

BYLAW 1557/21
REPEAL AND REPLACE STURGEON VALLEY AREA STRUCTURE PLAN BYLAW 882/99
STURGEON COUNTY, MORINVILLE, ALBERTA

A BYLAW OF STURGEON COUNTY, ALBERTA, FOR THE PURPOSE OF REPEALING AND REPLACING STURGEON VALLEY AREA STRUCTURE PLAN 882/99.

WHEREAS, section 633 of the *Municipal Government Act*, RSA 2000 c. M-26 (“MGA”), as amended from time to time, authorizes Council to adopt area structure plans;

AND WHEREAS, Council deems it desirable to repeal Sturgeon Valley Area Structure Plan Bylaw 882/99 and replace it with Sturgeon Valley Core Area Structure Plan Bylaw 1557/21;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, enacts as follows:

1. Title

- 1.1 This Bylaw may be referred to as the “Sturgeon Valley Core Area Structure Plan”.

2. Purpose

- 2.1 The purpose of this Bylaw is to repeal Sturgeon Valley Area Structure Plan Bylaw 882/99 and replace it with Sturgeon Valley Core Area Structure Plan Bylaw 1557/21.

3. Definitions

- 3.1 In this Bylaw:
- i. “Bylaw” means this new area structure plan Bylaw;
 - ii. “County” means the Municipality of Sturgeon County;
 - iii. “County Commissioner” means the person appointed as the County Commissioner for Sturgeon County.

4. General

- 4.1 Bylaw 882/99 is hereby repealed and replaced with Bylaw 1557/21.
- 4.2 The Sturgeon Valley South Area Structure Plan, attached to this Bylaw as Schedule “A”, is hereby adopted.

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 14th day of September, 2021.

"Original Signed"

Alanna Hnatiw
MAYOR

"Original Signed"

Reegan McCullough
COUNTY COMMISSIONER (CAO)

September 14, 2021

DATE SIGNED

Schedule "A"

July 2021

Our Future Valley:

Sturgeon Valley Core Area Structure Plan

Bylaw No.: 1557/21
Date Adopted:
Date Amended:



Sturgeon
County

FOREWORD

In spring 2019, the Edmonton Metropolitan Region Board (EMRB) amended the Edmonton Metropolitan Region Growth Plan (EMRGP) to add in special policies relating to the Sturgeon Valley area of Sturgeon County. The area, deemed as the “Sturgeon Valley Special Study Area” (SVSSA) within the EMRGP, borders existing residential development in Sturgeon County, CFB Edmonton, the City of St. Albert, and the City of Edmonton.

To meet the goals, objectives, policies, and aspirations of the EMRGP, specifically those contained within the SVSSA, and to align with other County policy documents, Sturgeon County undertook a comprehensive review and rewrite of its existing Sturgeon Valley Core Area Structure Plan (“the Plan”). The framework provided in the re-envisioned Plan is both visionary and tangible, containing agile and analytical approaches to land use planning and development married to objectives and policies that contain clear tools for implementation and monitoring.

ACKNOWLEDGMENTS

Sturgeon County would like to thank the following groups for their participation in the re-envisioning of the Sturgeon Valley Core Area Structure Plan:

- » Sturgeon County Council
- » Sturgeon County Administration
- » V3 Companies of Canada Ltd.
- » Developers
- » Stakeholders/Public



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1. INTRODUCTION

1.1 OVERVIEW + PREFACE

First adopted in 1999, and previously known as the Sturgeon Valley Area Structure Plan, the Sturgeon Valley Core Area Structure Plan has guided the growth and development in the Sturgeon Valley for over two decades. The Sturgeon Valley Core Area Structure Plan (herein referred to as “the Plan”) was created out of a directive from the Municipal Government Board, which acknowledged the demand for residential development in the Sturgeon Valley while also recognizing the need for planned growth and development which was sensitive to the natural environment and perspectives of adjacent municipalities.

In spring of 2019, the Edmonton Metropolitan Region Board (EMRB) amended the Edmonton Metropolitan Region Growth Plan (EMRGP) to include “Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area”. These policies directed “Sturgeon County, in collaboration with the City of St. Albert and City of Edmonton, [to] plan for the completion of the Sturgeon Valley in a contiguous, compact manner with transitions that are sensitive to existing established communities, surrounding agricultural area and metropolitan boundaries.”

Using the boundary of the 1999 iteration of this Plan, Appendix G divided the Plan area into four (4) core areas, each with specific objectives and policies:

- » Area A – includes lands identified for potential annexation by the City of St. Albert, which will require its own Area Structure Plan and be removed from this Plan.
- » Area B1/B2 – includes lands which are considered growth areas, with increased minimum densities and require the creation of their own Area Structure Plan and be removed from this Plan.
- » Area C – are the lands to be retained as a part of this Plan, enabling the completion of the Plan area in a manner consistent with the existing community, and a density of up to 20du/nrha.
- » Area D – includes lands that are used predominantly for agricultural purposes, and which is to be governed by Sturgeon County’s Municipal Development Plan (MDP) and be removed from this Plan as they will only be used for agricultural purposes.

This amended Plan aligns with the EMRGP Appendix G directives, while still maintaining the overarching spirit as well as the majority of the goals, objectives, policies and aspirations from the 1999 iteration, which was prepared based upon a community consultation program with residents and property owners in the Sturgeon Valley area in accordance with the provisions of the Municipal Government Act (MGA) and the 1998 Municipal Government Board directive. Additional amendments include updating the Plan to reflect the growth and development that has occurred in the area since the Plan’s original inception as well as other initiatives, studies, reports, and constraints that have since been realized.

The Plan consists of text and maps, and may, in the future, include amendments to reflect changing circumstances.

1.2 PURPOSE

The purpose of the Sturgeon Valley Core Area Structure Plan is to guide the development of the remainder of the Plan area in an orderly and phased manner while enabling complementary intensification of the established residential communities. The Plan is intended to drive development in the Sturgeon Valley in a contiguous, compact manner, with transitions that are sensitive to existing landowners, surrounding agricultural areas, and the Sturgeon Valley South Area Structure Plan.

This Plan contains a vision statement, strategies, goals, objectives, and policies to guide council, approving authorities, review agencies and the public in directing and managing growth and change within the Plan area. The Plan addresses the following matters:

- » the sequence of development for the area;
- » the land uses proposed for the area;
- » the density of population for the area;
- » the general location of major transportation routes, including the provision of open space and active transportation connectivity within the Plan area and beyond; and
- » public utilities.

1.3 DURATION

This Plan sets forth, in general terms, the proposed pattern of land use within the Plan area to the year 2041. While the Plan is meant to be a long-term document, it is intended that regular monitoring, review, and periodic amendments may be required for policies in the Plan to remain current with changing trends, technologies, and growth within the region.

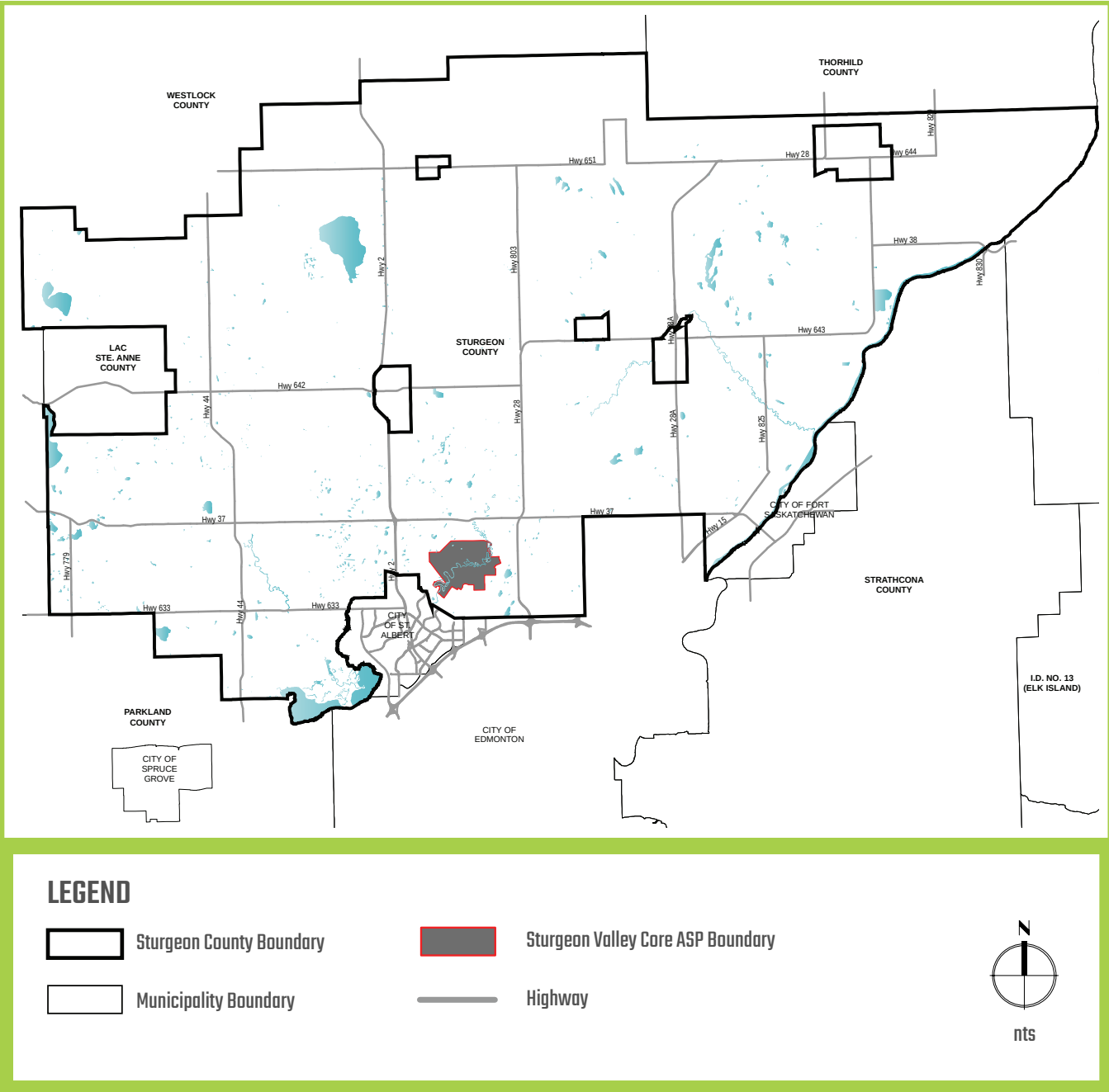
It is intended that amendments may be undertaken where it is deemed to be in the overall interests of the County and community, while maintaining the overall vision, goals and objectives of the Plan. Refer to Section 5.12 for the pathway to amend this Plan.

A systemic review of the Plan should be undertaken every five (5) years from the date on which the Plan comes into effect .

1.4 PLAN AREA

The Plan area, as indicated in Figure 1: Plan Area, covers approximately 1,420 hectares of land, all of which is completely contained in Sturgeon County. It is geographically positioned in the heart of the Sturgeon Valley; north of the Sturgeon Valley South ASP and bordered elsewhere by Sturgeon County agricultural lands. Running through the Plan area is the Sturgeon River, accompanied by environmentally sensitive lands that both flourish and support the water source. The Plan area is primarily comprised of existing residential communities, with some pockets of undeveloped land that have the potential to support additional residential development that is supported by technical studies through the development of an Outline Plan.

▼ FIGURE 1: PLAN AREA



1.5 REGIONAL INFLUENCES

Since its original adoption, this Plan, while under the jurisdiction of Sturgeon County, has been inherently driven by regional influences. While this amended Plan removes any immediately adjoining jurisdictions, it still plays an important regional role and is influenced by regional initiatives, directives, and policies.

The Sturgeon Valley South ASP, which adjoins this Plan along the southern boundary, is immediately adjacent to the Cities of Edmonton and St. Albert, and Canadian Forces Base (CFB) Edmonton. Development in the Sturgeon Valley South ASP contains specific policies related to increased minimum densities, and mixed use, commercial and light industrial uses, which are meant to create a transition from the boundaries of the adjoining municipalities to this Plan area. Development in the Sturgeon Valley South ASP, regardless of its form, will have an impact on this Plan, as municipal infrastructure such as water, wastewater, roadways, and trails, as well as ecological systems and open space networks are unequivocally intertwined.

This Plan is also required to align with the vision, goals, objectives and policies within the Edmonton Metropolitan Region Growth Plan, and more specifically, the contents of Appendix G: Negotiated Policies for the Sturgeon Valley.

1.6 INTERPRETATION

Figures

All symbols, locations, and boundaries shown in the figures of this Plan are intended to be interpreted as conceptual unless otherwise stated in the document, or where they coincide with clearly recognizable physical or fixed features within the Plan area. Locations of infrastructure and other fixed elements should be independently confirmed.

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 an advisory statement and indicate the preferred objective, policy and/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. Where “**may**” is used in a policy it 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 objectives of the Plan.

Definitions

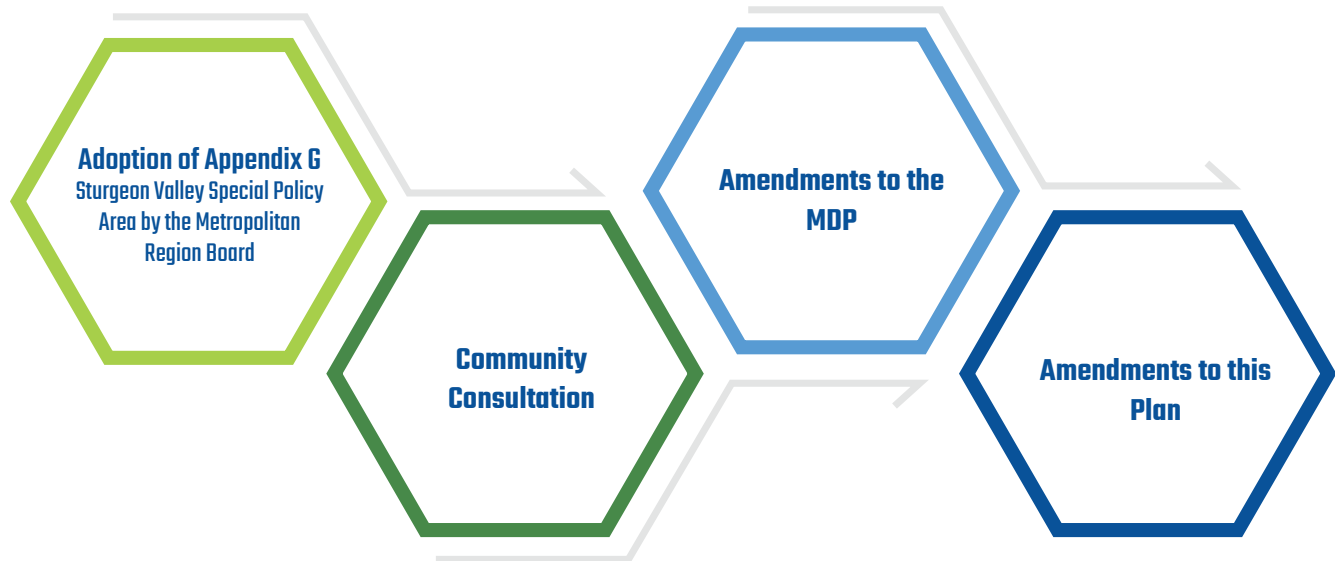
Refer to the Sturgeon County Municipal Development Plan (MDP) and the Sturgeon County Land Use Bylaw.

2. PLANNING PROCESS

2.1 PROCESS OVERVIEW

The preparation of this Plan involved working collaboratively with the EMRB, stakeholder engagement with area community members, and amending the MDP to enable the framework for this Plan.

▼ FIGURE 2: PLANNING PROCESS



2.2 TRI-PARTY COLLABORATION

This Plan is amended to reflect the Edmonton Metropolitan Region Growth Plan (EMRGP) “Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area”. The development of this policy was created in collaboration with the City of Edmonton, City of St Albert, and Sturgeon County. The Cities had representation from their respective planning departments that were involved in regular meetings where each party identified their concerns. Subsequently, policies were jointly developed that addressed these concerns, with direct collaboration between the Mayors of the respective municipalities to finalize the Sturgeon Valley Special Study Area Policy. This policy was brought before the EMRB for adoption in December 2018 and was subsequently approved by the Province in March of 2019. The outcomes of the Tri-Party Committee and the intermunicipal collaboration is now known as Appendix G of the EMRGP.

2.3 COMMUNITY CONSULTATION

Engagement for the 2021 Plan amendment was completed in collaboration with the public consultation efforts for both the Sturgeon Valley South ASP and the Sturgeon County MDP amendment. Engagement for all three projects was completed under the Sturgeon Valley South Project Planning Process. Due to the COVID-19 pandemic, public consultation for the Sturgeon Valley South project(s) was completed virtually. As identified below, public consultation efforts for the Sturgeon Valley South Project consisted of the following:

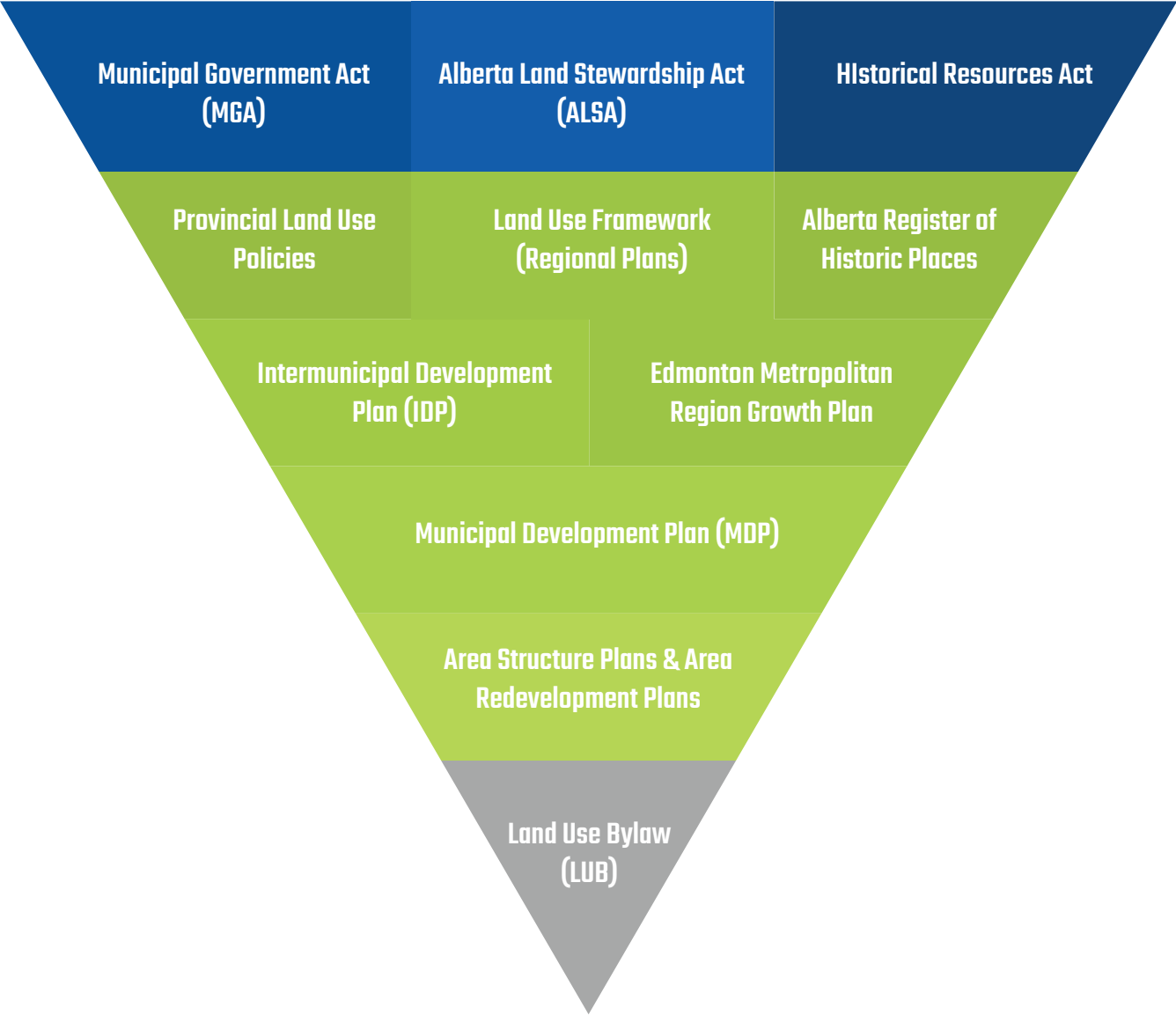
- » Our Future Valley Email Launch
- » Our Future Valley Website Launch
- » 4 Public Information session(s) via Zoom
- » 2 Developer Information session(s) via Zoom
- » Developer Survey via online survey.
- » 3 Call-a-planner sessions via Zoom
- » 2 Sturgeon Valley South Workbook Consultation via Zoom.
- » Sturgeon Valley South Homeowners Association Information and Workbook Consultation session via Zoom.
- » Meetings with neighbouring Municipalities
- » Meetings with appropriate regional bodies
- » Council sessions

Details regarding the public consultation completed by Sturgeon County can be found in the Our Future Valley “What We Heard Report”, which is contained in Appendix D.

