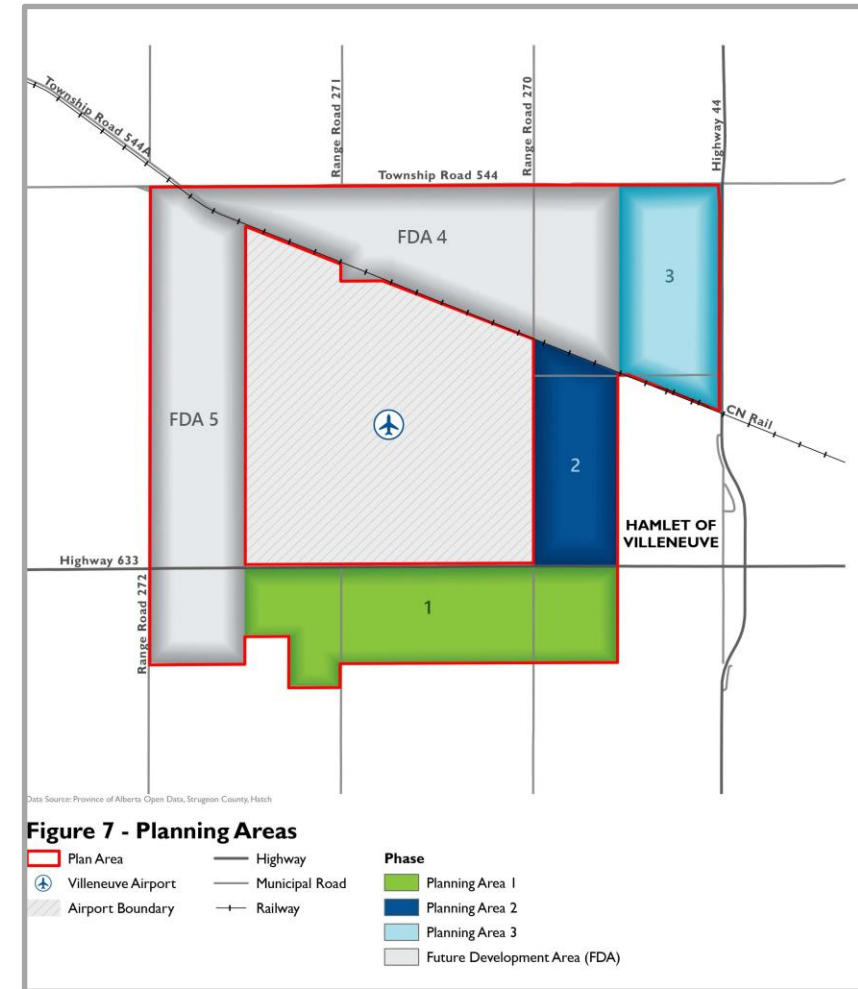
Section 5 - Strategic Planning Approach

Section 6 - ASP Policies

Section 7 - Implementation

Appendices

Planning Areas





Section 6 - Overview

Section 1 - Introduction

Section 2 - Statutory Plans and other Planning Documents

Section 3 - Villeneuve Airport Area Context

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Section 6 - ASP Policies

Section 7 - Implementation

Appendices

- 6.1 General Policies
- 6.2 Land Use Concept
- 6.3 Natural Resource Extraction
- 6.4 Villeneuve Airport
- 6.5 Green Development
- 6.6 Agriculture
- 6.7 Utilities
- 6.8 Stormwater Management
- 6.9 Oil and Gas Infrastructure
- 6.10 Shallow Utilities
- 6.11 Emergency Services
- 6.12 Transportation Network
- 6.13 Plan Area Access
- 6.14 Transit
- 6.15 Active Transportation and Accessibility
- 6.16 Rail Interface
- 6.17 Environmental and Historical Resources



Section 6 - Sanitary Servicing

Section 1 - Introduction

Section 2 - Statutory Plans and other Planning Documents

Section 3 - Villeneuve Airport Area Context

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Section 5 - Strategic Planning Approach

