



2014

Sturgeon County Municipal Development Plan

April 22 2014

Bylaw 1313/13



Inspired by the local community and implemented through consistent decision making, the Sturgeon County Municipal Development Plan integrates a land use development framework with strategic municipal objectives. This important milestone emphasizes legacy initiatives that enable sustainable municipal growth.

Sturgeon County, located north of Edmonton, covers more than 2,300 square kilometres. As Alberta's economic activity continues to grow, due to tremendous activity in Alberta's Industrial Heartland and continued development in the natural resources sector, the forecast for the County indicates strong economic and development investments for years to come.

Sturgeon County is a community transitioning from a primary industry economy to one nurtured by a strong and diversified industrial economy. With an abundance of natural resources including high quality agricultural land, aggregate deposits and fossil fuel reserves, continued growth within the Capital Region requires a measured approach in order to capitalize on economic development generators.

Driven by provincial economic growth, Sturgeon County anticipates increased economic, employment and population growth. Long-range population forecasts from the Capital Region Growth Plan estimate that Sturgeon County's population will increase from 19,165 (2011) to 32,782 (2044). These residents will require access to County municipal programs, services and infrastructure.

Sturgeon County is positioned to increase the diversity of residential options, where residents can expect quality cost-effective infrastructure and services based upon their needs and the individual Neighbourhood in which they reside. By supporting the economic opportunities found within the Capital Region and identifying strategic residential nodes within the County, provision of complete communities for people to live and the maintenance of options for a rural way of life are the desired outcomes.

Sturgeon County is home to several sites of national historical significance and unique landscapes that showcase its evolution. With community amenities such as arenas, golf courses, public schools and natural features, Sturgeon County residents have access to a wide range of recreation activities and natural areas.

Sturgeon County's hamlets provide gathering spaces where residents participate in recreation and cultural activities. The County's diverse landscapes and cultures help define the local community.

Document Overview

INTRODUCTION

Define, Create and Apply

PLANNING FRAMEWORK

Vision, Guiding Principles and Integrated Regional Growth Strategy

Responsible
Governance

Residential
Character

Cultural
Vitality

Environmental
Stewardship

Economic
Health

IMPLEMENTATION FRAMEWORK

Neighbourhood Development Strategies

A

B

C

D

E

F

G

H

I

J

APPENDICES

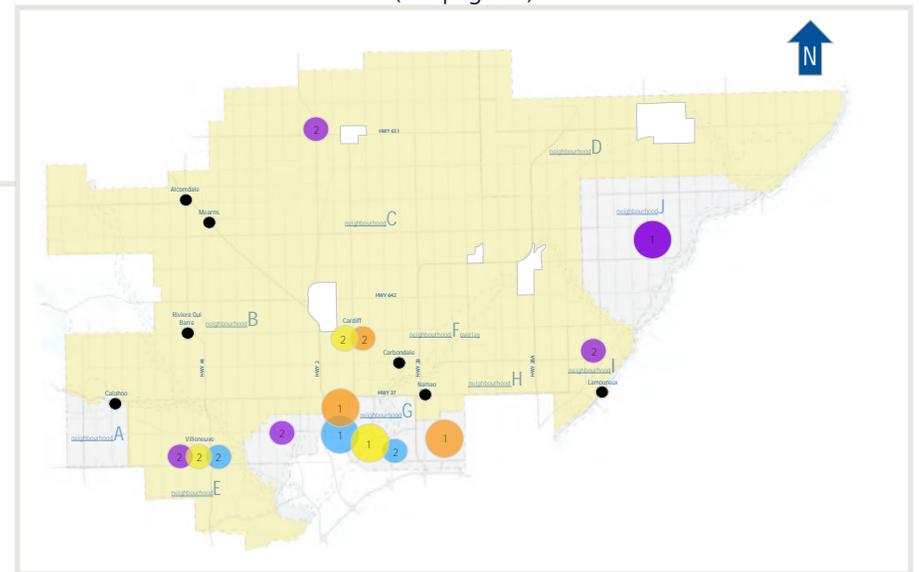
A-1: Glossary and Acronyms

A-2: Planning Referral and Process

A-3: Maps

A-4: Riparian Setback Matrix Model Developer's Guide

Regional Growth Strategy Concept Map
(see page 25)