3. STATUTORY PLANS AND OTHER PLANNING DOCUMENTS

There are a number of legislation and statutory planning documents which this Plan needs to be consistent with and/or comply as outlined below.

▼ FIGURE 3: PLANNING DOCUMENT HIERARCHY



3.1 MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) is the provincial legislation that all municipalities are required to follow; it provides a framework for how municipalities are empowered to shape their individual communities. Section 633 of the MGA regulates the contents of an Area Structure Plan (ASP), stating that they must:

- » describe the proposed land uses and density,
- » describe the general location of transportation routes and public utilities, and
- » describe the sequence of development, and they may also contain other provisions as deemed appropriate by a municipality's Council.

The MGA also states that an ASP must be consistent with other high-level planning documents; in the case of this Plan, this means consistency with the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Sturgeon County Municipal Development Plan (MDP).

3.2 ALBERTA'S LAND USE FRAMEWORK

Alberta's Land Use Framework (LUF), enabled through the Alberta Land Stewardship Act (ALSA), sets an approach to plan for and manage the cumulative impacts on the environment and natural resources, while supporting Alberta's long-term goals of economic growth, vibrant community development, and a healthy environment. The LUF establishes seven (7) land use regions across Alberta, requiring a regional plan for each; this Plan falls within the North Saskatchewan Region.

At the time this amended Plan was prepared, the Government of Alberta had not formally adopted the North Saskatchewan Regional Plan.

3.3 EDMONTON METROPOLITAN REGION GROWTH PLAN

Established through Section 708 of the MGA, growth management boards are required for the Edmonton region. In compliance with this, the Edmonton Metropolitan Region Board (EMRB) was formed in 2017 and includes thirteen (13) member municipalities. Through intermunicipal collaboration, the EMRB created the EMRGP, which contains six interrelated policy areas to support and manage growth within the region – economic competitiveness and employment; natural living systems; communities and housing; integration of land use and infrastructure; transportation systems; and agriculture.

The Plan area is subject to specific policies contained within Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area (SVSSA), of the EMRGP, which has provided the framework for the amendment to this Plan in 2021.

The guiding principle of the SVSSA:

- » *“Sturgeon County, in collaboration with the City of St. Albert and City of Edmonton, will plan for the completion of the Sturgeon Valley in a contiguous, compact manner with transitions that are sensitive to existing established communities, surrounding agricultural area and metropolitan boundaries.”*

The Plan area falls within areas C as outlined in Schedule 12: Sturgeon Valley Special Study Areas, which is described as the following:

- » *Area C – consists of the majority of residential subdivisions that have been developed within the Sturgeon Valley.*

Objectives and Planning Policies from the EMRGP

...that pertain specifically to the Plan area

OBJECTIVE 3.2

- » *Complete Area C in a manner consistent with the existing community and maintain Area D for ongoing agricultural use.*

POLICIES

- 3.2.1 *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.*
- 3.2.2 *The Sturgeon Valley Area Structure Plan (Bylaw 882/99) shall be amended in the following areas to enable the completion of the existing community (Area C) and the development of new Area Structure Plan(s) (in Areas A and B):*
 - a. *The Area Structure Plan planning boundary will be reduced to encompass only Area C; and*
 - b. *Remaining greenfield lands in Area C will be designated for development in a complementary manner to the existing rural residential community.*

Notwithstanding the above amendments, it is agreed that all remaining elements and policies of the existing Area Structure Plan for Area C will remain grandfathered.
- 3.2.3 *Future residential development in Area C will be consistent with existing development densities, up to a maximum density of the lowest Rural Tier minimum greenfield residential density target as identified in the Edmonton Metropolitan Region Growth Plan.*
- 3.2.4 *Area D shall maintain its existing agricultural status in accordance with the policies and regulations contained within the Sturgeon County Municipal Development Plan and Land Use Bylaw for agricultural development.*

▼ FIGURE 4: APPENDIX G. NEGOTIATED POLICIES FOR THE STURGEON VALLEY SPECIAL STUDY AREA (EXCERPT FROM THE EMRGP)

Appendix G. Negotiated Policies for the Sturgeon Valley Special Study Area

1.0 Guiding Principle of the Sturgeon Valley Special Study Area

Sturgeon County, in collaboration with the City of St. Albert and City of Edmonton, will plan for the completion of the Sturgeon Valley in a contiguous, compact manner with transitions that are sensitive to existing established communities, surrounding agricultural area and metropolitan boundaries.

2.0 Internal Boundaries for the Sturgeon Valley Special Study Area

The Sturgeon Valley Special Study Area (SVSSA) includes lands contained within the current in-force statutory plan for the area (Sturgeon Valley Area Structure Plan); being those lands contained within the area of Highway 37 to the north, Highway 28 to the east, Range Road 253 to the west and the city boundaries of St. Albert and Edmonton to the south/southwest.

Internal boundaries have also been established to guide the development of required policy. This has resulted in the creation of four core areas known as:

- **Area A** - Includes lands currently under the City of St. Albert annexation process and will involve the development of an Area Structure Plan in accordance with the objectives and policies provided in Section 3.
- **Area B1/B2** - Includes lands that will involve development of an Area Structure Plan in accordance with the objectives and policies provided in Section 3.

- **Area C** - Contains the existing Sturgeon Valley community; an established serviced rural residential development containing approximately 3,400 residents. This Valley Core includes 33 multi-lots nearing 86% built-out, with 1,452 approved/registered lots.
- **Area D** - Includes lands that will be retained for primarily agricultural purposes. Area D will be protected and maintained to enable efficient agricultural production and support the agricultural industry in the Region.

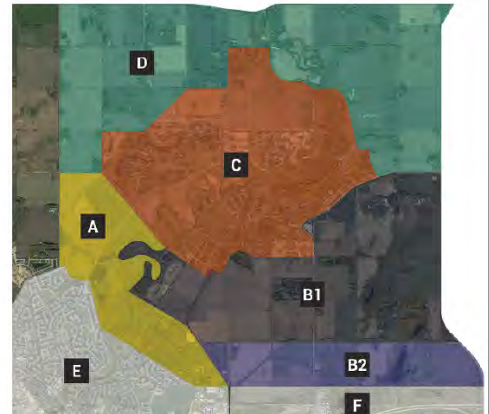
Note that the following areas are not located within the SVSSA:

- **Area E** - Includes a portion of the City of St. Albert bordering Municipality.
- **Area F** - Includes a portion of the City of Edmonton bordering Municipality.

A visual depicting each of the above areas as an overlay on the Sturgeon Valley identified on Schedule 12.

SCHEDULE 12:

Sturgeon Valley Special Study Areas

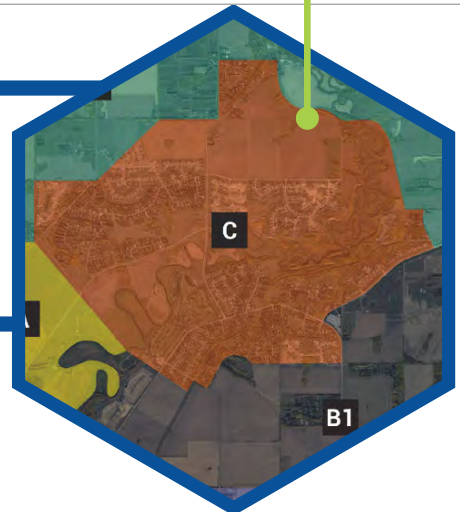


NOTE:
Exact alignments of subject areas subject to further refinement through future Area Structure Planning

Appendix G. Negotiated Policies for the Sturgeon Valley Special Study Area approved by **Ministerial Order NO. MSL:017/19**.

NOTE:

Exact alignment of subject areas subject to further refinement through future Area Structure Planning



As indicated in Figure 4, there is a note under Schedule 12 of the EMRGP that states "Exact alignments of subjects areas subject to further refinement through future Area Structure Planning". As a result of the updates completed as a part of the 2021 amendments to this Plan, the "area C" boundary which is intended to identify the area in which this Plan applies to, has been slightly altered through the planning process.

- » The lands in northern portion of the area C boundary were removed as the feasibility to extend municipal servicing, and to retrofit the existing residential community, is prohibitive. Furthermore, the existing residential community is, and will continue to be, inherently unique when compared to the remainder of the lands within area C, and fit more within the agricultural context of "area D". Instead of being subject to the policies in this Plan, many of which relate to fully serviced communities, these lands will instead be governed by the Municipal Development Plan.

- » The lands identified as Valley Core Reserve in the south and southwest of the Plan area have been included within this Plan area as opposed to the Sturgeon Valley South ASP, as they have either provided previous planning and servicing studies, benefit from a land use district that permits multi-lot residential development; and/or support the transition of development densities between the two Plan areas.

3.4 STURGEON COUNTY MUNICIPAL DEVELOPMENT PLAN

The MDP is the overall statutory plan for the County, and includes general objectives and policy direction for the lands within this Plan. Providing the framework for the 2021 amendments to this Plan, the MDP was updated to align with the principles, objectives, and policies of the EMRGP. Goals, objectives and policies within this Plan are a reflection and in alignment with the County's MDP, and subsequently, the EMRGP.

3.5 STURGEON COUNTY LAND USE BYLAW

Land uses within the municipality are regulated under the provisions of the Sturgeon County Land Use Bylaw 1385/17, as amended. Generally, the land use districts, as established through the Land Use Bylaw, correspond very closely with the existing land use pattern within the Plan area.

Any redistricting of the land within the Plan area will be required to be consistent with the policies and land use designations as described in this Plan. If a landowner or developer is seeking to redistrict land that is not in alignment with this Plan, they will be required to amend this Plan, which is further described in Section 5.12.

3.6 STURGEON COUNTY OPEN SPACE PLANNING

Sturgeon County recognizes that there are key environmental features, open spaces and environmental reserves that are within and adjacent to the Plan area, including the Sturgeon River. The County recognizes the strong desire by the community for trail development and the need for neighbourhood level open spaces and County wide recreational facilities along with the role of environmental stewardship within an open space network, and is committed to developing a comprehensive open space plan to address this. At the time this Plan was amended, the County's open space plan had yet to be adopted.

3.7 STURGEON COUNTY INFRASTRUCTURE MASTER PLAN

The Sturgeon County Infrastructure Master Plan (IMP), completed by ISL Engineering in 2019, provides a framework and guidance for servicing across the entire County, including servicing on lands within this Plan area. Please note, the IMP was created prior to the amendment of this Plan, and the creation of the Sturgeon Valley South ASP to the south. Projected densities in the IMP were different than what was being proposed now in both this Plan, and the ASP to the south.

4. VISION AND STRATEGIES

Communities that have been most successful in their planning and development efforts are those with a shared vision for the future against which to judge their policies, programs, and actions. The shared vision can act as a 'consistency test' for every major, or seemingly minor, decision made by Council and the Administration.

'Visioning' as a strategic planning tool helps a community:

- » develop a greater sense of community consensus;
- » establish a long-term direction for the community;
- » engage in effective and creative problem solving – 'thinking out of the box';
- » develop commitment to implementation; and
- » determine priorities and allocate responsibilities for implementation

The following vision statement was prepared based on the outcomes of the Community Consensus Workshops held in April 1999, and further refined following the 2021 amendment.

4.1 VISION

The Sturgeon Valley is a rural community next to the cities of Edmonton and St. Albert characterized by scenic rolling countryside; good quality farmlands; important river, wetland and ecological areas; and attractive multi-lot residential subdivisions. These attributes provide an enjoyable environment which residents wish to maintain. Our collective vision is to preserve, protect, and enhance to the greatest extent possible the irreplaceable attributes of the rural and natural landscape for present and future generations. Future growth should be directed and managed in a way that maintains the predominantly rural character of the area and protects the natural environment, and connects to the more urban areas identified in the Sturgeon Valley South ASP.

Our vision of the Sturgeon Valley will have been achieved if the following are true in the year 2041:

- » environmentally sensitive areas including the Sturgeon River Valley have been protected and linked where possible into a system of contiguous open space and wildlife habitat;
- » residential development is the predominant land use in the Plan area;
- » development will transition into the lands designated as the Valley Core Reserve;
- » growth has taken place in a planned way with needed transportation and infrastructure improvements implemented to meet both current and future growth;
- » a network of trails and passive recreation uses has been developed incrementally in the river valley and linked with Red Willow Park and other parts of the Sturgeon Valley area through the dedication of municipal and environmental reserve and the cooperation of private property owners;
- » commercial development within the Plan area has been limited to home occupations, golf courses, and other forms of small-scale compatible commercial enterprises;
- » community consultation and involvement has continued through the Plan's implementation;

- » a high degree of trust and cooperation has been achieved with neighbouring municipalities, particularly in preserving and managing the Sturgeon River Valley and developing a transportation network that serves both local and regional needs, including collaborating with the City of St. Albert on the expansion of Red Willow Trail and overall trail connectivity; and
- » effective implementation of the Plan has happened with the allocation of financial resources from a variety of sources including general tax levy, grants, developer contributions (on-site / off-site), local improvement assessments, partnerships, community fund raising, and volunteerism to undertake the needed community improvements.

4.2 STRATEGIES FOR ACHIEVING THE VISION – BASED UPON PUBLIC INPUT RECEIVED

The Plan was created in the spirit of collaboration, with public consultation being a key component to better understand the needs of the community. In order to expand and strengthen these relationships, both the County and future developers hold the responsibility to work collaboratively to meet the Plan's vision moving forward.

SOLVE EXISTING PROBLEMS FIRST

- » Evaluate and upgrade present infrastructure to meet current needs by requiring Outline Plans before there is further residential growth.
- » Provide water and wastewater to new residential developments.
- » Address any deficiencies identified by the IMP (2019) and other Sturgeon County servicing studies completed.
- » Complete additional infrastructure studies to understand existing capacity constraints prior to considering future growth.

PROTECT AND MANAGE ENVIRONMENTALLY SENSITIVE AREAS

- » Designate the river valley and other environmentally sensitive areas for environmental protection.
- » Restrict use and public access where appropriate.
- » Provide for adequate set backs and buffers from adjacent uses to preserve environmental integrity.
- » Develop a trail system in a way that helps preserve environmentally sensitive areas.

HELP MAINTAIN FARMING AND AGRICULTURAL LIFESTYLE

- » Continue the productive use of existing agricultural operations until the lands are required for development following the approval of an Outline Plan .
- » Provide opportunities for agricultural elements to be embedded in future development.

PLANNED GROWTH

- » Allow further residential development in a selective and controlled manner.
- » Direct development to locations that can be economically and effectively provided with appropriate levels of municipal servicing.
- » Ensure that all new residential development is serviced with paved roads, municipal wastewater and water systems, and stormwater management.

- » Encourage orderly and efficient residential development (i.e. infill, contiguous development).
- » Ensure that on-site and off-site costs associated with new development are borne by the developer so that undue financial burden is not placed on the County.

MEET RECREATION AND COMMUNITY NEEDS

- » Take a long-term view in designating areas for municipal and environmental reserve to create a more functional and attractive system of linked parks and trails.
- » Explore the feasibility of developing a system of pathways to link with Red Willow Park and other parts of the Sturgeon Valley, including the Sturgeon Valley South ASP and the Canadian Forces Base (Edmonton), recognizing that capital and operating costs are a major consideration.
- » Work with property owners adjacent to the Sturgeon River Valley to acquire public access to riverfront lands for recreation and trail development purposes.

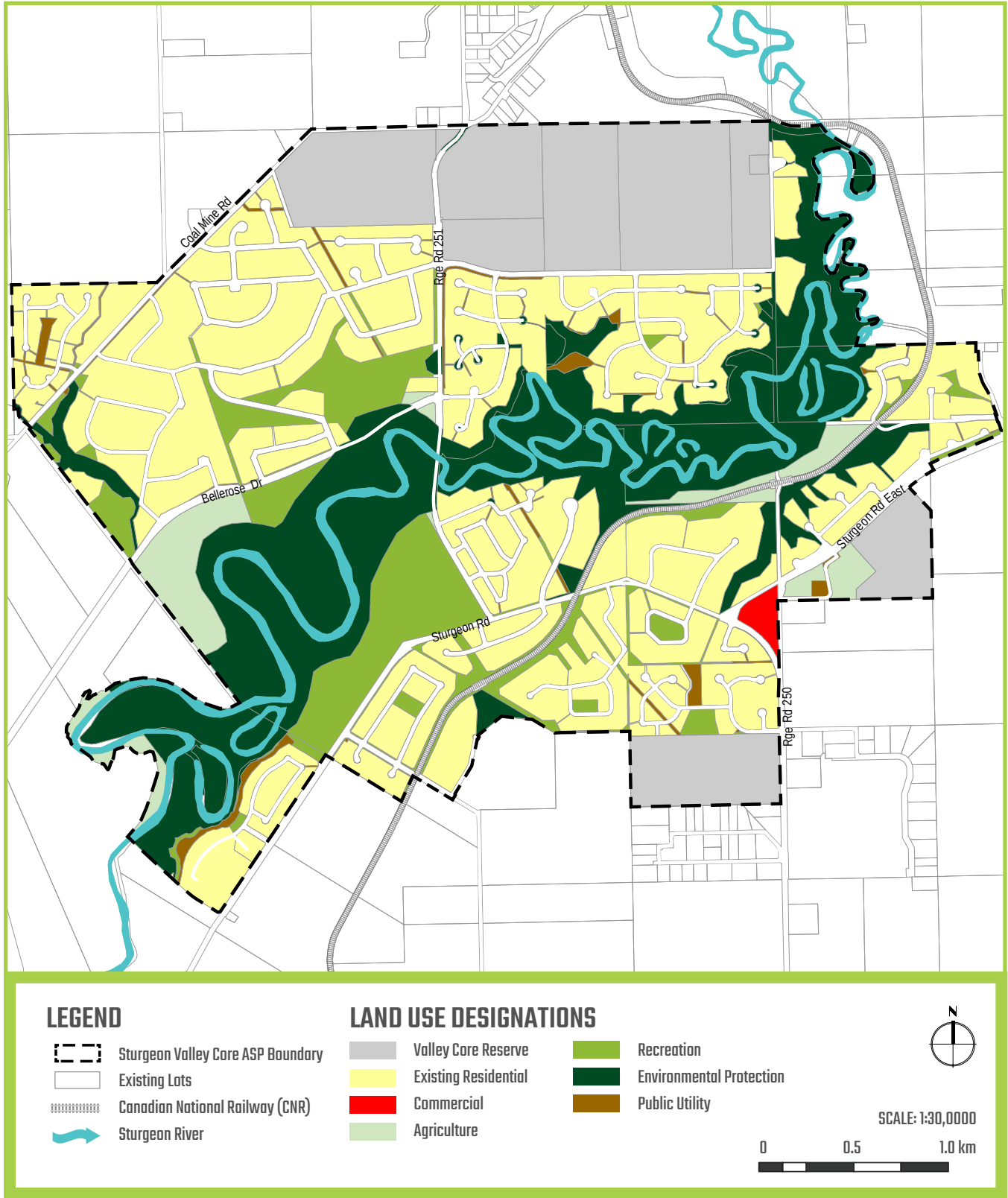
IMPLEMENTATION AND FINANCE

- » Fully explore all possible sources of funding for roadway and infrastructure improvements.