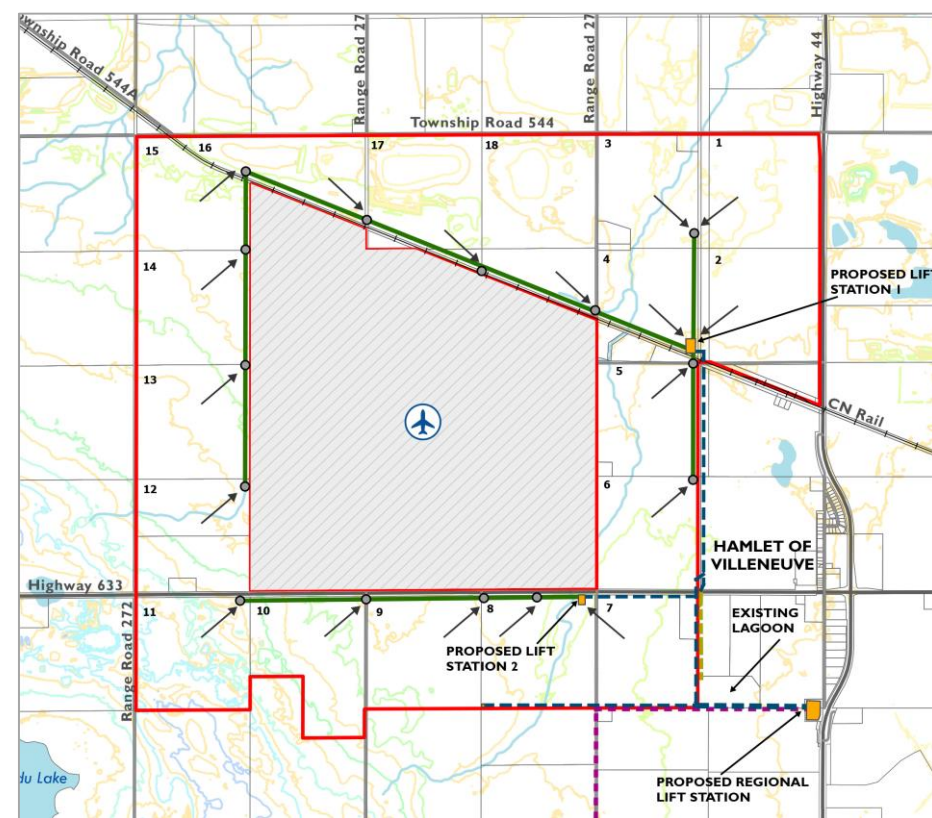
Section 6 - ASP Policies

6.7.1 Sanitary

Section 7 - Implementation

Appendices

Figure 8 - Sanitary System





Section 6 - Water Servicing

Section 1 - Introduction

Section 2 - Statutory Plans and other Planning Documents

Section 3 - Villeneuve Airport Area Context

Section 4 - Villeneuve Airport Area Development Concept

Section 5 - Strategic Planning Approach

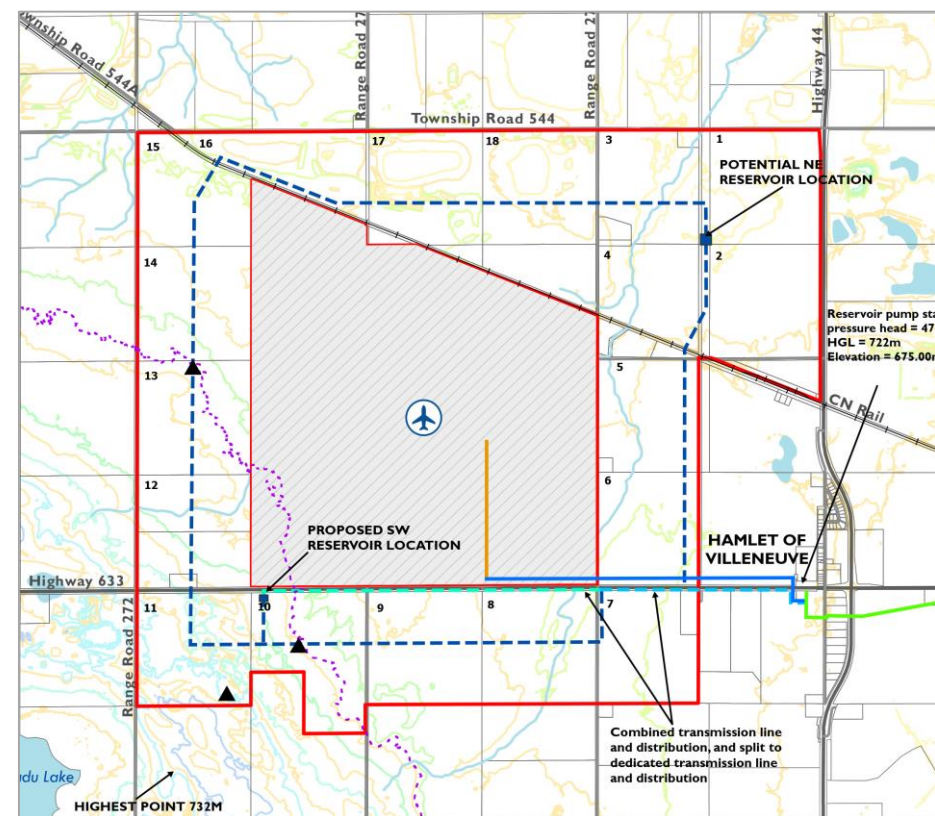
Section 6 - ASP Policies

6.7.2 Potable Water

Section 7 - Implementation

Appendices

Figure 9 - Potable Water System





Section 6 - Stormwater

Section 1 - Introduction

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Section 3 - Villeneuve Airport Area Context

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Section 5 - Strategic Planning Approach