Introduction

Define, Create and Apply

Page	
6	1.0 Define
6	Role
6	Scope
7	Limitations
7	Interpretation
7	Implementation
7	Sustainment
7	Amendments
7	Review
7	Supplementary Documents
8	2.0 Create
8	Process
9	Public Participation
9	Vision
9	Guiding Principles
9	Growth Strategy
9	Neighbourhood Concept
12	3.0 Apply
12	MDP Connections
12	Navigating the MDP
16	Alberta Planning Hierarchy
16	Approval Authority
17	Appeal Agencies
18	Sturgeon County Regional Planning Documents
19	Local Planning Documents

Planning Framework

Vision, Guiding Principles and Integrated Regional Growth Strategy

Page	
22	Community Vision
23	Integrated Regional Growth Strategy
26	Community Guiding Principles
28	1.0 Responsible Governance
29	1.1 Implementing Strategic Decision Making
29	1.2 Establishing Effective and Collaborative Processes
30	1.3 Developing and Adopting Management Plans, Master Plans and Strategies
31	1.4 Enacting Responsible Subdivision and Development Practices
32	2.0 Residential Character
33	2.1 Creating Attractive and Complete Communities
33	2.2 Applying Responsible Residential Subdivision and Development Practices
34	2.3 Accommodating for Diversity in Housing Options
36	3.0 Cultural Vitality
37	3.1 Enriching the Local Community
38	3.2 Celebrating the Arts and Local Culture
39	3.3 Valuing Heritage, Historic and Natural Assets
40	4.0 Environmental Stewardship
41	4.1 Maintaining Healthy Natural Environments
42	4.2 Valuing Sites of Environmental Significance
43	4.3 Ensuring Effective Environmental Risk Management
44	5.0 Economic Health
45	5.1 Ensuring Municipal Fiscal Responsibility
45	5.2 Promoting an Integrated Economy
46	5.3 Administrating Responsible Primary Industry Subdivision and Development Practices
47	5.4 Implementing Responsible Non-Residential Subdivision and Development Practices
50	5.5 Fostering a Diversified Economy

Implementation Framework

Neighbourhood Development Strategies

Page	
58	6.0 Neighbourhood A
66	7.0 Neighbourhood B
74	8.0 Neighbourhood C
84	9.0 Neighbourhood D
92	10.0 Neighbourhood E
102	11.0 Neighbourhood F
108	12.0 Neighbourhood G
122	13.0 Neighbourhood H
130	14.0 Neighbourhood I
138	15.0 Neighbourhood J

Maps and Illustrative Diagrams

60	Map 1: Neighbourhood A - Context Map
68	Map 3: Neighbourhood B - Context Map
76	Map 5: Neighbourhood C - Context Map
86	Map 7: Neighbourhood D - Context Map
94	Map 8: Neighbourhood E - Context Map
99	Map 10: Edmonton Regional Airport Authority: Villeneuve Airport Concept Plan
104	Map 11: Neighbourhood F (overlay) - Context Map
110	Map 12: Neighbourhood G - Context Map
114	Map 12A: Neighbourhood G - Location Map
124	Map 14: Neighbourhood H - Context Map
132	Map 16: Neighbourhood I - Context Map
140	Map 18: Neighbourhood J - Context Map

List of Tables and Figures

Page	
11	Figure 1: Ten MDP Neighbourhoods
12	Figure 2: Navigating the MDP
15	Figure 3: MDP Structure
24	Figure 4: Growth Strategy Concept Map
30	Figure 5: Example Sturgeon County Plans and Strategies Hierarchy
43	Table 1: Setback Determination Criteria
43	Figure 6: Development Line
49	Figure 7: Example Non-Residential Types
55	Figure 8: Neighbourhood Development Strategies Map

Appendices

Page	
148	A-1: Glossary and Acronyms
154	A-2: Planning Referral and Process
158	A-3: Maps
191	A-4: Riparian Setback Matrix Model Developer's Guide

Acknowledgements

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- County residents who provided valuable input and participation in engagement sessions,
- The Municipal Development Plan Public Advisory Committee,
- County Administration and Council for insight throughout the development of the plan, and
- The variety of stakeholders, interest groups, institutions and organizations that participated.