This vision statement and strategies along with the background information summarized in Appendix C, were used as building blocks for the goals, objectives, and policies in Section 5.

5. GOALS, OBJECTIVES AND POLICIES

▼ FIGURE 5: DEVELOPMENT CONCEPT MAP



5.1 LAND USE AND POPULATION STATISTICS

Table 1 describes the projected land use and population statistics within the Plan area.

▼ TABLE 1: LAND USE AND POPULATION STATISTICS

LAND USES	AREA (HA)	PERCENTAGE (%)	DWELLING UNITS	POPULATION
Gross Area	1408.28	100%		
Environment Protection	342.50	24.32		
Railway ROW	11.42	0.81		
Gross Developable Area (GDA)	1054.36	100%		
Residential	505.43	47.94	1,367 ¹	4,318 ¹
Commercial	4.40	0.42		
Valley Core Reserve	223.08	21.16		
10% for future MR	22.31	10		
15% for future road ROW	33.46	15		
75% GDA for future development	167.31	85	837 ²	2,643 ³
Recreation	115.92	10.99		
Public Utility	14.50	1.38		
Agriculture	47	4.45		
Road ROW	144.03	13.66		
Subtotal	1054.36	100%	2,204	6,961

¹ From the 2019 Sturgeon County municipal census

² Assuming a lot size of 0.2 ha, as prescribed in the R2 - Country Estate Residential District in the County's Land Use Bylaw

³ Assuming 3.16 people/du from the 2019 Sturgeon County municipal census

5.2 DEVELOPMENT CONCEPT

A future Development Concept for the Sturgeon Valley is shown on Figure 5: Development Concept Map. This is a conceptual land use framework. Areas are generalized and are only approximate. All information needs to be verified.

The Development Concept and the accompanying goals, objectives and policies were determined giving regard to the following:

- » Meeting the requirements of the EMRGP Appendix G: Negotiated Policies for the Sturgeon Special Policy Area.
- » Existing land use patterns.
- » Consultation with residents and property owners.
- » Environmental and man-made limitations to development as determined through a Desktop Geotechnical Study and Ecological Land Classification Study.
- » Policies contained in the Municipal Development Plan Bylaw 1313/13, as amended.
- » Utility servicing constraints and opportunities.
- » Impact upon the transportation system.
- » Sound long range planning practices.

The planning and design framework of Figure 5: Development Concept Map is based on a number of planning and design principles:

AGRICULTURE (AG)

With the amendments of this Plan to align with the EMRGP, the majority of the lands that were designated as agriculture now fall outside the Plan area and are governed by the MDP. The County recognizes the importance of agriculture to the local economy and is committed to protecting and enhancing agriculture within agriculturally designated areas in the MDP, and fostering farm viability through other County policies and regulations. Lands designated as agriculture that remain in the Plan area will be governed by both the policies within this Plan, the MDP, and regulations as per the Agricultural District within the Sturgeon County Land Use Bylaw 1385/17. Existing agricultural operations will be able to continue their operations until an Outline Plan is approved, redistricting has occurred, and the land is to be developed.

RECREATION (R) AND GREENWAY CORRIDORS

Priority for recreation lands in the Plan area has been placed on providing access to, buffering and extension of environmentally sensitive areas of the Sturgeon River, its tributary ravines and its respective bed and shore. The river valley and tributary ravines become greenways for informal extensive recreation and non-motorized recreational trails.

The greenways function to:

- » connect to and expand existing open space systems and trail networks both within the Plan area and beyond. Outline Plans should consider connectivity to existing open space and trail networks already established within the area;
- » connect residential developments with natural recreation areas with informal trails;
- » visually separate residential development into discrete development cells;

- » provide a natural backdrop to development areas;
- » connect the Sturgeon Valley to the Red Willow Trail system in St. Albert and ultimately to other regional trails in the future; and
- » buffer different types of land use such as residential and extensive agricultural activities.

ENVIRONMENTAL PROTECTION (EP)

The Sturgeon River Shorelands are a dominant linear feature of the Plan which is to be conserved as an environmentally sensitive area, as a wildlife corridor and a natural visual amenity feature. Important organizational principles in preserving the Sturgeon River Shorelands are to:

- » ensure a continuous natural corridor with minimal interruptions of natural habitat cover to provide wildlife movement and dispersal of natural species;
- » clearly define a buffer zone between environmental protection zones and adjacent development; and
- » design linear crossings of the corridors to foster wildlife movement and minimize distance between natural habitat patches.

Linear trail systems (non-motorized) which provide public access can accompany environmental areas and provide opportunities for environmental education / awareness.

Ravines radiating from the Sturgeon River Valley are an important organizational feature of the Plan area. They separate residential areas into smaller units and provide greenway corridors for linear trail connections.

Wetlands, sloughs, and lakes in the Plan area have been designated to be retained for environmental protection. These provide important natural habitats.

VALLEY CORE RESERVE

The Valley Core Reserve (VCR) is related to the greenfield areas within the Plan area. Development on lands designated as VCR require outline plans to be developed and approved by the County prior to redistricting and subsequent development occurring. In addition, anticipated development for these areas would be in alignment with the Sturgeon County Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan Appendix G Policies.

- » Priority shall be given to contiguous extensions of residential subdivisions with full municipal servicing in order to minimize incremental infrastructure costs.
- » The intention is not to pre-district lands designated as Valley Core Reserve through the Land Use Bylaw. The intention is to allow individual landowners and/or developers to apply for redistricting after the approval of Outline Plans described in Section 5.12.

RESIDENTIAL

The amended Plan area contains many established and distinct residential communities that are fully serviced by municipal water and wastewater. The intent of the Plan area is to encourage compatible and complementary development to these communities, effectively acting as an extension to what is existing through similar districting in the Land Use Bylaw. Redevelopment in these communities will continue to be driven by the related policies in the County's MDP and the applicable district regulations in the County's Land Use Bylaw which provide guidelines for densities and future development opportunities.

COMMUNITY CHARACTER

Sturgeon Valley has a unique character that needs to be fostered through the design of future land use and infrastructure developments. The blend of agriculture and residential development in a natural river valley setting provides for a rich and unique community character. Visual character is of paramount importance. Much of the developed part of the area shares a common viewshed of the Sturgeon River Valley. Community character will continue to be established through regulations in the Land Use Bylaw.

COMMERCIAL

While the original Plan envisioned a “Community Village Centre”, the amended Plan does not. Instead, the Sturgeon Valley South ASP to the south of this Plan area contemplates many commercial and mixed-use development opportunities. Within this Plan area, there are opportunities for small-scale commercial development and home-based businesses as prescribed by the Land Use Bylaw.

5.3 AGRICULTURE



GOAL

To allow for the enhancement of valuable agriculture land resource, the agri-based economy and rural lifestyles.



OVERVIEW

The basic objective for areas designated agriculture in Figure 5: Development Concept Map is to allow for agriculture and related industries to be retained as a land use within the Plan area. The amendment of this Plan has designated a majority of agricultural land as VCR to strategically concentrate future residential development near existing residential development. Existing agricultural operations can continue with their operations until such a time that the lands are developed after Outline Plan(s) are approved by the County for development and redistricting has occurred.



OBJECTIVE

- » Provide flexibility for landowners.
- » Reduce potential conflict between agriculture and other land uses.

POLICIES

- 5.3.1** 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.
- 5.3.2** 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.
- 5.3.3** 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.

5.4 VALLEY CORE RESERVE



GOAL

To enable fully serviced multi-lot residential development while being cognizant of impacts on existing infrastructure and residential communities.



OVERVIEW

The intent of this Plan is to allow for additional residential development, up to a density of 20du/nrha as per the policies within the EMRGP. An outline of these areas shall be prepared by the landowner/developer to determine how the development aligns with the EMRGP and the surrounding development.



OBJECTIVE

- » Ensure that new multi-lot residential developments are attractive, conveniently located, and safe physical environments.
- » Ensure that new multi-lot residential developments are provided with municipal water and wastewater systems, and paved roads.
- » Provide for orderly multi-lot residential development.
- » Provide for transitional densities between existing residential communities and future development.
- » Avoid potential conflict with agriculture, particularly intensive livestock operations, when considering applications for multi-lot residential subdivisions.

POLICIES

- 5.4.1** 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 designation of additional areas as Valley Core Reserve shall be through an orderly amendment process as outlined in Section 5.12 Implementation.
- 5.4.2** 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.
- 5.4.3** The County shall allow for existing agricultural operations to continue in alignment with the Agriculture District within the Land Use Bylaw.
- 5.4.4** 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.
- 5.4.5** The County shall require that lands designated as Valley Core Reserve are developed in a manner complementary to regional policies and cognizant of existing communities.
- 5.4.6** Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.
- 5.4.7** Where possible, the development of roads, parks and/or green corridors should be used as buffers to offset the built form of varying densities.
- 5.4.8** Landscaping, the use of berms and existing natural features may be leveraged as an important tool to assist with density transition through buffering.

5.5 RESIDENTIAL



GOAL

To maintain the distinct community character of existing residential communities, while looking for opportunities to optimize the use of County-owned resources.



OVERVIEW

The Plan area is home to many existing residential communities serviced by municipal water and wastewater. It is the goal of the County to continue to provide municipal services to these existing communities, while evaluating opportunities to optimize municipally owned resources.



OBJECTIVES

- » Maintain the character of the existing residential communities in the Plan.
- » Evaluate opportunities to optimize municipally owned resources.
- » Require appropriate mitigation tools to be implemented to support Fire Protection services.

POLICIES

- 5.5.1** The County shall maintain the established community character by following the subdivision requirements outlined in the Land Use Bylaw.
- 5.5.2** 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.
- 5.5.3** The County shall require that any development within the Plan area meets all fire protection requirements as outlined in the National Fire Code – Alberta Edition and the National Building Code – Alberta Edition, as well as the High Intensity Residential Fires (HIRF) requirements.

5.6 ENVIRONMENTAL PROTECTION



GOAL

To protect environmentally sensitive areas and promote environmentally responsible development.



OVERVIEW

It is important to ensure that environmental protection and development objectives work in harmony so that the Sturgeon Valley can accommodate environmentally sustainable and appropriate growth consistent with the vision statement in this Plan.

OBJECTIVES

- » Protect environmentally sensitive areas.
- » Protect flood plain areas from inappropriate development.
- » Protect the environmental integrity of the Sturgeon River Valley.
- » Protect wildlife habitat and the integrity of wildlife corridors.

POLICIES

- 5.6.1** 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.
- 5.6.2** 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.
- 5.6.3** The County should encourage owners of environmentally sensitive lands to participate in establishing environmental conservation easements as described in the MGA.
- 5.6.4** The County shall not allow development in areas that are prone to flooding, erosion, landslides, subsidence, or any other natural or human-induced hazards.
- 5.6.5** The County shall only consider development on or in proximity to escarpments, steep, or unstable slopes if supported by 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.
- 5.6.6** 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.
- 5.6.7** The County shall require development setbacks from water bodies as per the Riparian Matrix Setback Model as noted within the Municipal Development Plan.
- 5.6.8** 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.
- 5.6.9** 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;
 - a description of the biophysical environment that would be affected;
 - a prediction of the effects (positive or negative) that the proposed undertaking may have on the biophysical environment;
 - an indication of the limitations of the study, criteria used in predicting the effects, and interests consulted;
 - recommended measures to mitigate any negative effects identified; and
 - presentation of the results in a framework that can assist decision makers in determining the final course of action.

- 5.6.10** The County shall require subdivision applicants to obtain appropriate approvals in accordance with the Historical Resources Act.
- 5.6.11** The County shall require that development complies with all setback requirements from oil and gas infrastructure as prescribed by the Alberta Energy Regulator.
- 5.6.12** 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.

5.7 PARKS, OPEN SPACE, TRAILS, AND RECREATION FACILITIES



GOAL

To provide for and enhance recreational and educational opportunities for Plan residents while protecting the natural environment.



OVERVIEW

The Sturgeon River Valley and associated ravine system is recognized as an environmentally sensitive area of regional significance, and designated as a major greenway within the Plan for environmental preservation and passive recreation purposes. Much of the river's edge is under private ownership. It should be noted that identification of greenway links on private lands does not indicate that such property is available for public use. Opportunities exist for the development of trails within the river valley connecting to various residential subdivisions. This is shown conceptually on Figure 5: Development Concept Map. Due to concerns about public access to private lands, more discussion is needed on the concept of trail development.

There is also one golf course, the Sturgeon Valley Golf and Country Club, within the Plan area. A Community League Building is located in the Pinnacle Ridge subdivision, and informal play fields and local parks have been developed on municipal reserve lands located in individual subdivisions.



OBJECTIVE

- » Support the efforts of local governments, senior levels of government, other agencies, and private property owners to protect the natural environment of the area.
- » Discourage incompatible public and private land uses from locating within the river valley.
- » Encourage the development of parks and / or passive recreational uses on municipal reserve parcels that are of suitable size and in appropriate locations.
- » Encourage historical, cultural, and natural history interpretation associated with the Sturgeon River Valley.

POLICIES

- 5.7.1** 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 radiate outwards along the natural ravine systems with consideration to connect with existing pathways where appropriate.

- 5.7.2** 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.
- 5.7.3** 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.
- 5.7.4** 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.
- 5.7.5** The County should support local groups and agencies in their efforts to conserve environmentally sensitive areas for passive recreation use and environmental education purposes.

▼ FIGURE 6: OPEN SPACE MAP



5.8 COMMUNITY SERVICES



GOAL

To work cooperatively with neighbouring municipalities, as well as private, public, and non-profit groups in the provision of community services in the most cost- effective manner possible.



OVERVIEW

Sturgeon County is committed to providing community, protective, and emergency services for the residents of the Sturgeon Valley area in as optimal a manner as possible.



OBJECTIVES

- » Ensure an optimal level of protective and emergency services.
- » Continue to cooperate with neighbouring municipalities and other agencies in providing community services.

POLICIES

- 5.8.1** The County shall continue to improve fire protection within the Plan area.
- 5.8.2** The County shall use the RCMP to provide policing services in the Sturgeon Valley, until such a time other services are needed.
- 5.8.3** The County shall continue to use the County's bylaw enforcement officers to enforce municipal bylaws within the Plan area.
- 5.8.4** The County shall continue to work with Alberta Health Services to provide ambulance service to the Plan area.
- 5.8.5** The County should continue to look for opportunities for providing shared protective and preventative services with neighbouring municipalities, other groups, or on their own.

5.9 TRANSPORTATION



GOAL

To provide a functional and effective transportation network that considers local and regional needs.



OVERVIEW

The existing transportation network consists of collector and local roads within the Sturgeon Valley. Plans for transportation improvements in the Plan area should consider the outcomes of the Integrated Regional Transportation Master Plan (IRTMP), the Edmonton Metropolitan Region Growth Plan (EMRGP), development in adjoining Sturgeon Valley South ASP, and any future Transportation Master Plan (TMP).



OBJECTIVE

- » Provide efficient, effective, and functional links that support transportation needs of residents while providing connection to adjacent municipalities.

POLICIES

- 5.9.1** The County shall work cooperatively to coordinate regional transportation planning to align with the IRTMP and the EMRGP.
- 5.9.2** The County should develop a Transportation Master Plan (TMP) which considers linkages and development of surrounding communities and adjacent municipalities. This TMP may be developed as a part of an Intermunicipal Development Plan (IDP), or through other regional planning initiatives.
- 5.9.3** The County shall require that any future TMP considers the future linkages to surrounding highways, aligning with the IRTMP and the EMRGP.
- 5.9.4** The County shall determine future roadway upgrades through the outcomes from the TMP.
- 5.9.5** The County shall require that any future roadway upgrades or expansions meet the County's General Municipal Servicing Standards.

5.10 SERVICING STANDARDS



GOAL

To ensure that development proceeds in an orderly and economic manner with the provision of municipal services to meet the needs of present and future growth.



OVERVIEW

The existing water supply system provided in the Sturgeon Valley has been designed to provide potable water service only. At the time of the original water supply system installation, the level of service did not include fire protection flows. The level of servicing was therefore assumed to be continued throughout the Sturgeon Valley, as the cost of upgrading the existing system to include fire protection capabilities was prohibitive.

To extend the existing water system to other subdivisions in the Sturgeon Valley area, additional water distribution mains and reservoirs will be required.

Development will require stormwater management including taking steps to plan for water quality enhancement features in stormwater management facilities. As a part of the 2021 amendments to this Plan, a high-level stormwater management plan has been prepared for the lands identified as Valley Core Reserve (see Appendix B).



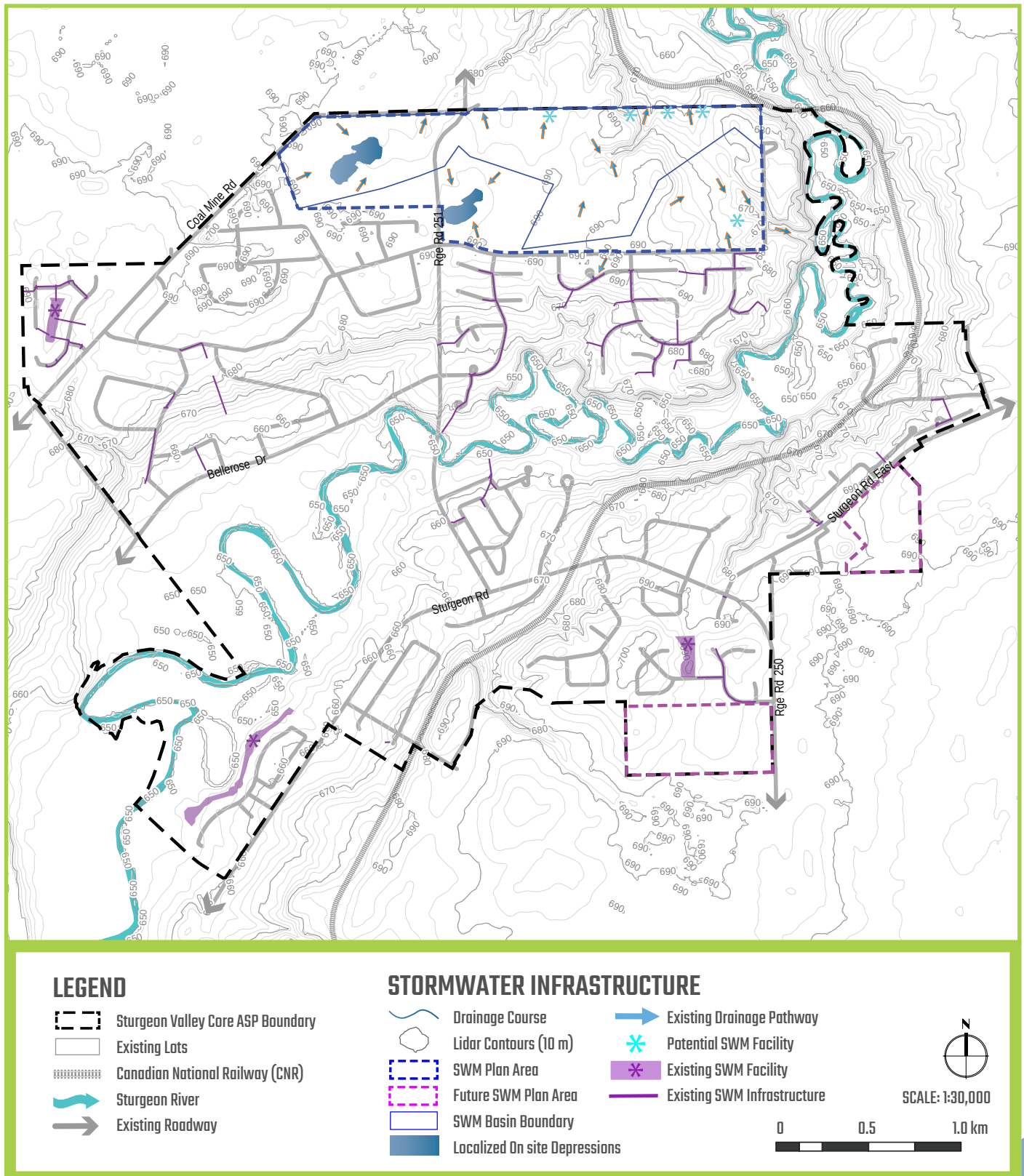
OBJECTIVES

- » Require connection to municipal water and wastewater systems for new developments in the Plan area.
- » Retrofit existing developments for municipal water and wastewater on an opportunity basis through a local improvement assessment.
- » Provide a high level of servicing that minimizes the negative environmental impact resulting from residential development.
- » Design and construct capital improvements considering the long-term operation and maintenance cost to the Sturgeon County.