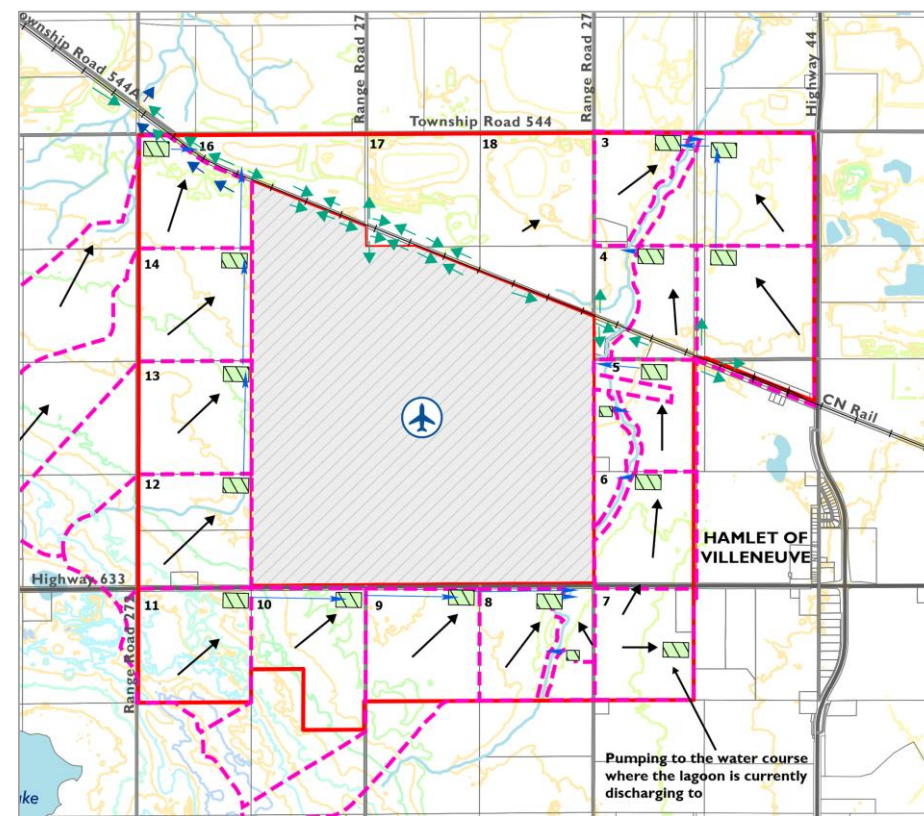
Section 6 - ASP Policies

6.8 Stormwater Management

Section 7 - Implementation

Appendices

Figure 10 - Stormwater Management System



Section 2 - Statutory Plans and other Planning Documents

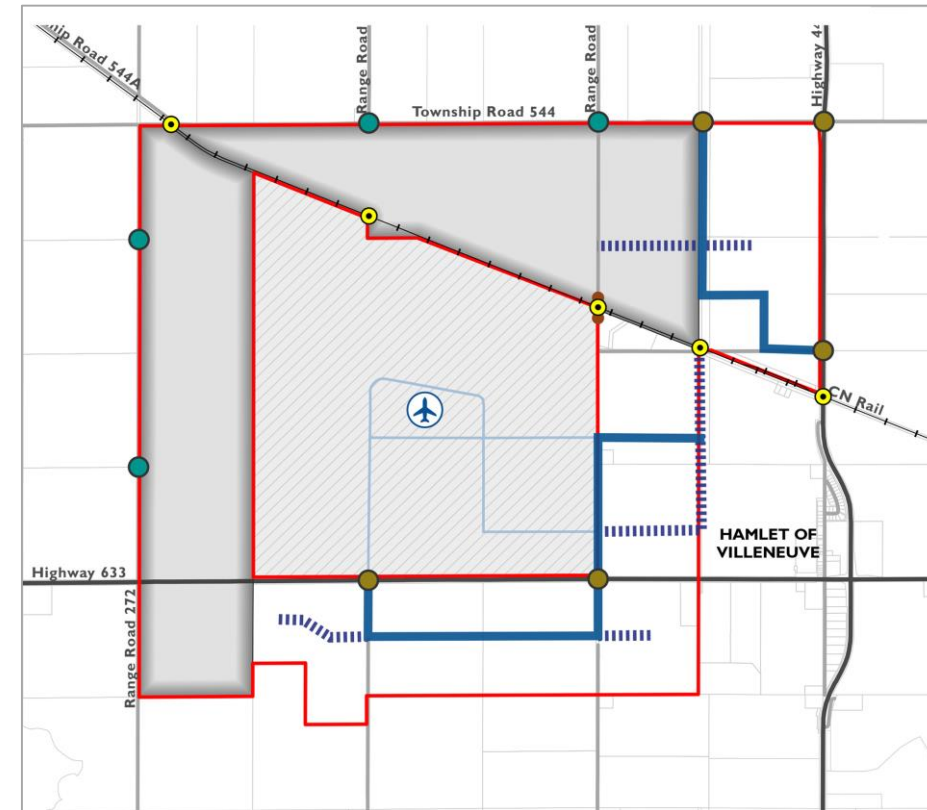
Section 4 - Villeneuve Airport Area Development Concept

Section 6 - ASP Policies

6.12 Transportation Network

Appendices

Figure 11 - Transportation Network





Section 7 - Overview

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Section 7 - Implementation

Appendices

7.1 Plan Adoption

7.2 Regional Collaboration

7.3 Outline Plans

7.4 Development Not Requiring an Outline Plan

7.5 Amendments to the ASP

7.6 Offsite Levy Requirements



Section 7 - Overview

Section 1 - Introduction

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Section 6 - ASP Policies

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Appendices

Submittal of Outline Plans

- Future Outline subject to Council approvals:
- Detailed Land Use and Phasing Plan
- Detailed Servicing Plan (water, sanitary, stormwater)
- Traffic Impact Assessment
- Detailed wetlands/natural areas assessment
- Any other specific requirements

County Implementation Items

- Confirmation of General Municipal Servicing Standards
- Land Use Bylaw Amendments
- Development of Offsite Levy Bylaw
- Servicing Agreements

Future VAA - ASP Amendments

- Subject to EMRB REF Process



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Bylaw 1594/22 Questions

The Future Takes Flight