ROLE

The Sturgeon County Municipal Development Plan (MDP), mandated under the Province of Alberta's Municipal Government Act (MGA), functions as the long-range Planning Document for Sturgeon County by providing a 30-year vision for the community. It also highlights the community's needs and directs subsequent growth.

The Sturgeon County MDP provides assistance in envisioning future spatial growth patterns across the County. While MDPs typically focus on land use, the Sturgeon County MDP also provides general guidance on social, cultural, environmental, economic and infrastructure considerations. Development strategies in the document represent possibilities warranting further study and recommendation.

Specifically, the MDP has been created to:

- Describe the County's preferred direction with respect to land use, Residential and Non-Residential types, infrastructure investments, service provision and future development zones.
- Guide policy creation and planning tools regarding land use, transportation and infrastructure investment decisions across the County.
- Provide an overarching document to assist in the coordination of municipal bylaws, policies, programs and investments.

SCOPE

Decisions made by federal and provincial authorities, including the Alberta Natural Resources Conservation Board, the Energy Resources Conservation Board and the Alberta Utilities Commission, supersede the policies contained within the MDP. Provincial legislation, including the Alberta Land Stewardship Act and the MGA establish the general planning context under which the MDP sits. Within this planning hierarchy, the plans, bylaws and approvals that are lower in the hierarchy cannot contradict plans that are situated higher. As required by the MGA, the MDP is required to provide policy directives for the following key items:

Future land use within the County, including:

- Coordination of future growth and infrastructure needs with adjoining municipalities,
- Policies regarding provision of transportation systems and municipal servicing,
- Guidance to land-use compatibility and regulation near sour gas facilities,
- Policies regarding municipal and school reserve, and
- Policies respecting the protection of agricultural operations.

Other matters that are typically covered within an MDP include:

- Financing and programming of municipal infrastructure,
- Coordinating municipal programs,
- Preserving environmentally sensitive sites, and
- Considering matters regarding social, cultural and economic development.

LIMITATIONS

While the Sturgeon County Municipal Development Plan (MDP) provides a plan and policies that work towards achieving a desired growth strategy over time, users should not assume that the representations within the MDP imply a particular site is suitable for a purpose (as shown on maps or implied through policies). Site conditions and/or constraints must be assessed on a case-by-case basis as part of subsequent development stages. Ultimately, Sturgeon County Council will implement the actions and programs contained within the MDP based upon municipal financial capacities and administration recommendations.

INTERPRETATION

Policies outlined in the Sturgeon County MDP provide direction for multiple aspects of the County’s land-use planning, development and growth management framework. The policies are deliberate statements (or plans) that indicate the direction that the County is proposing for future development or desired outcomes. Throughout the document, the following layers of compliance are employed:

1. Shall: Requires compliance or adherence to
2. Should: Advises compliance or adherence (discretionary)
3. May: Recommended for best practice (when a policy is implemented)

IMPLEMENTATION

With the adoption of the MDP, implementation is achieved through a variety of means and processes. To achieve the aspirations contained within the MDP and to provide connection to subsequent planning documents (including the Land Use Bylaw), Sturgeon County has incorporated a detailed Implementation Framework as a subset of the MDP. Reflective of the unique spatial considerations and distinctive Neighbourhood roles, the Implementation Framework provides a series of action statements to bridge overarching planning policies to development criteria. It is important to note that the action statements are provided to assist present decision-making processes, and not intended to predict future possibilities.

SUSTAINMENT

Administration is required to provide ongoing support to internal and external implementers regarding interpretation and application of the strategies, policies and initiatives of the MDP. Administration will develop and establish a monitoring program that will identify or clarify interpretation issues, policy gaps, implementation processes and corporate decisions.

AMENDMENTS

Any changes to the MDP require a bylaw amendment, public hearing and approval from Sturgeon County Council and the Edmonton Metropolitan Region Board.

REVIEW

A major review of the MDP should be undertaken every five (5) years to ensure that the goals, policy directions, processes and actions reflect current growth forecasts, market trends, overall County and community values and the County’s financial capacity.

SUPPLEMENTARY DOCUMENTS

Key documents support the MDP. These include:

- The Planning Process – A Preferred Action Plan (March 2011)
- State of Sturgeon County Background Report (July 2011), along with attachments
 - ▶▶ Supplementary Report (August 2013)

Key indicators for both the MDP Community Guiding Principle Outcomes and Neighbourhood Outcomes will be developed and used as an important evaluation tool to gauge the progress made towards achieving the associated MDP Outputs.