POLICIES

- 5.10.1** The County shall require that all new developments be serviced by municipal water and wastewater mains.
- 5.10.2** 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 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.
- 5.10.3** 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.
- 5.10.4** 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.
- 5.10.5** 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.

▼ FIGURE 7: VALLEY CORE RESERVE STORMWATER MANAGEMENT PLAN

**PLEASE NOTE:**

A high-level stormwater management plan was created for 'SWM Plan Area', as denoted in the legend as part of the 2021 plan amendments and is contained in the appendix of this Plan. Detailed stormwater management plan(s) prepared by a registered engineer for these areas, as well as those denoted as 'Future SWM Plan Area' in the legend, will be required as part of any Outline Plan(s) submitted to the County for approval prior to redistricting and subdivision is permitted.

5.11 INTERMUNICIPAL PLANNING AND COOPERATION



GOAL

To foster cooperation and coordination with the Edmonton Metropolitan Region Board, provincial departments, adjacent municipalities and other agencies in addressing planning issues and implementing plans and strategies.



OVERVIEW

Both the Municipal Government Act and the Edmonton Metropolitan Region Board (EMRB) encourage intermunicipal planning efforts to address common planning issues where land use issues, transportation networks, and valued natural features such as the Sturgeon Valley transcend municipal boundaries.



OBJECTIVES

- » Engage in joint planning with the EMRB to create and implement planning frameworks and land use patterns.
- » Maintain open lines of communication with adjacent municipalities and the EMRB to resolve problems that may arise.
- » Seek partnerships with the EMRB, neighboring municipalities, and public and private interests to provide services to local ratepayers in a cost-effective and efficient manner.

POLICIES

- 5.11.1** 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.
- 5.11.2** 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.**

5.12 IMPLEMENTATION

GOAL

To effectively implement the goals, objectives, and policies contained in the Sturgeon Valley Core Area Structure Plan.

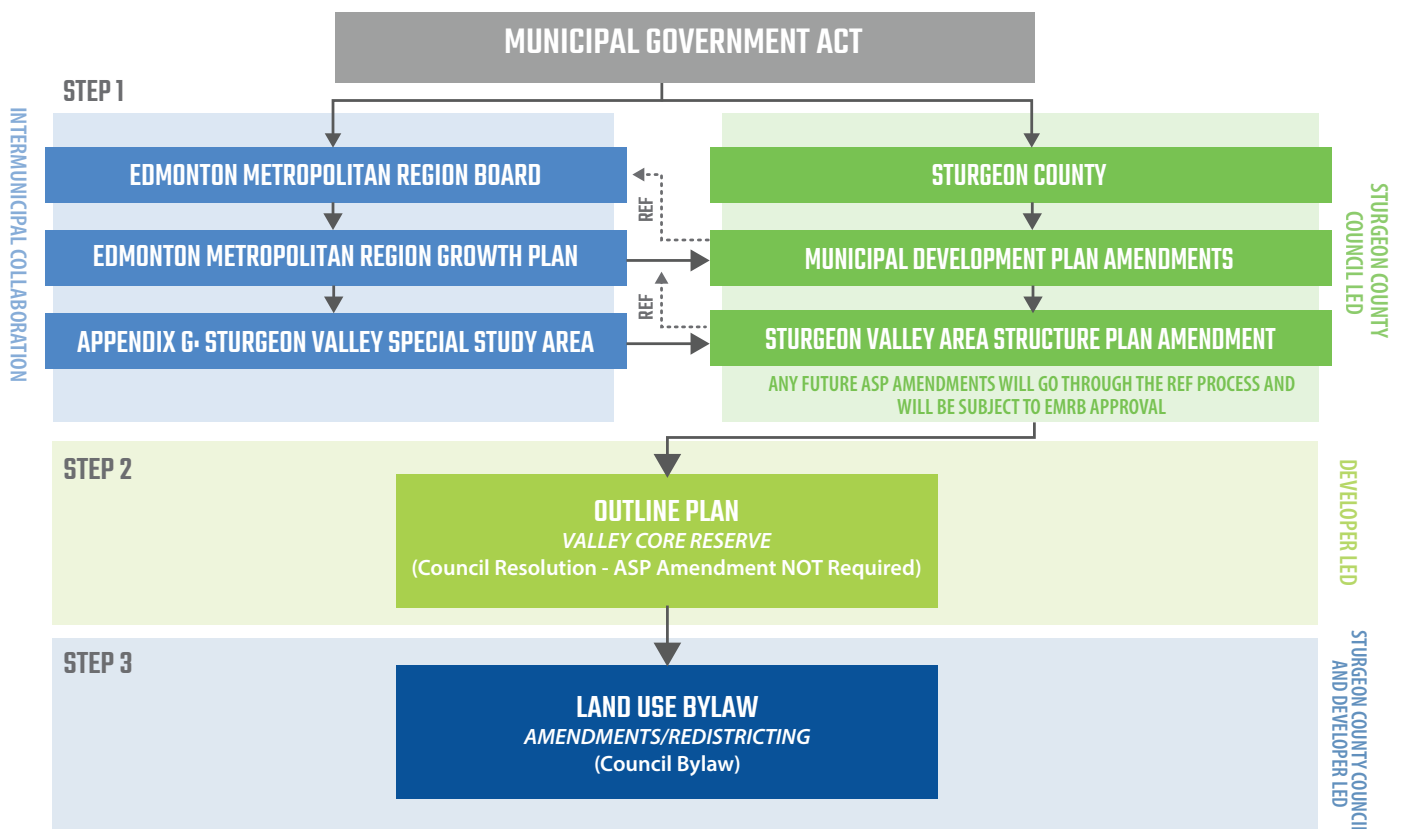
OVERVIEW

This Plan will guide County Council, Administration, approving bodies, and other agencies regarding growth and development within the Sturgeon Valley area. Further detailed studies and capital budget allocations will be required in order to implement specific improvements to roadways, utilities, and infrastructure.

OBJECTIVES

- » Implement the policies contained in the Plan to guide decision-making regarding growth and development and capital investment in infrastructure.
- » Maintain the Plan as a current tool, updating it through an orderly amendment procedure to reflect changes in the County's goals and objectives.
- » Maximize opportunities to leverage resources from senior levels of government and through partnerships with neighbouring municipalities, and public, private, and not-for-profit groups to implement proposals contained in the Plan.

▼ FIGURE 8: DEVELOPMENT PROCESS

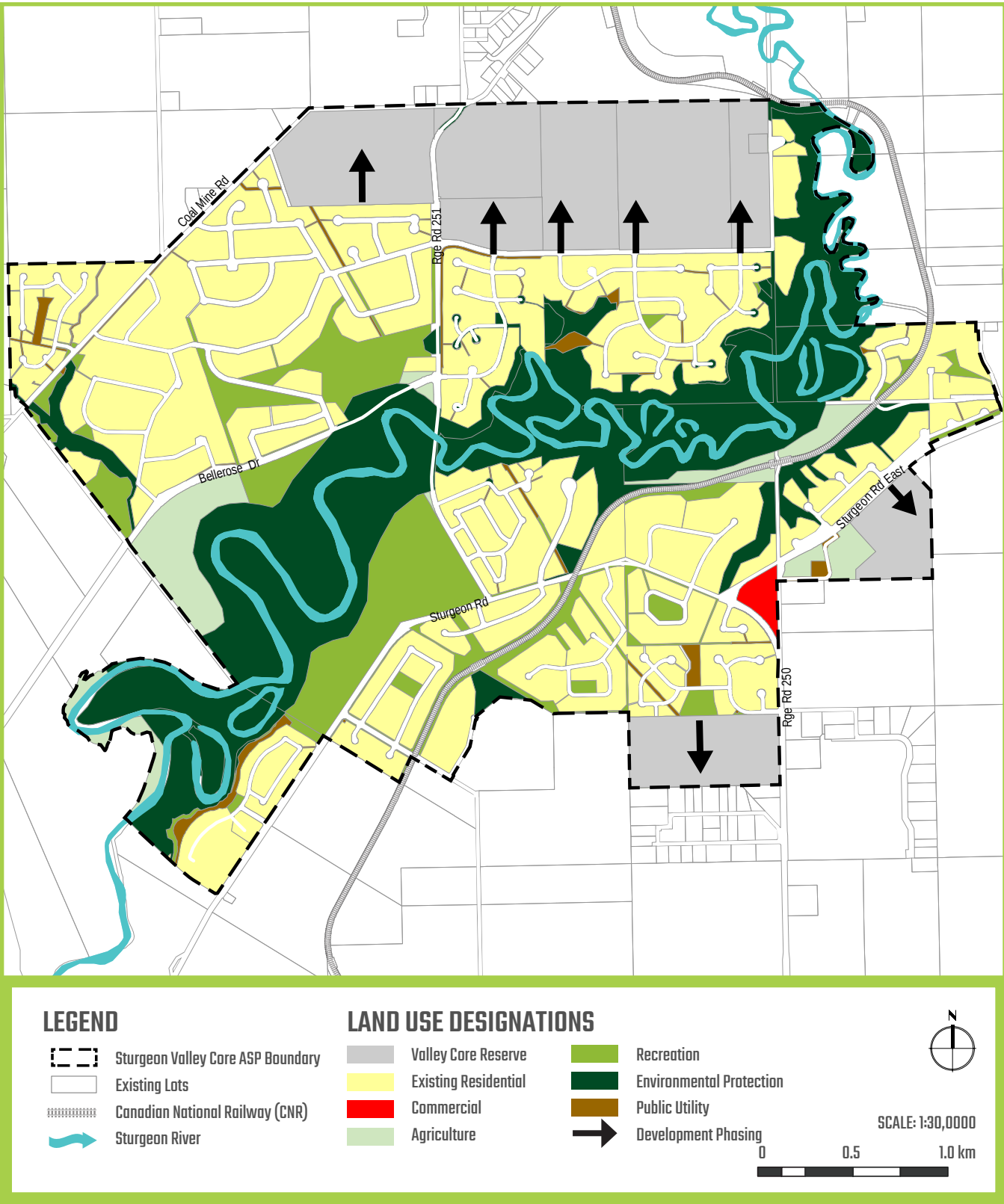


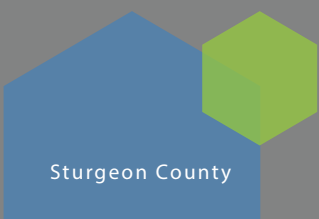
POLICIES

- 5.12.1** 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.
- 5.12.2** 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 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.
 - 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.
 - A Site Plan – the applicant will be required to describe the location of:
 - » land uses;
 - » blocks and lots;
 - » transportation routes;
 - » public utilities;
 - » parks, trails, and open spaces, and other public amenities;
 - » municipal reserve and environmental reserve;
 - » servicing infrastructure for water, wastewater, and stormwater; and
 - » setbacks, rights-of-way, and easements.
 - Development Density – the applicant will be required to outline the density of the proposed development.
 - 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.
 - 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.
 - Phase 1 – Environmental Site Assessment.
 - Biophysical and Wetland Assessment.
 - Historical Resources Assessment.
 - Geotechnical and Soils Analysis.

- 5.12.3** 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.
- 5.12.4** The County shall amend the Land Use Bylaw to implement the goals, objectives, and policies contained within this Plan.
- 5.12.5** 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:
- The community need for the additional development, financial impact on the municipality, and the cumulative impact;
 - Consistency of the proposal to the vision of this Plan;
 - The extent to which existing areas designated for the proposed use(s) are available for development.
 - 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
 - Potential impacts on the lands adjoining the Plan area.
- 5.12.6** 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-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.
- 5.12.7** The County should identify, prioritize, and allocate funding for specific capital projects within the Plan area.
- 5.12.8** 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.
- 5.12.9** To help implement this Plan, the County should undertake additional studies and plans, including:
- A transportation master plan for the Sturgeon Valley region;
 - A municipal servicing study complete with recommendations on development levies and capacity levels; and
 - 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.
- 5.12.10** 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 Plan, other County priorities, emerging trends and innovations, and necessary roadway and infrastructure improvements.

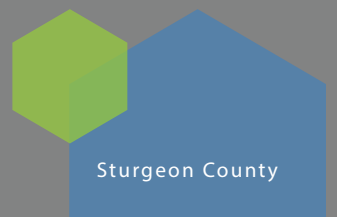
▼ FIGURE 9: DEVELOPMENT PHASING

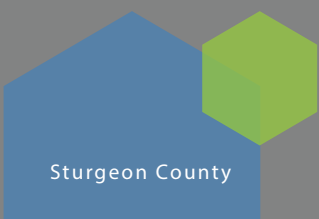


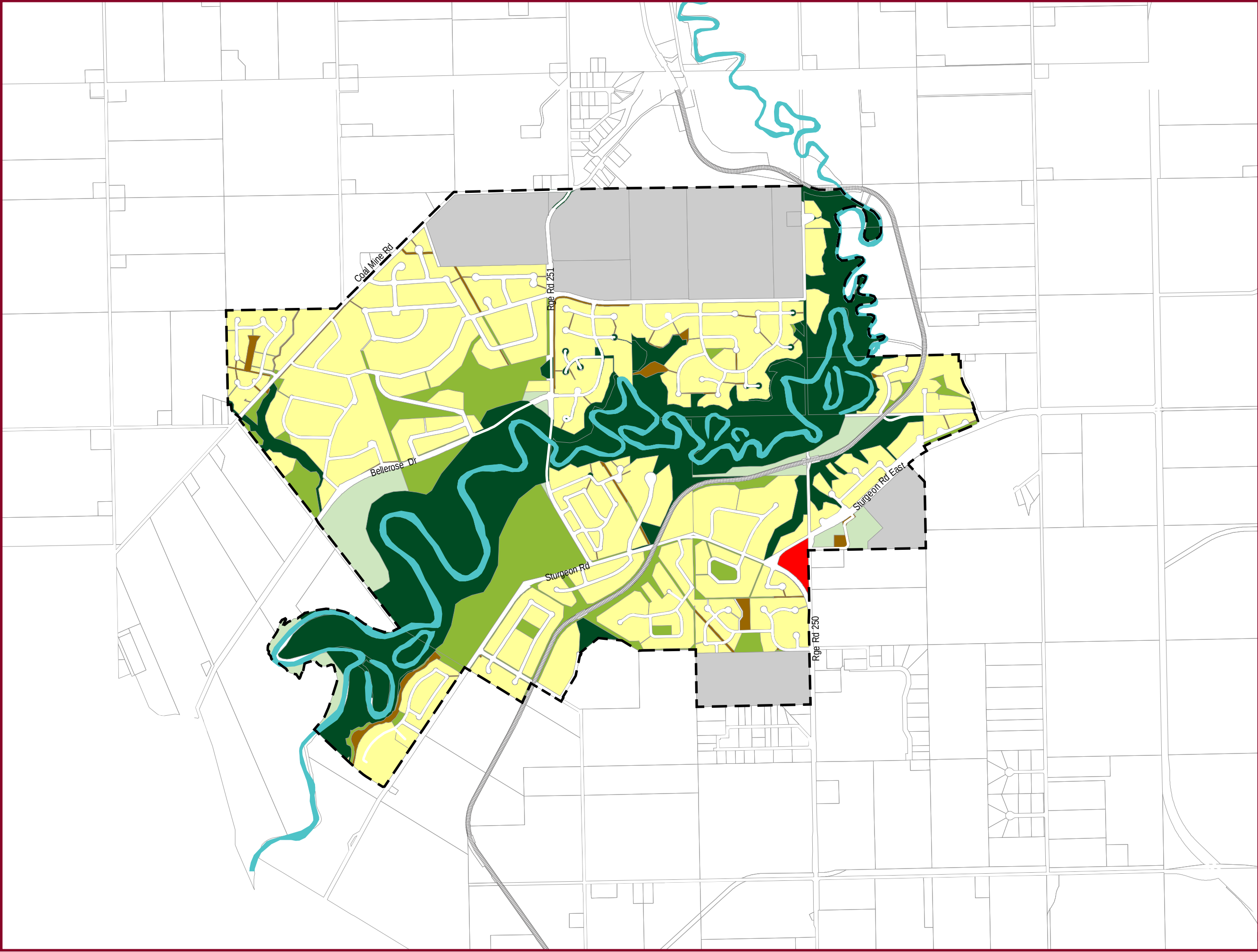




Appendix A . Maps







Sturgeon County - Sturgeon Valley ASP

LEGEND:

- Sturgeon Valley ASP Boundary
- Existing Lots
- Canadian National Railway (CNR)
- Sturgeon River

LAND USE DESIGNATIONS:

- Valley Core Reserve
- Existing Residential
- Commercial
- Agriculture
- Recreation
- Environmental Protection
- Public Utility

