

## 1.2 INTERPRETATION

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The ASP has been adopted by the County's Council by municipal bylaw in accordance with Section 633 *Municipal Government Act*, which authorizes the development of an ASP.

### Figures

The location of infrastructure, fixed elements and boundaries shown in the figures of this Plan are intended to be interpreted as conceptual, unless otherwise stated in the figure. The location of infrastructure and fixed elements should be independently confirmed through studies or field investigation. Future servicing infrastructure, transportation networks and intersection locations will be studied and further delineated through the County's Outline Plan or redistricting process. However, significant deviations from the intent of this Plan may be subject to an amendment to this ASP.

### Policies

All policy statements containing "shall" are mandatory and must be implemented. Where a "shall" policy proves impractical, an applicant may apply to amend the Plan.

All policy statements containing "should" are advisory statements and indicate the preferred objective, policy, or implementation strategy of the County. If the "should" statement is not followed because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means acceptable to the County.

Where "may" is used in a policy, this term denotes a choice in applying the policy, creating discretionary compliance, or the ability to vary the requirements to achieve the intent of the vision and objective of the Plan.

Policies and guidelines within this ASP do not result in automatic approval for a use on a specific site, and shall require individual review and site-specific detailed analysis of site conditions, constraints through an application for Outline Plan, redistricting, subdivision or development approval. All decisions relating to planning and development within the Plan area are at the County's discretion.

### Content

Words, terms, and phrases shall retain the definition in the County's Municipal Development Plan (MDP), the Land Use Bylaw, the *Municipal Government Act*, or any other provincial legislation.

References to specific Acts, agencies and regulatory bodies were accurate when this ASP was written; however, it is recognized that names may change over time. Therefore, the applicable Act, agency and regulatory body at the time of development shall be applied considering the purpose and intent of the Plan.

**The Appendices of the VAA ASP do not form part of this Bylaw but stand alone as an attachment.**

prohibits land uses with the propensity to attract birds. The Villeneuve Airport Zoning Regulations are located in **Appendix G**.

## 2.2 PROVINCIAL

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### **Municipal Government Act**

The *Municipal Government Act* governs the area structure plan planning process, and provides municipalities with the ability to develop and approve plans for lands within their jurisdiction. The ASP has been adopted by the County's Council through a municipal bylaw in accordance with Section 633 *Municipal Government Act*, which authorizes the development of an ASP.

### **Alberta Municipal Affairs Land Use Policies for Non-renewable Resources**

The Land Use Policies for Non-renewable Resources are intended to streamline municipal and provincial policy, and are legislated through 622(3) of the *Municipal Government Act*. Natural resource extraction activities that occur within the Plan area are subject to this policy and all other relevant provincial and federal Acts.

## 2.3 REGIONAL

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### **The Edmonton Metropolitan Regional Board Growth Plan**

The Plan area is located adjacent to the Villeneuve Airport, which is identified as a Regional Airport on Schedule 3B of the Edmonton Metropolitan Regional Board Growth Plan (EMRBGP). **The identified Major Employment Area attributed to the Plan Area, shown conceptually on Schedule 3A of the EMRBGP and as outlined in the Growth Plan, is to include lands around regional airports.**

There are several small Local Employment Areas in the airport vicinity that are zoned Rural Industry Support in the County's Land Use Bylaw. For identified Major Employment Areas, it is the Region's intention to support employment-intensive land uses with a range of employment types, including commercial, industrial and institutional uses. The VAA is strategically located surrounding the Villeneuve Airport, which provides a transition of land uses that minimize risks to public safety and health, while supporting economic diversification. The EMRBGP also supports regional infrastructure investment for Major Employment Areas, including the provision of municipal services, telecommunications and utilities.

The Regional Agriculture Master Plan (RAMP) was written as a result of policy direction from the EMRB to manage fragmentation and conversion of prime agricultural lands for non-agricultural uses in the region. The Plan area and the Villeneuve Airport are located in Policy Area 2 - Agriculture that Coexists Within Existing Land Use. This Policy area recognizes the mix of land uses and development that may result in the fragmentation of agricultural land. At the time this ASP was written, the RAMP was not yet ratified by the Province. As such, it currently does not have any official status.

### *Planning Area Considerations*

The policies of the ASP support the continued use of land for existing natural resource extraction operations, and where appropriate and approved by the municipality, the exploration of new natural resource extraction activities in Future Development Areas. Applications for natural resource extraction within designated Planning Areas 1 or 2 will not be supported to prioritize development and infrastructure investment in the Plan area. Natural resource extraction applications in Planning Area 3 and Future Development Areas may be considered by the County dependent on the status of already approved natural resource extraction permits, the time and end dates of future natural resource extraction, and the timing of extension of infrastructure servicing to the various Planning Areas.

#### **Principles for Natural Resource Extraction:**

- Support existing natural resource extraction operations in the Plan area.
- Support new applications for natural resource extraction operations in the Plan area, where appropriate.
- Guide the transition of areas depleted of natural resources to align with the Development Concept for the Plan area.

#### **Policies:**

6.3.1 The County shall not support applications to allow for natural resource extraction within Planning Areas 1 or 2.

6.3.2 The County may consider new applications for natural resource extraction within Planning Area 3 and Future Development Areas, subject to municipal approval.

6.3.3 The County should support the ongoing operation of existing natural resource extraction activities with approved land use or Development Permits located within the Plan area, subject to municipal approval.

## **6.4 VILLENEUVE AIRPORT**

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The proximity of the Plan area to the Villeneuve Airport enables opportunities to leverage the unique benefits of being located near an airport. The airport acts as a logistics hub and employment centre that provides general aviation relief for the Edmonton International Airport (Villeneuve Airport Strategic Plan, 2019-2023). The airport **and surrounding area** is identified as a Major Employment Area by the EMRB Growth Plan, and is anticipated to increase businesses and air traffic based on several future initiatives.

## Principles for the Natural Environment:

- Identify and protect environmentally sensitive areas and cultural heritage resources in the Plan area through integration into the design of the development and adequate setback requirements.
- Direct development, wherever possible, away from environmentally sensitive areas and cultural heritage resources.
- Identify, wherever possible, unknown areas of environmental and heritage significance, prior to development.

## Policies:

6.17.1 A professional geotechnical survey of the Plan area shall be required prior to subdivision.

6.17.2 The avoidance of wetlands and watercourses should be prioritized. However, where avoidance is not possible the alteration or removal of wetlands or watercourses shall be supported by, and in compliance with provincial and federal legislation.

## Outline Plan Policies:

6.17.3 An Outline Plan shall require the submission of biophysical and wetland assessments to identify all naturalized features and demonstrate protection measures, such as buffers around wetlands and natural water systems to the satisfaction of the County and provincial regulatory bodies.

6.17.4 An Outline Plan shall identify Environmental Reserve contributions to the satisfaction of the County. The location of Environmental Reserve shall be determined through studies completed prior to approval of the Outline Plan.

6.17.5 An Outline Plan shall require the submission of a Phase I Environmental Impact Assessment **and any subsequent phases, as recommended.**

6.17.6 An Outline Plan shall require wildlife and amphibian surveys and field studies to identify species at risk within the Plan area, as part of the permitting and approval process.

6.17.7 An Outline Plan shall require the submission of a Historical Resources Overview to identify any historical features and demonstrate adequate protection measures to the satisfaction of the County and the Province. Any required provincial or federal approvals, or protections are the responsibility of the applicant.