

**BYLAW 1619/23**  
**AMENDMENT TO STURGEON VALLEY SOUTH AREA STRUCTURE PLAN BYLAW 1555/21**  
**STURGEON COUNTY, ALBERTA**

---

A BYLAW OF STURGEON COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING STURGEON VALLEY SOUTH AREA STRUCTURE PLAN BYLAW 1555/21.

**WHEREAS**, the *Municipal Government Act*, RSA 2000 c.M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend Sturgeon Valley South Area Structure Plan Bylaw 1555/21;

**AND WHEREAS**, the Council of Sturgeon has deemed it desirable to amend Sturgeon Valley South Area Structure Plan Bylaw 1555/21;

**NOW THEREFORE**, the Council of Sturgeon County, duly assembled, enacts as follows:

**1. Title**

- 1.1. This Bylaw may be referred to as the “Sturgeon Valley South Outline Plan Requirement Amendment”.

**2. Purpose**

- 2.1. The purpose of this Bylaw is to necessitate Neighbourhood Area Structure Plans (as prescribed by the Sturgeon Valley South Area Structure Plan) to require an approved Outline Plan, prior to redistricting and subdivision applications.

**3. Application**

- 3.1. Sturgeon Valley South Area Structure Plan Bylaw 1555/21 is amended as follows:
  - a. Change Section 5.4.1.1 to read as follows:

Community architectural design standards shall be established through the development of ~~NASPs~~ Outline Plans for the commercial/mixed use areas indicated in Figure 9. These design standards should include accommodating winter design principles. The design character and elements for these areas should be based around linking to the agricultural heritage of the community.
  - b. Change Section 6.2.1.1 to read as follows:

“A NASP shall be prepared in accordance with the ‘Neighbourhood Area Structure Plan and Outline Plan Terms of Reference’ and shall include at least the following:”

- c. Change Section 6.2.1.1 (VII) to read as follows:

“Completion of the following studies:

- a. Traffic Impact Assessment,
- b. Phase 1 Environmental Site Assessment,
- c. Biophysical and Wetland Assessment,~~;~~ and
- d. Historical Resource Overview and based on outcomes the potential for a Heritage Impact Assessment~~;~~ and
- e. Fiscal Impact Assessment.”

- c. Delete Section 6.2.1.1 (X) and renumber accordingly:

~~Community architectural and landscaping design guidelines for commercial and mixed-use lands as outlined by policy within this Plan.~~

- d. Add Section 6.2.1.3:

“Once a NASP is approved, Outline Plans prepared in accordance with the ‘Neighbourhood Area Structure Plan and Outline Plan Terms of Reference’ shall be prepared for each of the development phases identified within the NASP.”

#### 4. Severability

- 4.1. 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.

#### 5. Effective Date

- 5.1. This Bylaw shall come into force upon being passed.

Read a first time this 14<sup>th</sup> day of March, 2023.

Read a second time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Read a third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Alanna Hnatiw  
MAYOR

\_\_\_\_\_  
Reegan McCullough  
COUNTY COMMISSIONER

\_\_\_\_\_  
DATE SIGNED