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE: Development Concept Map

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

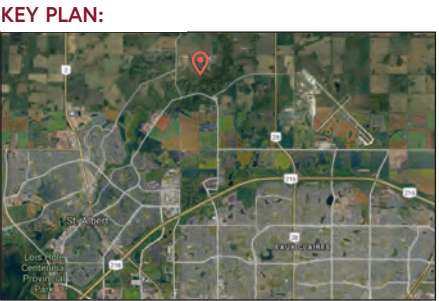
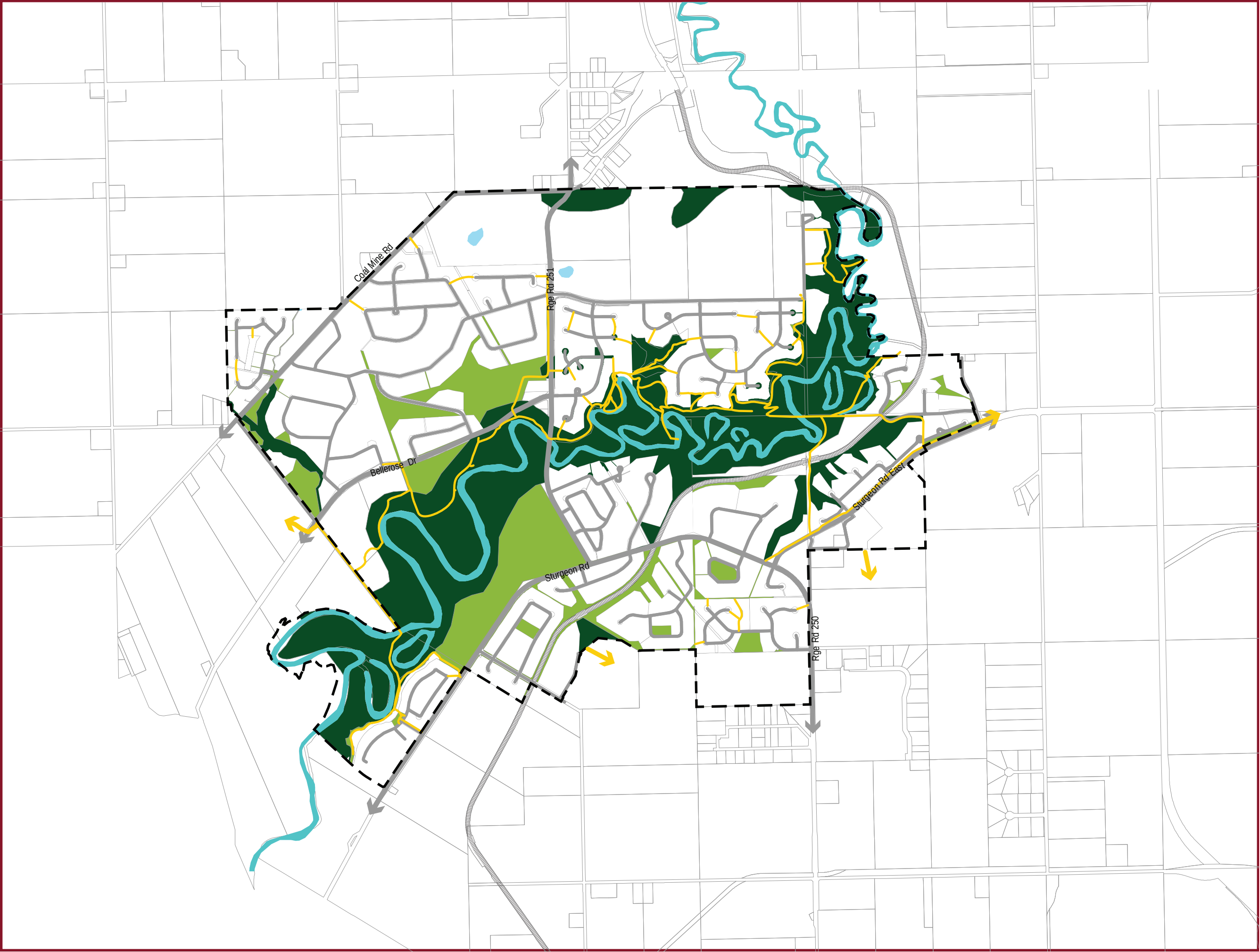
CHECKED: Elisa Stamatakis

SCALE: 1:25,000 (11"x17" Paper Size)



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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Existing Roadway
 - Existing Trail Network
 - Potential Trail Network
 - Potential Trail Connection Points
 - Potential Trail Network (outside ASP)
 - Recreation
 - Environmental Protection

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE: Open Space and Trail Network Map

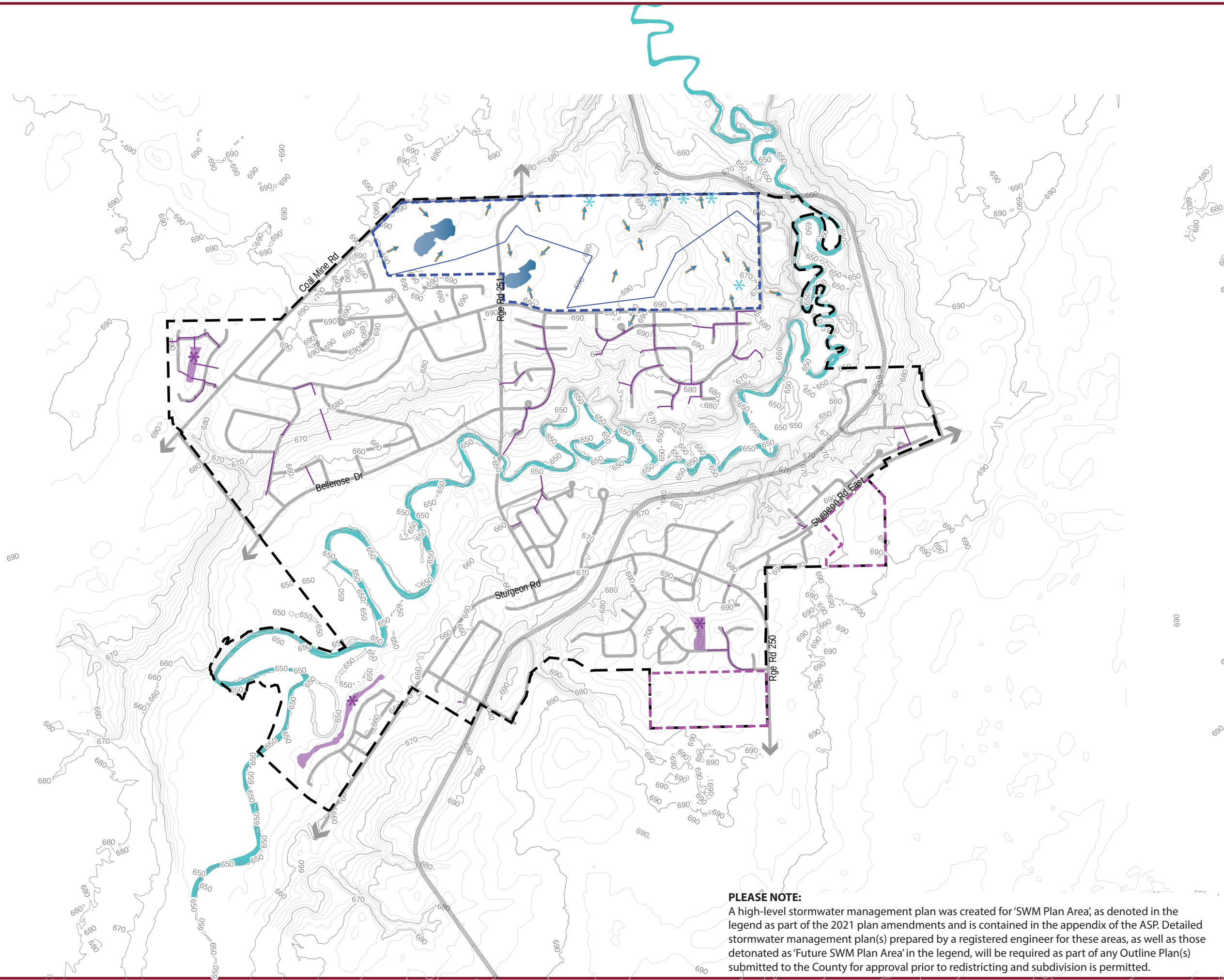
PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

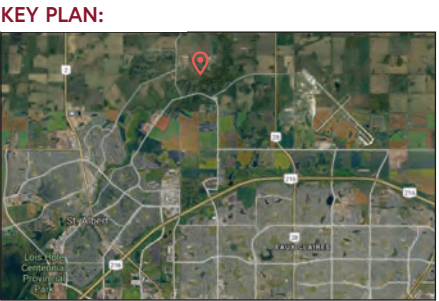
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PLEASE NOTE:
A high-level stormwater management plan was created for 'SWM Plan Area', as denoted in the legend as part of the 2021 plan amendments and is contained in the appendix of the ASP. Detailed stormwater management plan(s) prepared by a registered engineer for these areas, as well as those detonated as 'Future SWM Plan Area' in the legend, will be required as part of any Outline Plan(s) submitted to the County for approval prior to redistricting and subdivision is permitted.



Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Existing Roadway
 - Stormwater Management:**
 - Drainage Course
 - Lidar Contours (10 m)
 - SWM Plan Area
 - Future SWM Plan Area
 - SWM Basin Boundary
 - Localized On site Depressions
 - Existing Drainage Pathway
 - Potential SWM Facility
 - Existing SWM Facility
 - Existing SWM Infrastructure

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

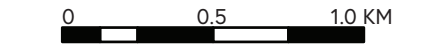
TITLE: Stormwater Management

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

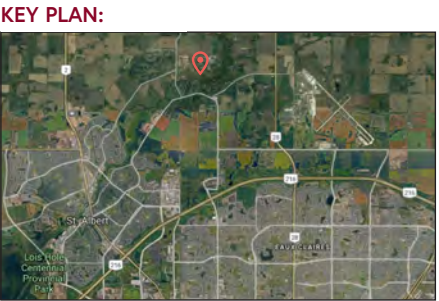
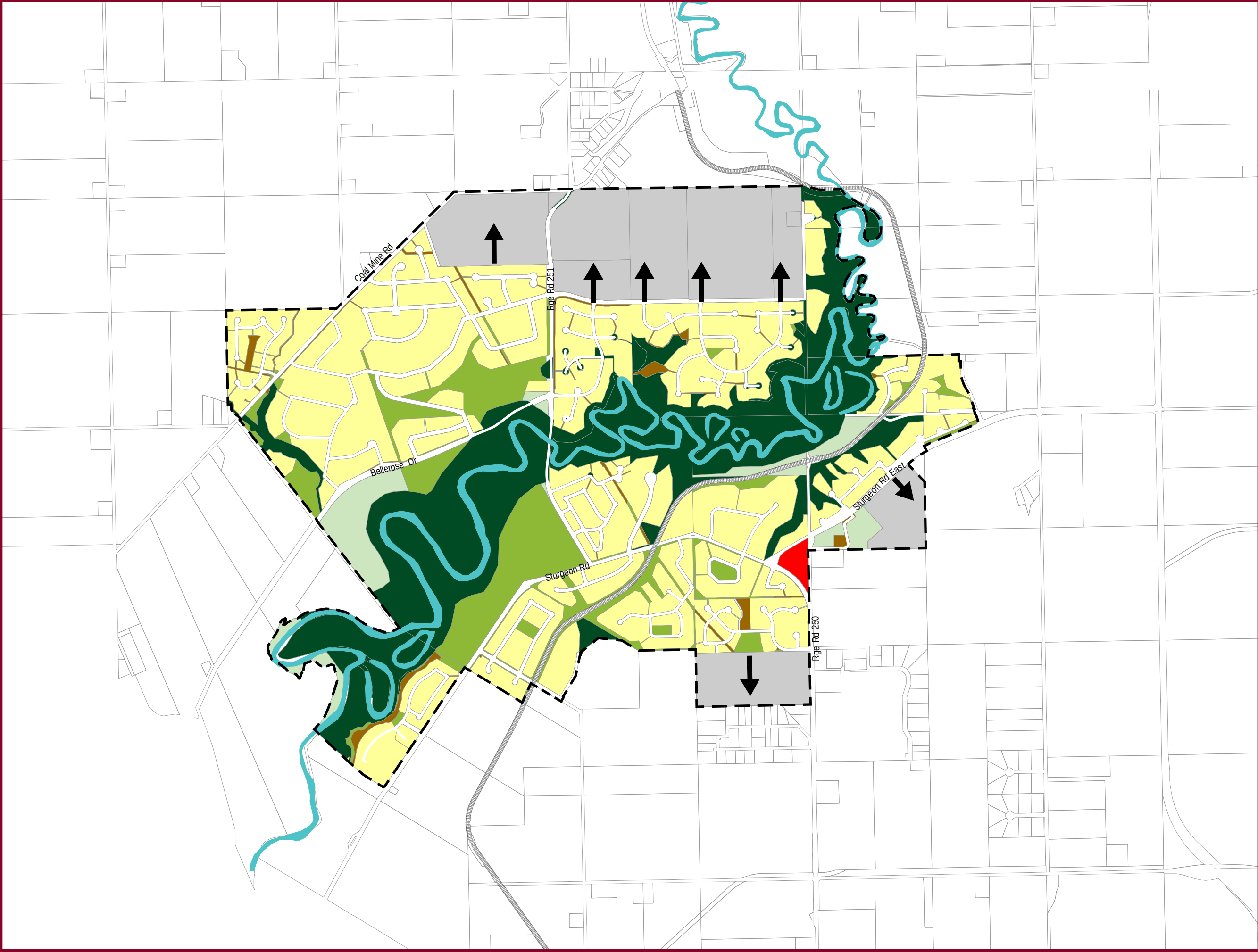
CHECKED: Elisa Stamatakis

SCALE: 1:25,000 (11"x17" Paper Size)



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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Development Phasing

- LAND USE DESIGNATIONS:**
- Valley Core Reserve
 - Existing Residential
 - Commercial
 - Agriculture
 - Recreation
 - Environmental Protection
 - Public Utility

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

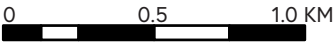
TITLE: Development Phasing Map

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

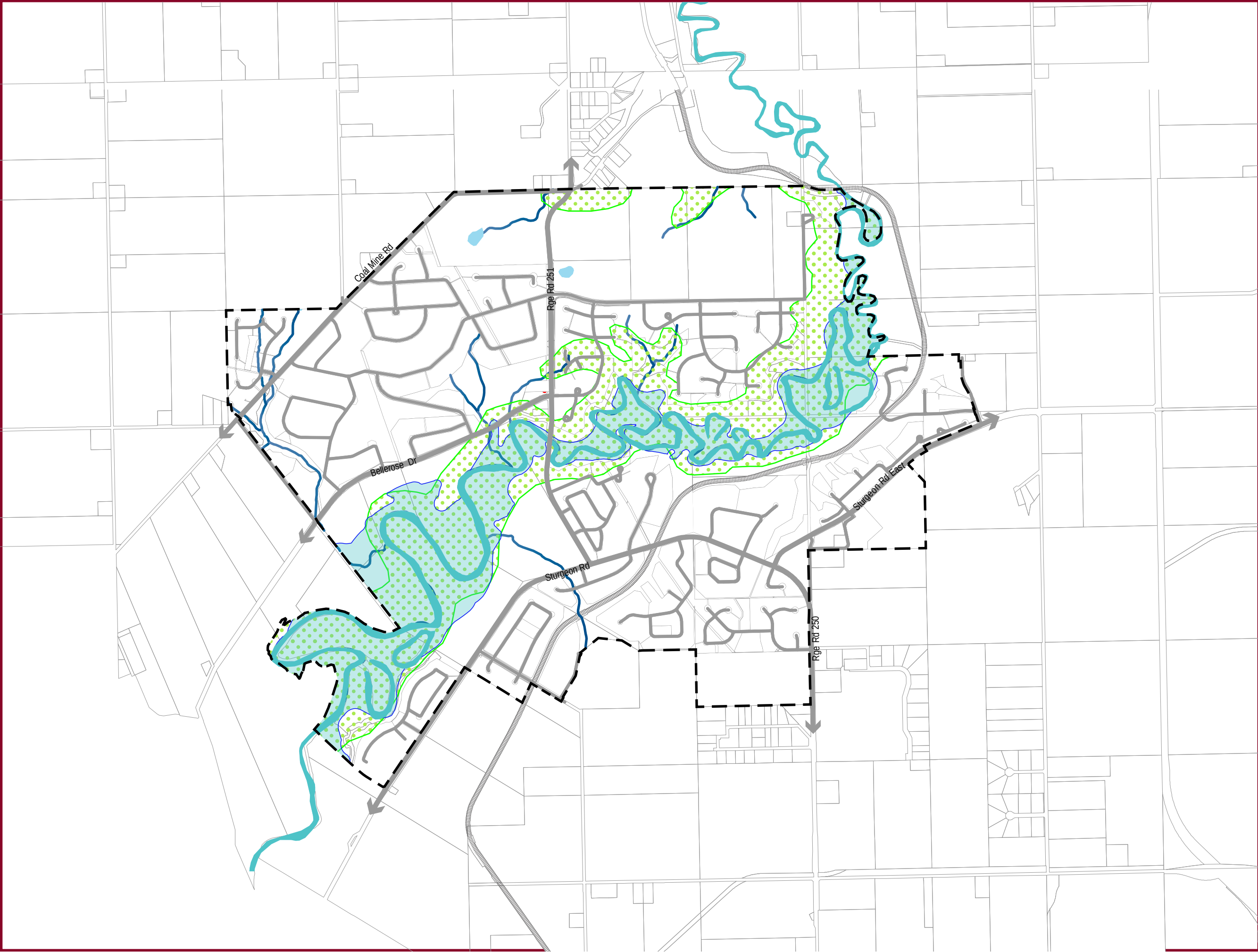
CHECKED: Elisa Stamatakis

SCALE: 1:25,000 (11"x17" Paper Size)



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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Existing Roadway
 - Water Tributaries
 - 100 Year Flood Plain (1974)
 - Waterbody
 - Environmentally Sensitive Lands

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

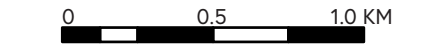
TITLE: Existing Natural Features

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

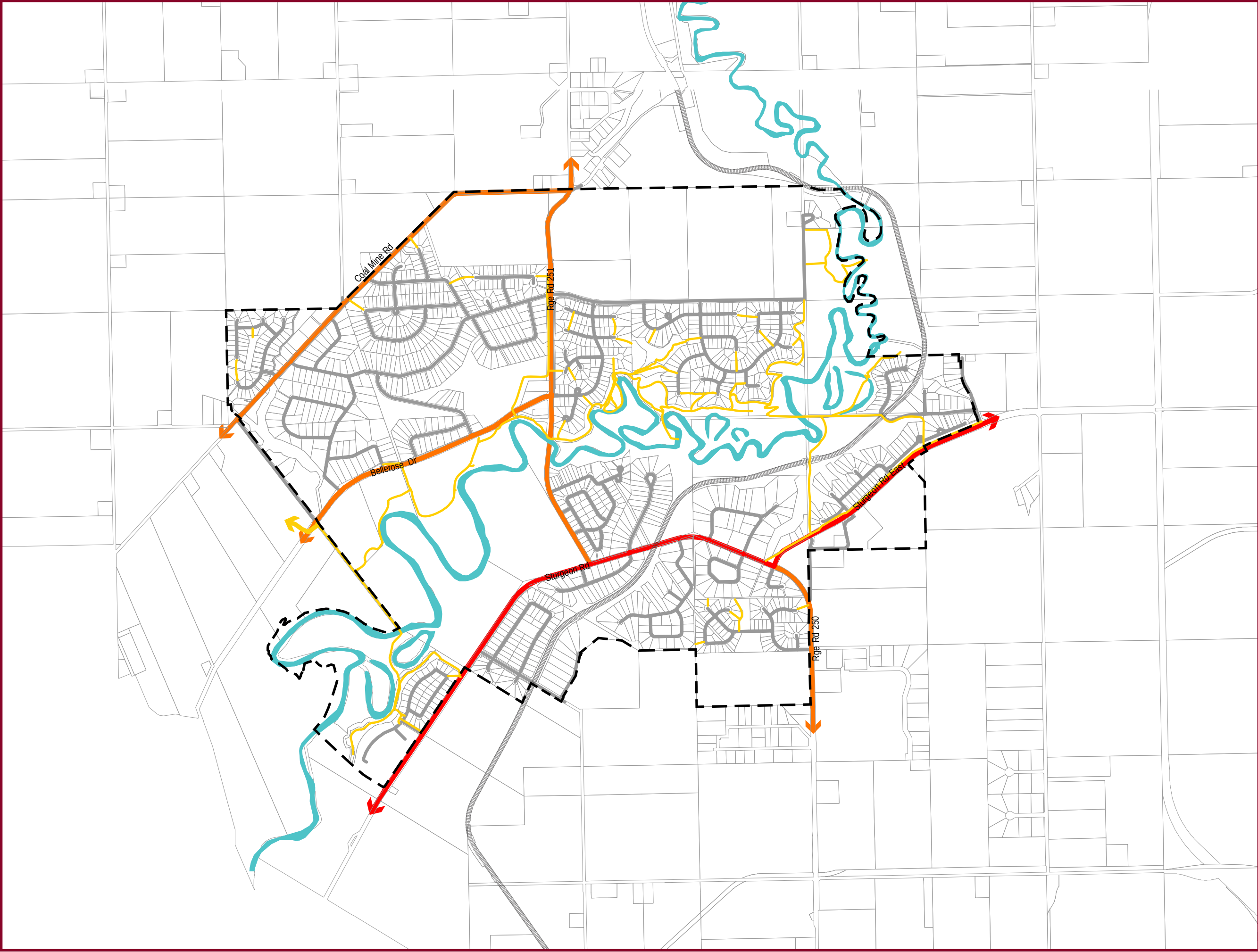
CHECKED: Elisa Stamatakis

SCALE: 1:25,000 (11"x17" Paper Size)



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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River

- EXISTING ROAD NETWORK:**
- Arterial Roadway
 - Collector Roadway
 - Local Roadway
 - Existing Trail Network

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE:
Existing Transportation Network Map

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

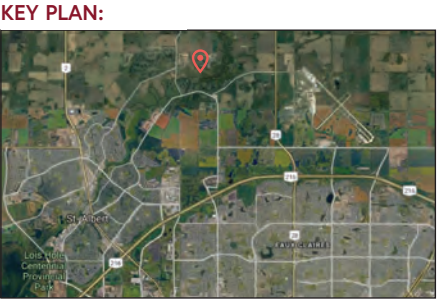
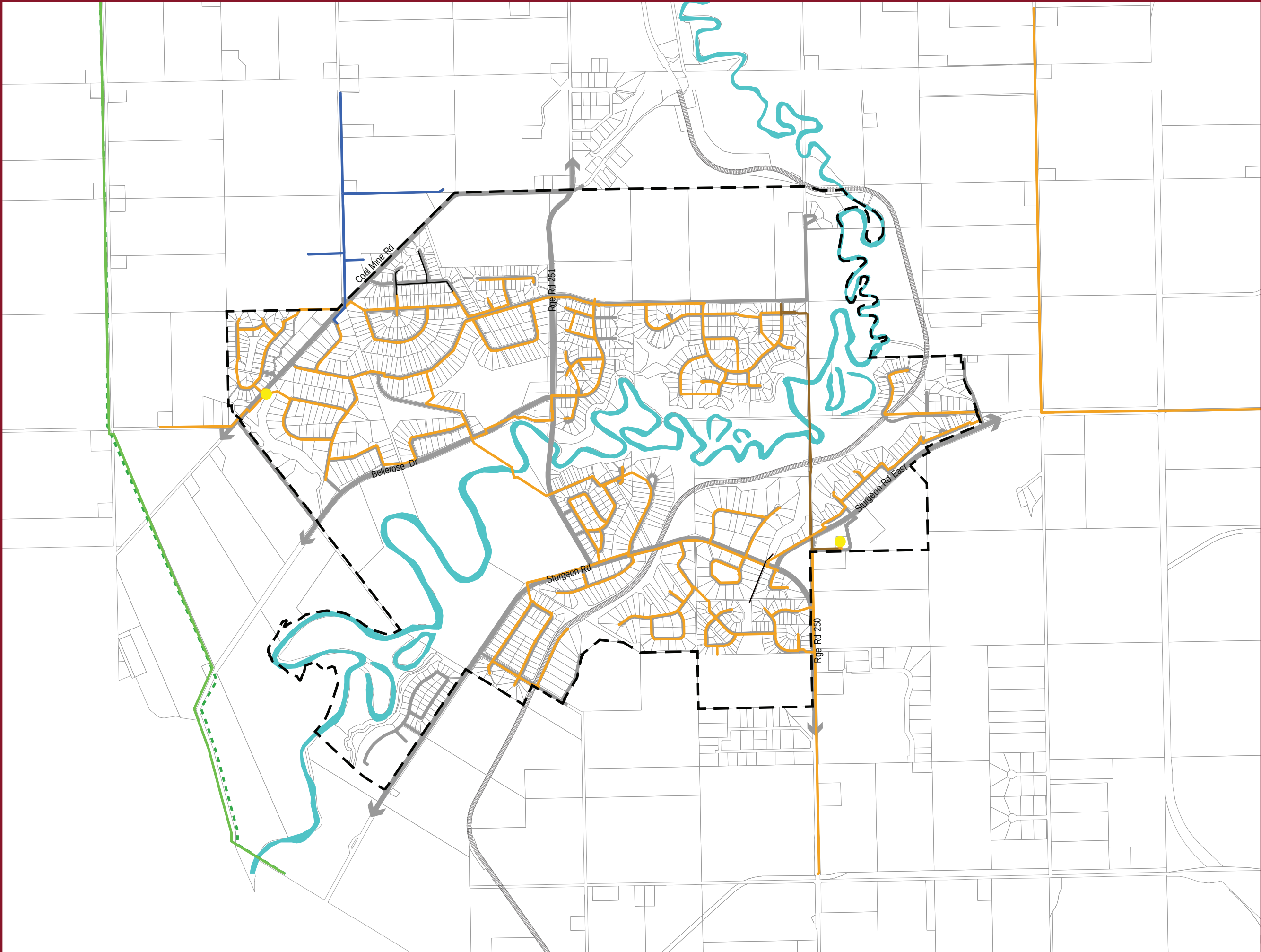
CHECKED: Elisa Stamatakis

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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Existing Roadway

- EXISTING WATER INFRASTRUCTURE:**
- Unknown
 - < 100 mm
 - 100 - 200 mm
 - 250 - 300 mm
 - Water Line - Regional
 - Pumphouse/ Reservoir

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE: EXISTING WATER INFRASTRUCTURE

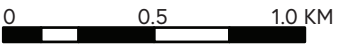
PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Elisa Stamatakis

CHECKED: Nick Pryce

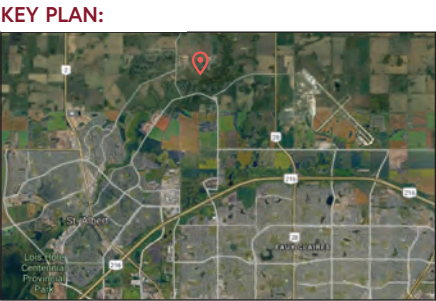
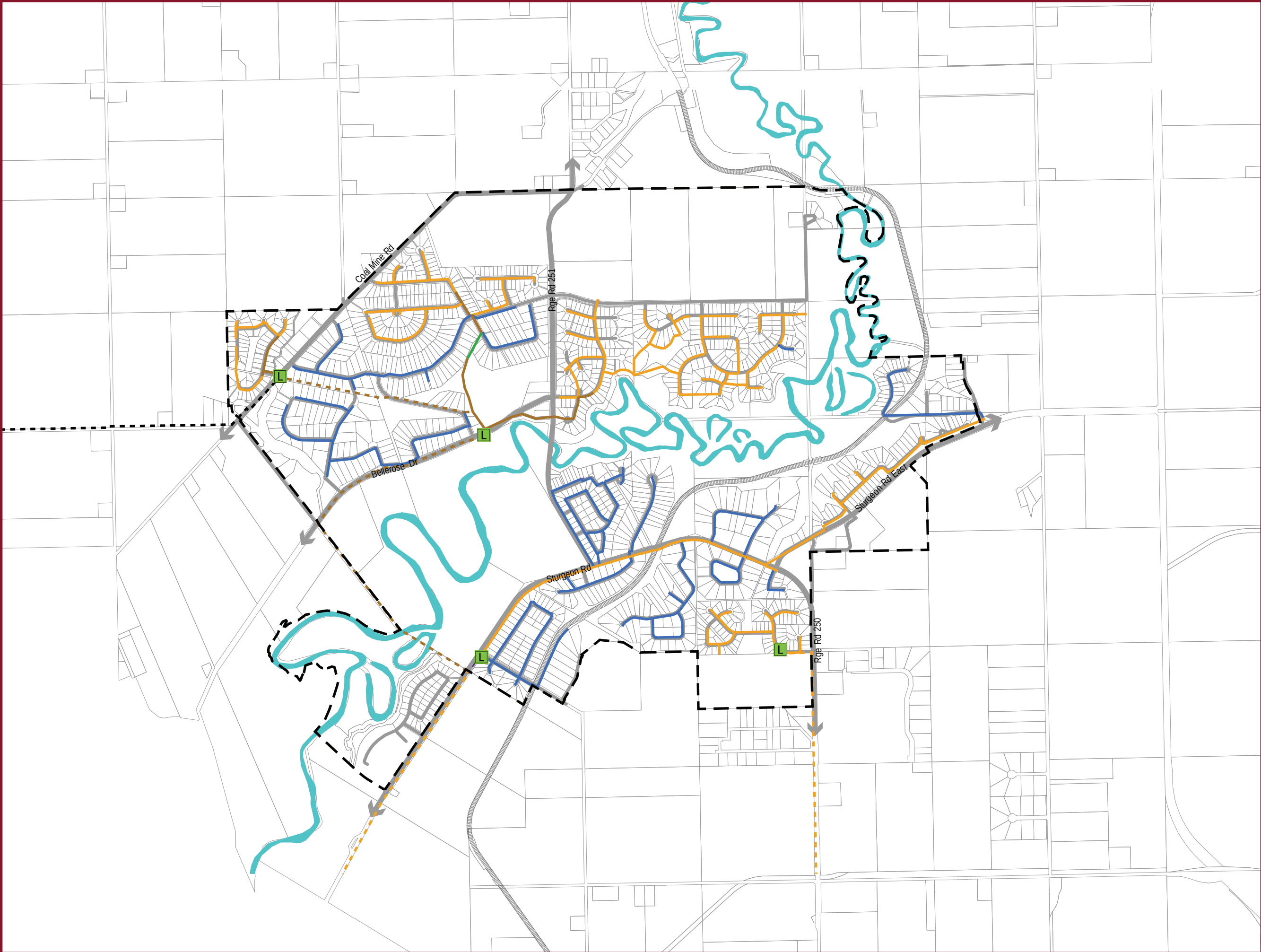


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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River
 - Existing Roadway

- EXISTING WASTE WATER INFRASTRUCTURE:**
- Lift Station
- EXISTING GRAVITY LINE**
- < 100 mm
 - 100 - 200 mm
 - 250 - 300 mm
 - 350 - 400 mm
- EXISTING FORCE MAIN**
- Unknown
 - 100 - 200 mm
 - 250 - 300 mm
 - 350 - 400 mm

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE:
EXISTING WASTE WATER INFRASTRUCTURE

PROJECT: C20-056 **DATE:** 14/04/2021

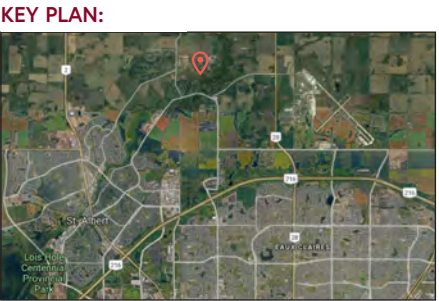
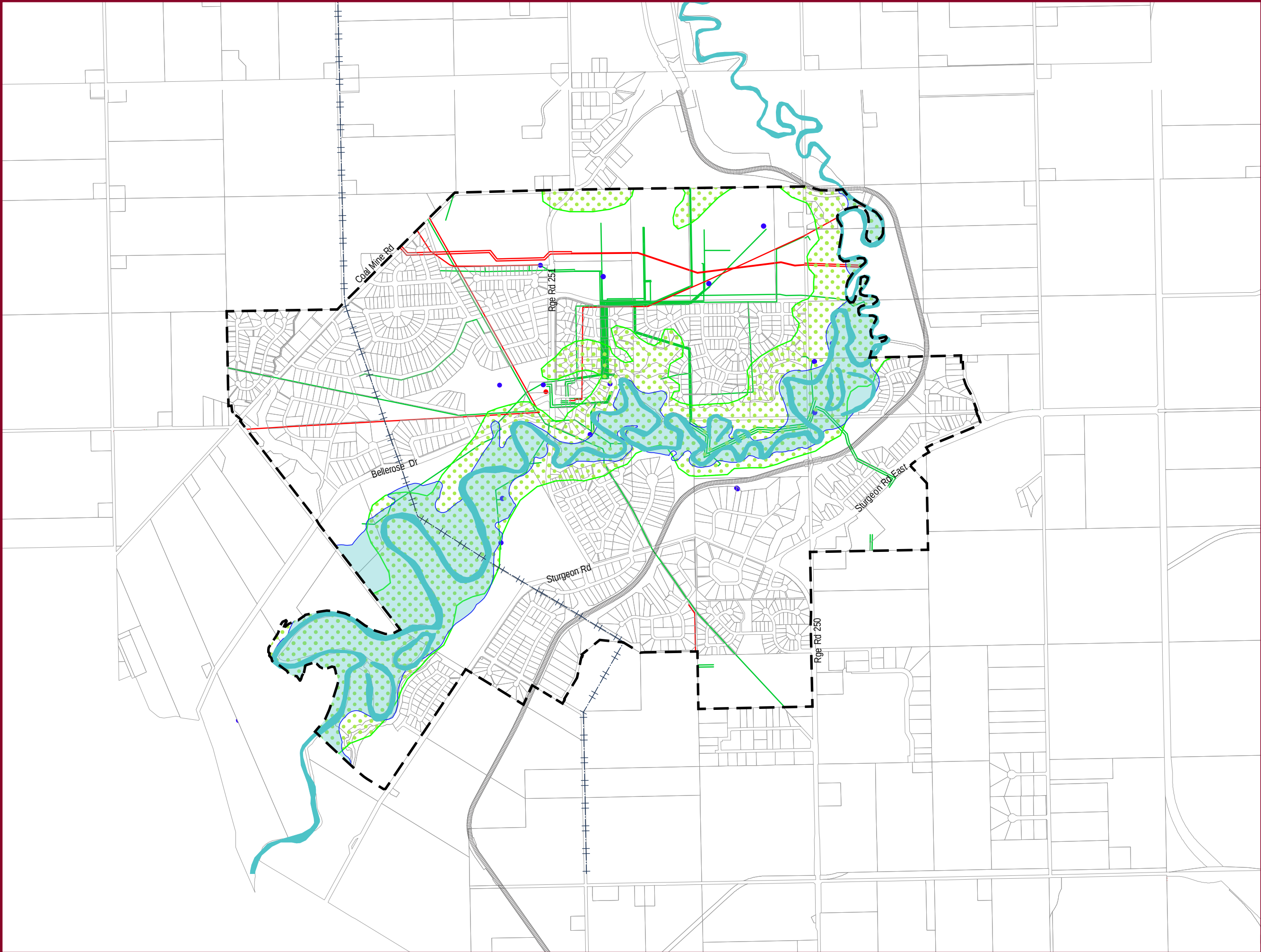
DESIGNED: Elisa Stamatakis

CHECKED: Nick Pryce



SCALE: 1:25,000 (11"x17" Paper Size)
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Sturgeon County - Sturgeon Valley ASP

- LEGEND:**
- Sturgeon Valley ASP Boundary
 - Existing Lots
 - Canadian National Railway (CNR)
 - Sturgeon River

- EXISTING OIL AND GAS INFRASTRUCTURE:**
- Active Facility
 - Operating Pipeline
 - Abandoned Pipeline
 - Abandoned Well
 - High Power Transmission Line

DATA SOURCES:
Sturgeon County
Alberta Environment & Parks (AEP)
Alberta Energy Regulator (AER)

CLIENT: STURGEON COUNTY

TITLE: Physical Constraints Map

PROJECT: C20-056 **DATE:** 14/04/2021

DESIGNED: Aman Jhaver

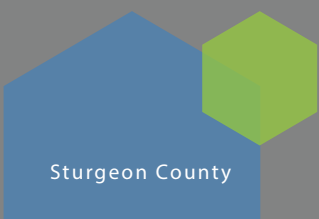
CHECKED: Elisa Stamatakis

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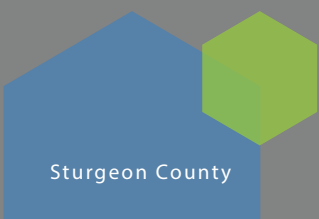
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Appendix B . Stormwater Management Plan





April 1, 2021

File No.: C20-056

RE: STURGEON VALLEY AREA STRUCTURE PLAN – VALLEY CORE RESERVE STORMWATER MANAGEMENT

INTRODUCTION

As part of the recommended changes to the 1999 Sturgeon Valley Area Structure Plan ("the Plan"), a Storm Water Management review has been conducted for a portion of land approximately 176.4ha in size, residing within the lands designated as Valley Core Reserve in the Plan boundary. The purpose of this section is to identify flow characteristics of the site and to assess how stormwater will be managed. The subject area is bound by residential developments, between Coal Mine Road and range Road 250, north of Township Road 544A, and can be viewed on the accompanying Stormwater Plan.

EXISTING SITE CONDITIONS

As identified by the Existing Drainage Basin Figures in the *Sturgeon Valley Stormwater Updated Report* completed by Sameng Inc. in June 2013, the subject area is encompassed by Drainage Basins No.1 and 2, both of which reside within the Valley Core Reserve limits of the Plan. These basins have been derived from delineating natural breaks in the Lidar surface data which can be viewed on the accompanying Stormwater Plan. Drainage characteristics of each basin area is discussed below.

BASIN AREA 1

Basin No.1 includes a drainage area of approximately 107.2ha and directs surface runoff for the north portion of the subject area in a north to north-east direction. Surface runoff is collected by naturalized drainage swales within the agricultural land and along township road 544, before being received by the Sturgeon River.

BASIN AREA 2

Basin No.2 includes a drainage area of approximately 69.2ha and directs surface runoff for the south portion of the subject area south. Surface runoff is collected by naturalized drainage swales within the Upper Manor Estates, Pinnacle Ridge, and Riverstone Pointe Developments, before being received by the Sturgeon River. The Sturgeon River is one of six stormwater basins which contribute to Big Lake west of St. Albert.

STORMWATER MANAGEMENT REQUIREMENTS

Data provided in the supporting *Sturgeon Valley Stormwater Updated Report* and the *Big Lake Stormwater Management Plan* documents recommend that all new developments are to be designed to include storm water management facilities (SWMF). These facilities are to be designed to retain

accumulated surface runoff generated during major storm events (1:100 year) for a 24-hour duration, while restricting its discharge to a controlled post development rate of 2.5 L/s/ha.

Design and location of these facilities are to be determined during detailed design of the proposed development; however, it is anticipated that placement of these facilities will utilize localized depressions of the site where runoff collection naturally occurs. These areas have been identified on the accompanying Stormwater Plan for reference.

At least one SWM facility will be required for each basin area, although additional facilities may be necessary. Each proposed development is to be graded such that surface runoff is directed towards a stormwater management facility and to promote the installation of storm infrastructure which is to be designed to accommodate minor storm events (1-5 year).

CONCLUSION

For all newly proposed development storm water management facilities are to be designed and implemented to store and control post development runoff to a pre-development rate. Installation of these facilities shall be compliant with AEP design guidelines and shall protect the environment and existing watercourses. Detailed design of these facilities is to be completed prior to development.

We trust that the information contained herein meets your present requirements. Please contact our office if you have any questions or require additional information.

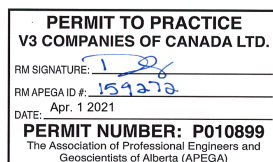
Sincerely,

V3 Companies of Canada Ltd.



Aaron Parsons, P.Eng.

Project Engineer

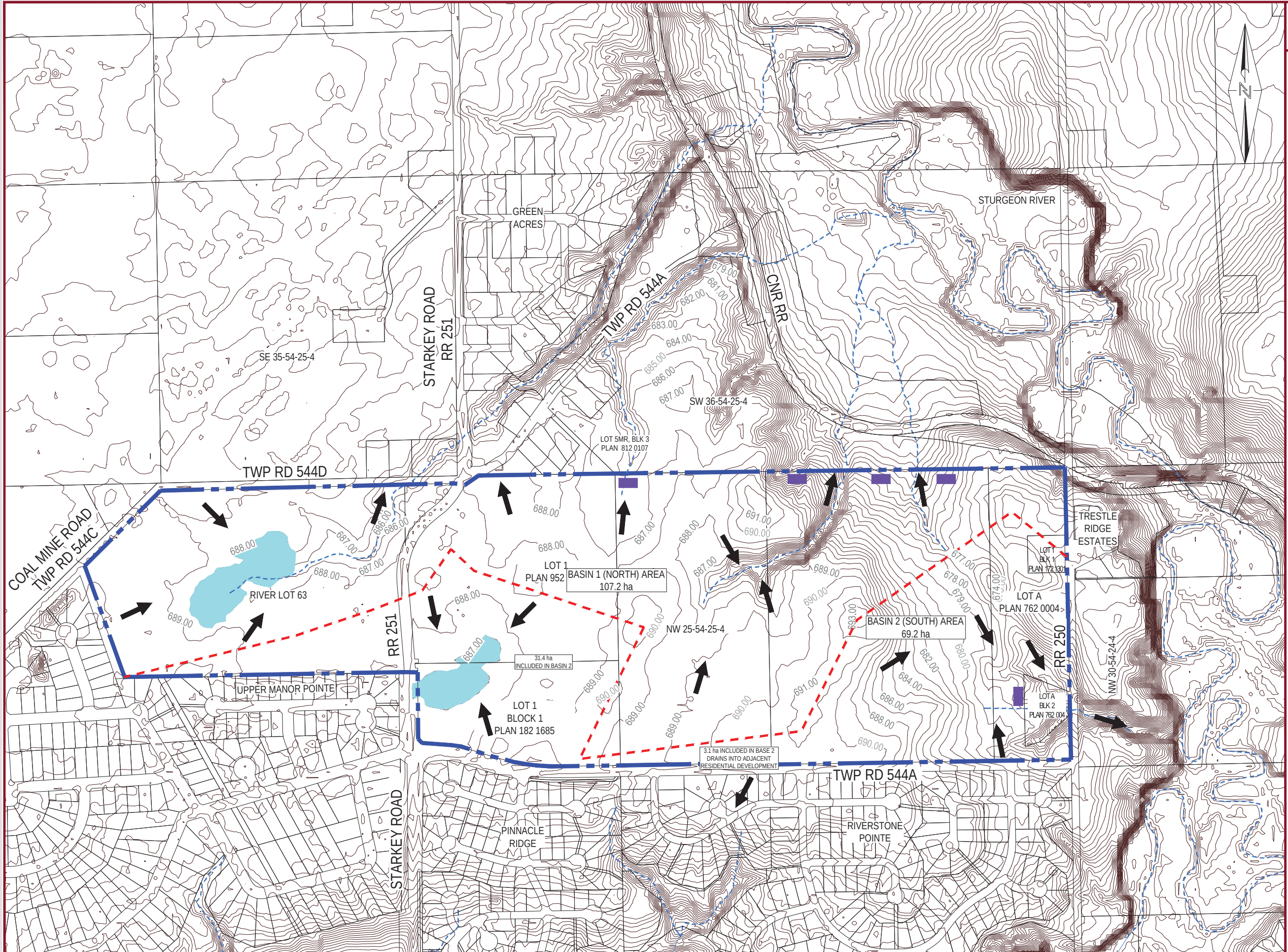


Enclosures:

- *Stormwater Plan*

Sources:

- *Big Lake Stormwater Management Plan – Associated Engineering (2004)*
- *Sturgeon Valley Stormwater Updated Report - Sameng Inc. (June 2013)*



LEGEND

- SUBJECT BOUNDARY
- SWM BASIN BOUNDARY
- LIDAR CONTOURS (1m)
- DRAINAGE COURSE
- LOCALIZED ONSITE DEPRESSIONS
- EXISTING DRAINAGE PATHWAY
- POTENTIAL SWM LOCATION

NOTES

- 1) DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.
- 2) BASIN AREAS ARE APPROXIMATED AND HAVE BEEN DETERMINED USING LIDAR DATA. DELINEATION OF THESE WATERSHED BOUNDARIES ARE TO BE CONFIRMED DURING DETAILED DESIGN.

CLIENT

STURGEON COUNTY

PROJECT NO.
C20-056

DATE: 02/14/2021

TITLE

STURGEON VALLEY CORE RESERVE
STORMWATER PLAN

DESIGNED: ASP

CHECKED:

1:10 000



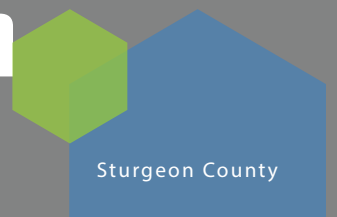
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780-482-3700 phone
www.v3co.ca





Appendix C . Background Information





APPENDIX C: BACKGROUND INFORMATION

The background information used to develop the first iteration of this Plan, provided a comprehensive narrative on topics related to:

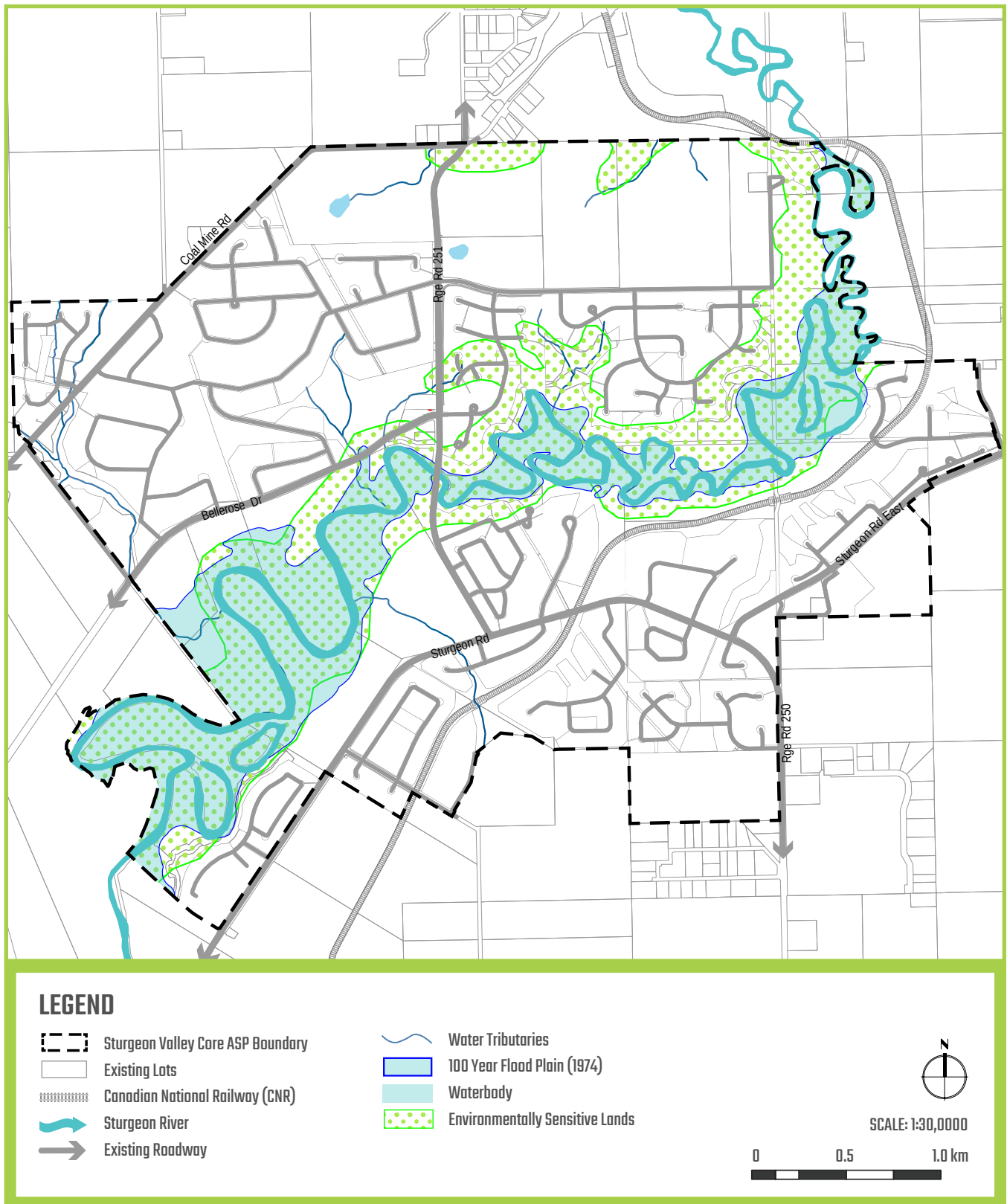
- » Natural Features
- » Demographic Profile
- » Existing Land Use
- » Supply and Demand Assessment
- » Historical and Archaeological Resources
- » Man-Made Constraints
- » Schools
- » Transportation
- » Municipal Services
- » Protective and Emergency Services

While the above topics provided a substantive and detailed lens to the conditions of the original Plan area in 1999, much of the information has since been updated with more recent studies and/or is no longer applicable given the change in the Plan boundary. The information contained in this Appendix provides a high-level narrative of studies, plans and conditions of the amended Plan area, current as of Q1 of 2021.

1.1 NATURAL FEATURES

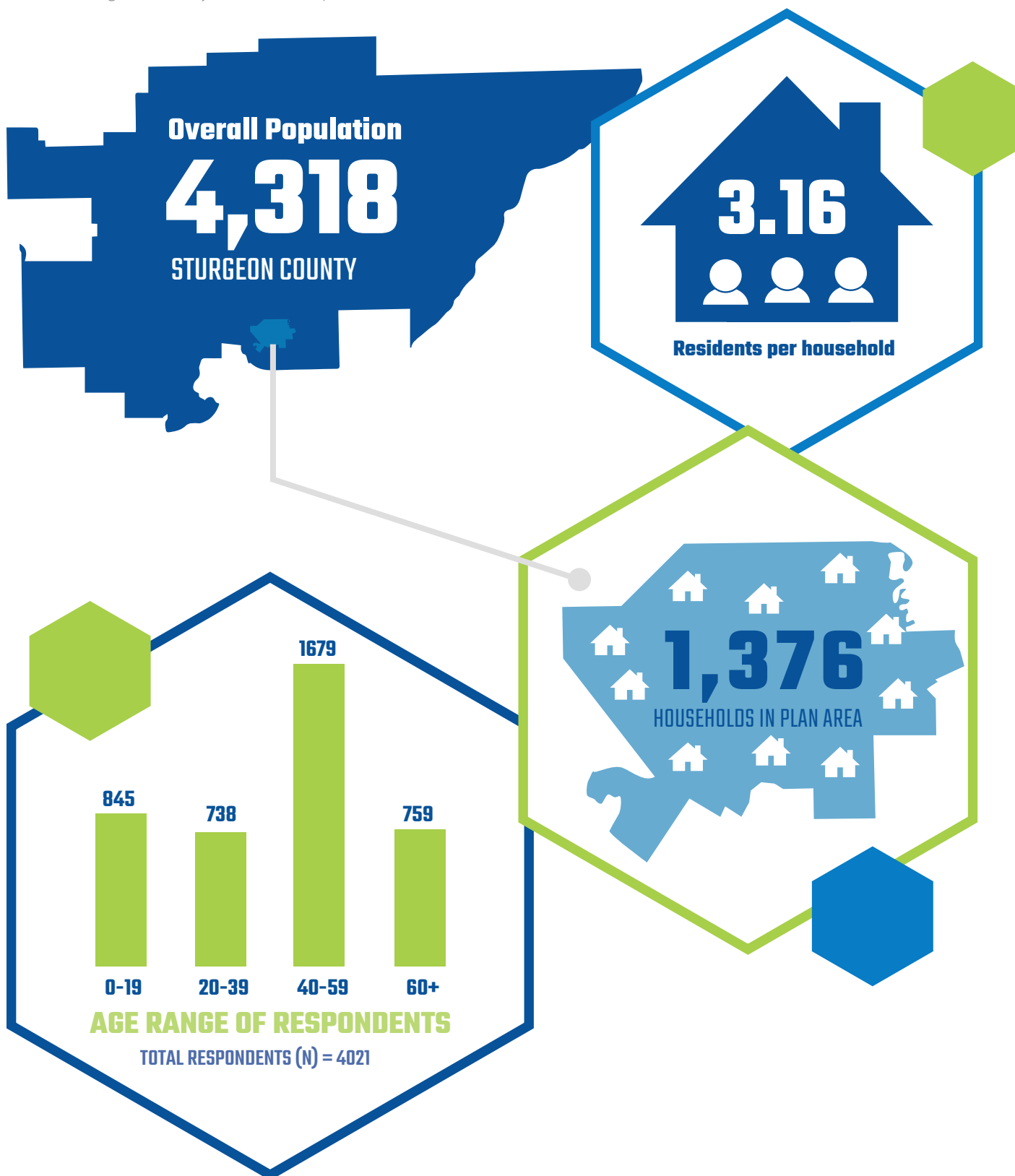
Dissecting the Plan area is the Sturgeon River, the river valley and associated ravine system, which, in concert with one another, is recognized as an environmentally sensitive area of regional significance. Part of the Aspen Parkland Ecoregion (Strong & Leggat 1992), the Sturgeon Valley region, including lands within this amended Plan, is characterized as being a transition area between boreal forest and the grassland regions. An extensive analysis of the opportunities and constraints that affect the Sturgeon Valley region with regard to the natural features and the Sturgeon Valley ecosystems, was prepared with the original Plan.

▼ FIGURE 10: NATURAL FEATURES MAP



1.2 DEMOGRAPHIC PROFILE

The following information provides a snapshot of the demographic profile of the Plan area. All data below is from the Sturgeon County's 2019 municipal census.



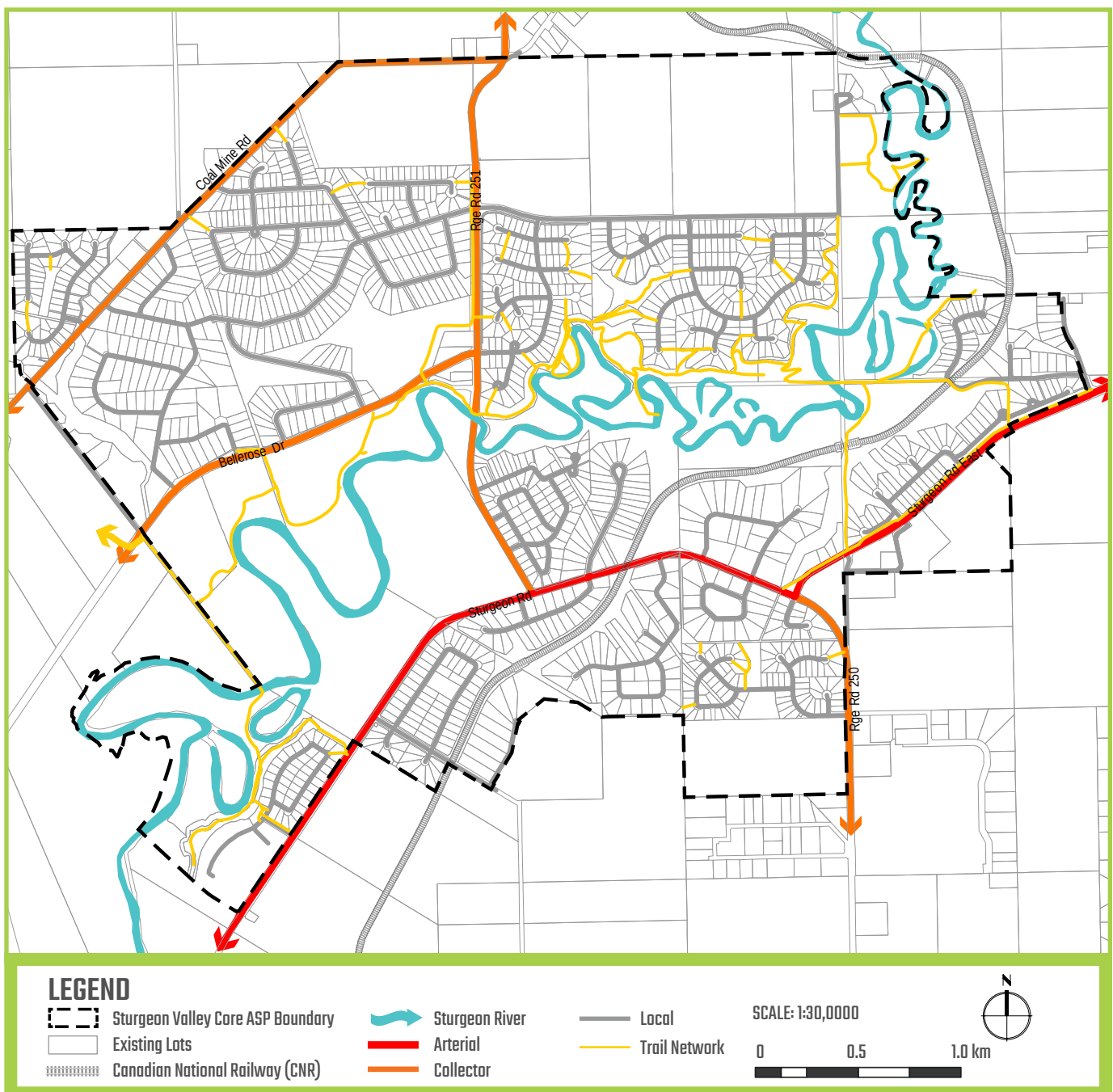
1.3 EXISTING LAND USE

The Plan area is predominately comprised of established residential communities, with the remaining land used for environmental protection and open space network, primarily along the Sturgeon River, agricultural operations, road network, a golf course, and a small commercial enterprise.

1.4 TRANSPORTATION

The Plan area contains a transportation network that includes both arterial, collector and local roadways that connect to adjacent areas within the County, and beyond to the City of St. Albert, the City of Edmonton and CFB Edmonton. Complementing the roadway network is the existing active transportation network that feeds into existing residential development and extends along the Sturgeon River.

▼ FIGURE 11: EXISTING TRANSPORTATION NETWORK MAP

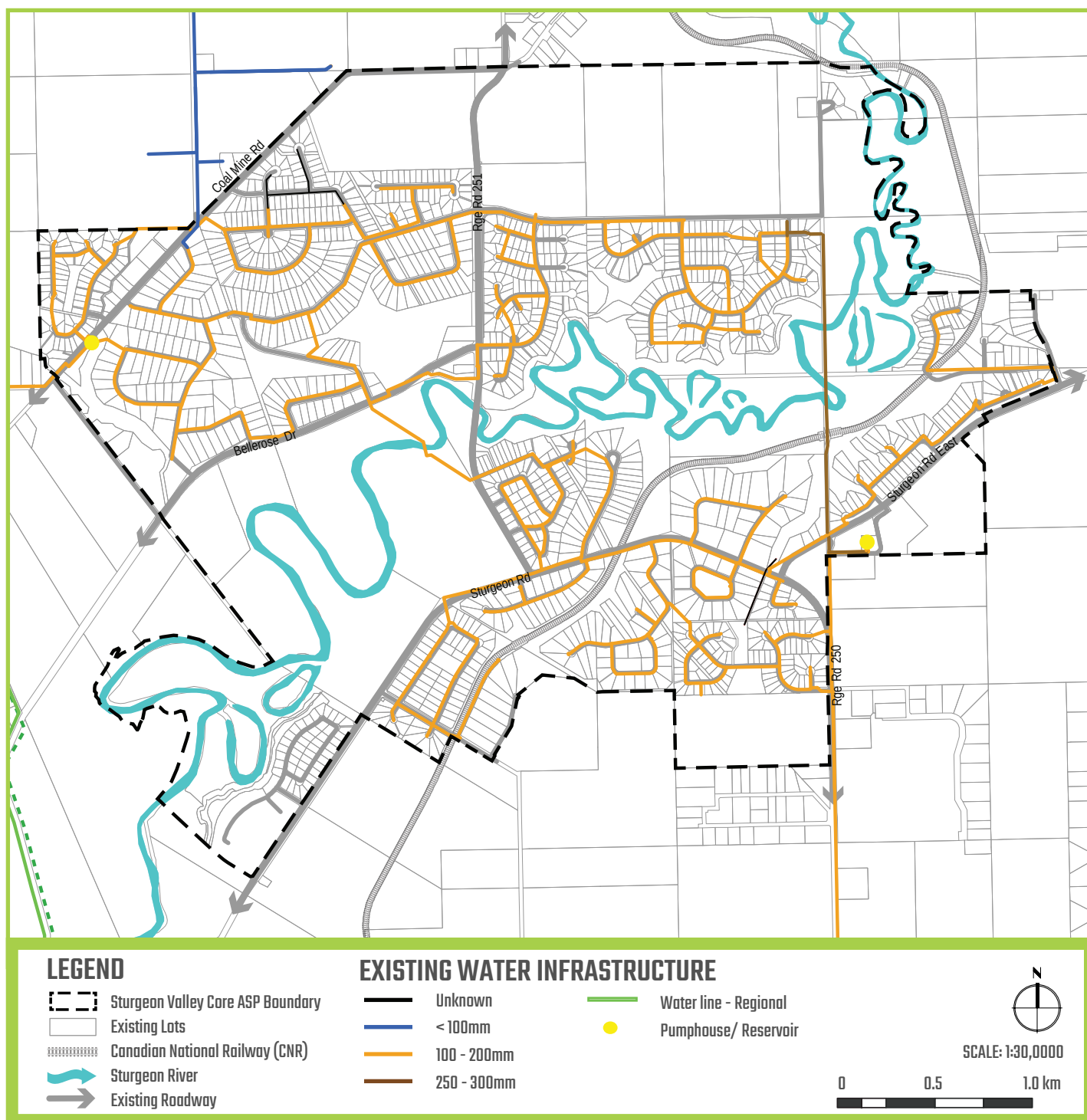


1.5 MUNICIPAL SERVICES

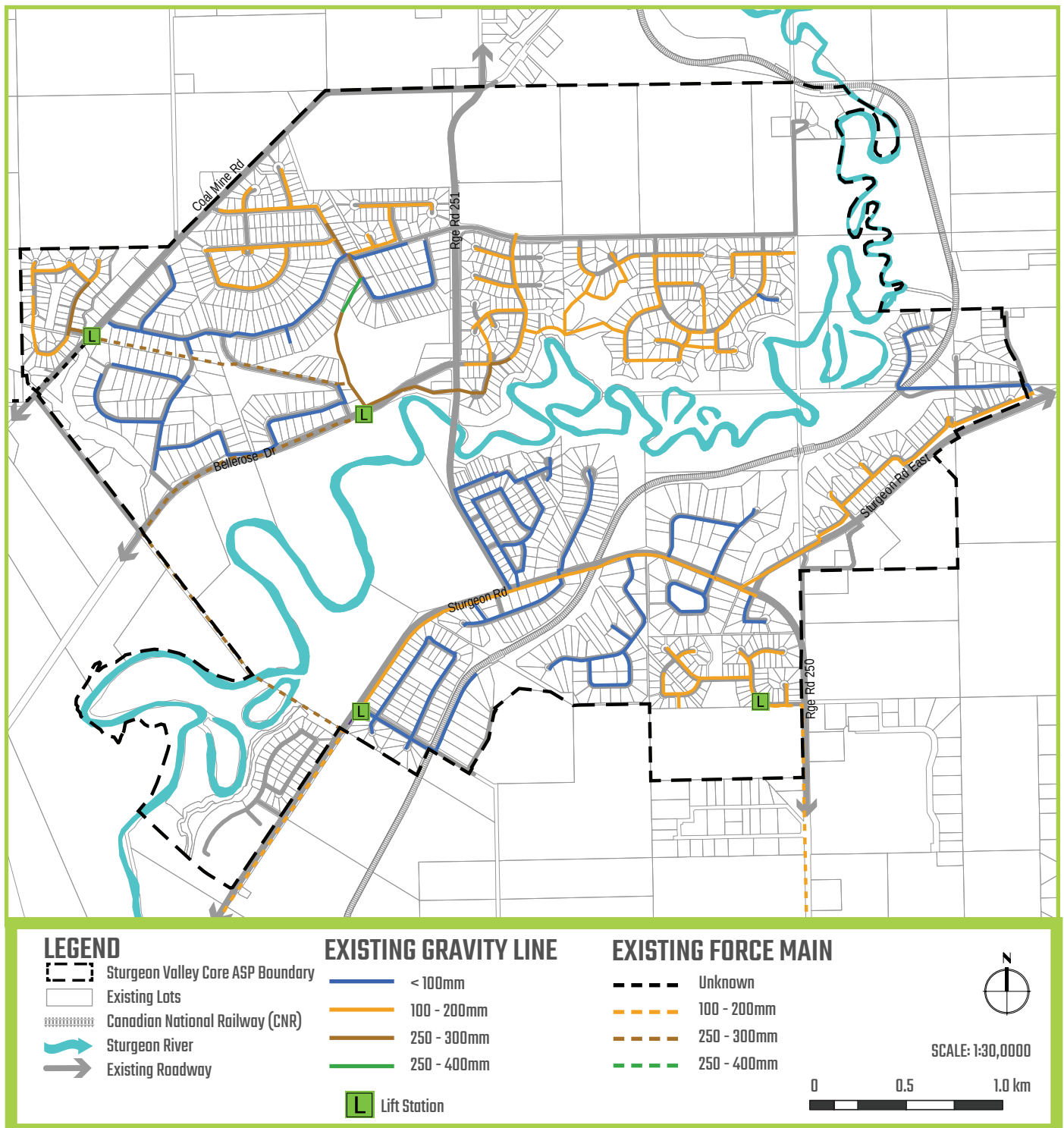
MUNICIPAL SERVICES – WATER AND WASTEWATER SEWAGE

The Sturgeon County Infrastructure Master Plan (IMP) covers the entire County, including portions of the Sturgeon Valley based on previous growth expectations. The IMP provides a framework and guidance on servicing within the Plan area. Figures 12 and 13 indicate the municipal infrastructure that exists in the Plan area as of Q1 2021.

▼ FIGURE 12: EXISTING WATER INFRASTRUCTURE MAP



▼ FIGURE 13: EXISTING WASTE WATER INFRASTRUCTURE MAP



STORMWATER MANAGEMENT

The IMP provides future planning for stormwater infrastructure based on previous studies carried out by Sameng Inc. As part of the 2021 amendments to this Plan, a high-level Stormwater Management Plan (SWMP) was created to address stormwater on the lands designated as Valley Core Reserve in the northern area of the Plan. The SWMP identifies the general flow direction of stormwater and general locations for stormwater management facilities. The Stormwater Management Plan is contained in Appendix B.

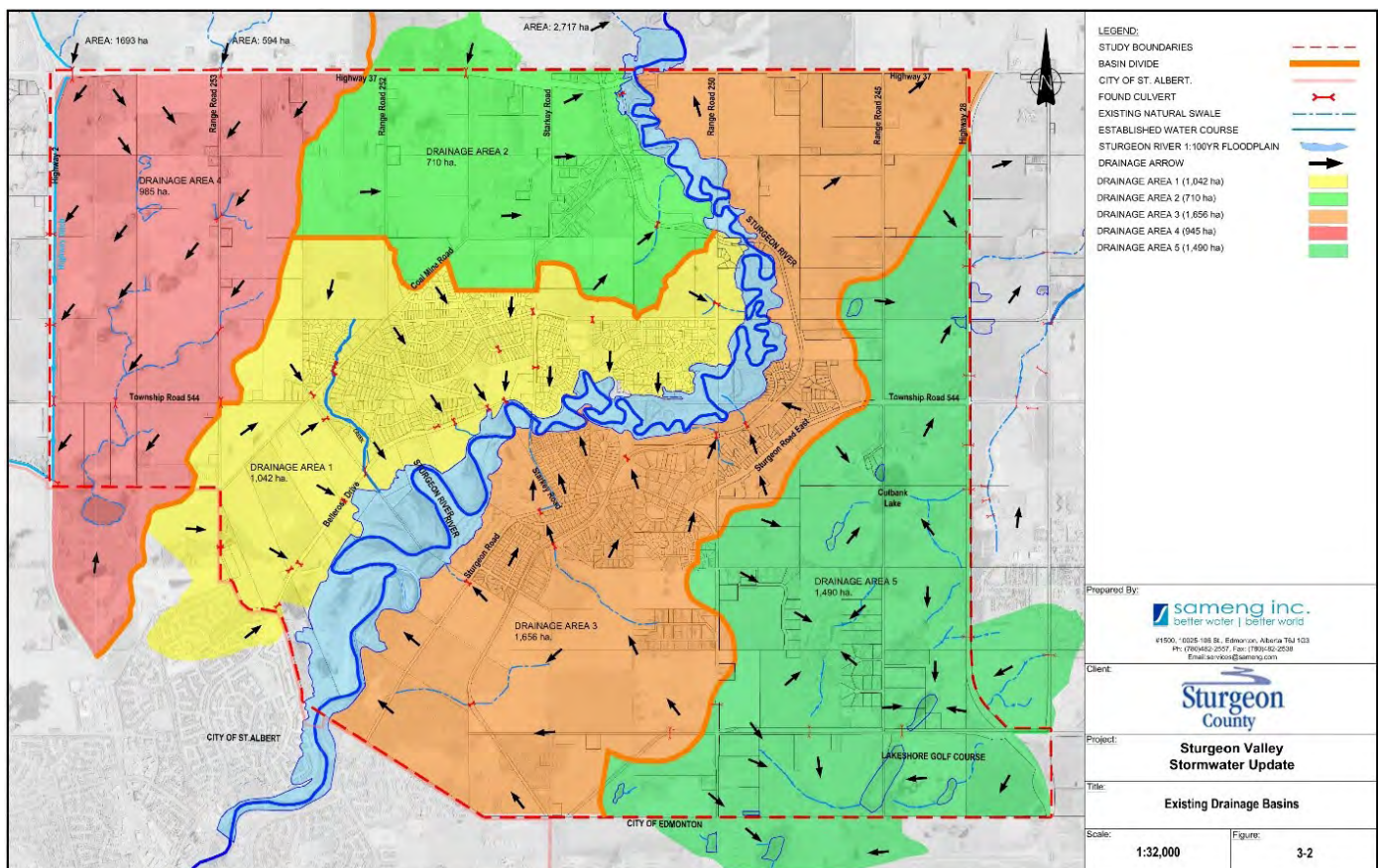
1.6 ALBERTA ENVIRONMENT AND PROTECTION OF STURGEON RIVER FLOOD HAZARD STUDY

The purpose of the St. Albert Flood Hazard Study is to assess and identify flood hazards along Sturgeon River through the City of St. Albert and adjacent areas of Sturgeon County. The study will be completed under the provincial Flood Hazard Identification Program (FHIP), the goals of which include enhancement of public safety and reduction of future flood damages through the identification of flood hazards. As of May 7, 2021, the updated flood hazard mapping had not been completed. Figure 10: Natural Features Map outlines the 1:100 Year floodplain. No development will be permitted within the delineated floodplain.

1.7 DRAINAGE

As outlined in the Sturgeon Valley Stormwater Update (2014), prepared by Sameng Inc., the Plan area is divided by the Sturgeon River, which has resulted in four catchment areas affecting the Plan area as indicated in Figure 14: Drainage Basins. Further directions related to drainage are outlined in the Sturgeon County Drainage Master Plan (2019) prepared by Sameng Inc.

▼ FIGURE 14: DRAINAGE BASINS | SAMENG INC.



1.8 PROTECTIVE AND EMERGENCY SERVICES

There are currently no Protective or Emergency Services located within the Plan area. However, the County's headquarters for the Sturgeon County Protective Services is located to the north of the Plan area, along Range Road 252 and just south of Highway 37. The building is home to the Enforcement Services, Animal Control and the District of Namao Fire Department. As the Plan boundary reaches full build out, and as the Sturgeon Valley South ASP develops, additional protective and emergency services will be required that could be located in the Plan area.

In 2017, Sameng Inc. prepared an update to the Sturgeon Valley Fire Protection Study, which assessed the level of fire protection in the Sturgeon Valley Region, and provided recommendations to offer fire protection similar to what is provided in other municipalities. New development within the Plan area is required to follow the National Building Code - Alberta Edition and National Fire Code - Alberta Edition, as well as the High Intensity Residential fire (HIRF) requirements, and applicable Land Use Bylaw regulations to support the fire protection in the Plan area.

1.9 PHYSICAL CONSTRAINTS AND DEVELOPMENT CONSIDERATIONS

The Plan area contains various physical and development constraints that may influence future development. These constraints are outlined in Figure 15: Physical Constraints Map and include the:

- » 1:100 Year Floodplain;
- » Environmentally Sensitive Areas;
- » CN Railway Line; and
- » Operating and abandoned oil and gas infrastructure.

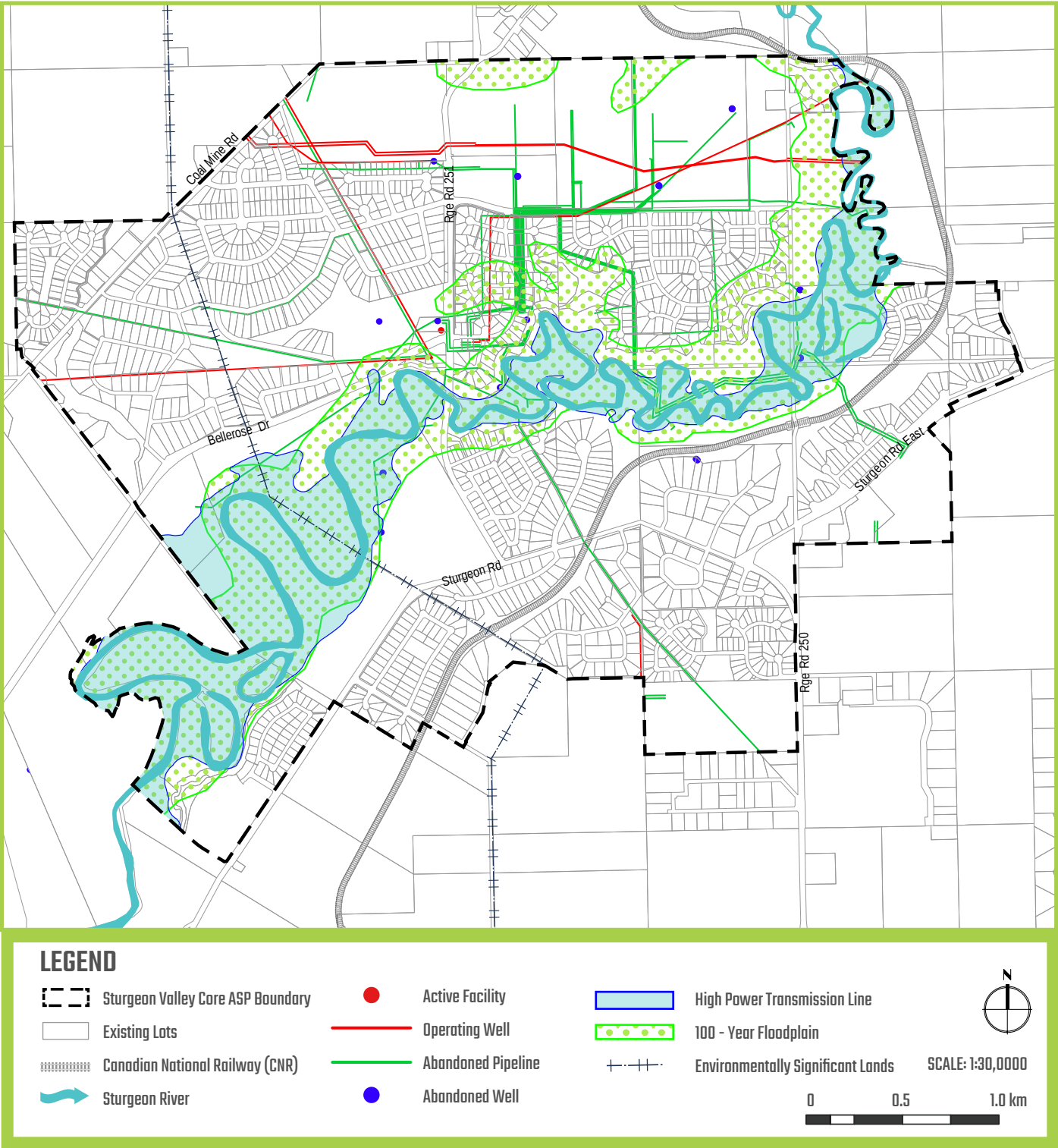
As referenced in the policy section of this Plan, future studies should be undertaken by the County to determine municipal servicing capacities, such as water and wastewater, and transportation infrastructure capacities, which will ultimately become a consideration for future development.

While this Plan provides the framework for future development, further studies are required before any development can occur. These studies, in the form of Outline Plans, will be required to assess the impact on infrastructure and require review and approval from the County.

In addition to the above physical and development constraints, future developments will be required to:

- » Follow all applicable regulations as prescribed in the Land Use Bylaw;
- » Have a maximum density of 20du/nrha; and
- » Align with any other County standard, policy, and/or regulation for development.

▼ FIGURE 15: PHYSICAL CONSTRAINTS MAP

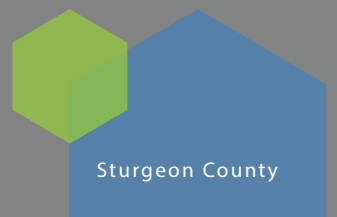


Appendix D: What We Heard Report

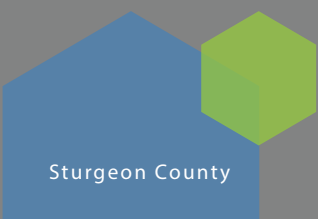




Appendix D. What We Heard Report



Appendix D: What We Heard Report



APPENDIX D: What We Heard Report

The public and stakeholder engagement process for the Municipal Development Plan amendment, Sturgeon Valley Core Area Structure Plan, and the Sturgeon Valley South Area Structure Plan is on-going and will continue up until the documents are amended by Council. As a result, the accompanying 'what we heard' report is continuously being updated to reflect input and feedback received by the public and stakeholders, and therefore has not been included as part of the May 2021 draft of this Plan.

Once finalized, the 'what we heard' report will be placed in this appendix.



Sturgeon Valley Core Area Structure Plan

To find out more, visit:
sturgeoncounty.ca