PROCESS

Developing a Municipal Development Plan (MDP) is a significant process that requires the dedication of all stakeholders, including but not limited to public administration, Council and County residents. The Sturgeon County MDP evolved over a period of 36 months, through four (4) distinct phases, and yielded four (4) significant supportive policy documents: the MDP Terms of Reference, the MDP Public Engagement Plan, the MDP State of Sturgeon Background Report, and the Planning Process - A Preferred Action Plan Report. Creation of the Sturgeon County MDP followed a systematic four (4) phase approach outlined within the Terms of Reference and described below.



1. Project Initiation, the first phase in the process, included an initial policy review (federal, provincial, municipal and county), the development of the Public Engagement Plan and the establishment of the MDP Advisory Group (comprised of public stakeholders). Approval from Sturgeon County Council was required to initiate revisions to the MDP.

2. Evidence Gathering, the second and most public phase of the MDP process, involved implementing the Public Engagement Plan, establishing the Vision and Guiding Principles, initiating discussions with both internal and external stakeholders, developing a Background Report and establishing a Growth Strategy. This process started in April 2010 and was completed in March 2011.

3. Plan Preparation required the most significant resource input from Sturgeon County Administration. From April 2011 to June 2012, Administration held ongoing consultation sessions with the Sturgeon County Technical Advisory Team, municipal neighbours, the MDP Advisory Group, Senior Management Team (Sturgeon County) and Sturgeon County Council. These sessions ensured that the direction of the MDP was in alignment with the proposed Integrated Regional Growth Strategy (IRGS), the Sturgeon County Strategic Plan and the Capital Region Growth Plan, and brought increased awareness about the role of the MDP to future users. While conducting these sessions, Sturgeon County Administration conducted specialized studies resulting from the growth strategy review, developed policy education tools and generated the initial content of the MDP.

4. Plan Finalization, required the MDP to be reviewed by Sturgeon County Administration, Sturgeon County Council, the Edmonton Metropolitan Region Board, municipal neighbours, advisory committees and Sturgeon County residents. Once implemented, MDP policy will provide all stakeholders with an understanding of the planning goals that Sturgeon County will strive to achieve over the next 30 years.

PUBLIC PARTICIPATION

Throughout the creation of the Municipal Development Plan (MDP), residents participated in a series of public engagement sessions. Sessions were held in a variety of locations and at various times during the year. Additional stakeholder input was garnered through the Public Advisory Committee, a volunteer group comprised of residents, business leaders, technical advisors and government officials. Discussions were initiated at all phases of the project to discuss emerging findings and to provide opportunities for insight.

VISION

A vision statement identifies the type of community that residents endeavour to have in the future. Developed with extensive public consultation, the Sturgeon County Vision Statement describes the overall aspirations of the community while promoting future development types and activities that respect the community's statement. Key questions asked during the Sturgeon County Public Visioning Session (held in April and May of 2010) included:

- What would you like to see Sturgeon County become in the next 30 years?
- What is Sturgeon County currently like?
- When you think of Sturgeon County what do you think of?
- What are Sturgeon County's advantages and disadvantages?
- What are the challenges to achieving your future vision of Sturgeon County?

The Sturgeon County MDP Vision Statement is found on page 22.

GUIDING PRINCIPLES

Guiding Principles are statements, developed in conjunction with Sturgeon County Council and residents, that provide high-level instruction for achieving the MDP Vision Statement. Five (5) foundational principles are incorporated into the document and are intended to guide the development of subsequent land-use policies. To achieve the stated objective within each Guiding Principle, a series of supporting distinctive Outcome statements link individual policy directives to a specific Guiding Principle (See page 27 for summary).

GROWTH STRATEGY

A growth strategy is an overarching policy framework that establishes how Sturgeon County will achieve the Vision and Guiding Principles of the MDP. Sturgeon County reviewed (4) four different growth strategies during the development of the MDP. In March 2011, Sturgeon County Council endorsed the Integrated Regional Growth Strategy (IRGS), a strategy that most fully reflected the input and feedback received from Sturgeon County residents. For more information regarding this process, please refer to The Planning Process – A Preferred Action Plan (March 2011).

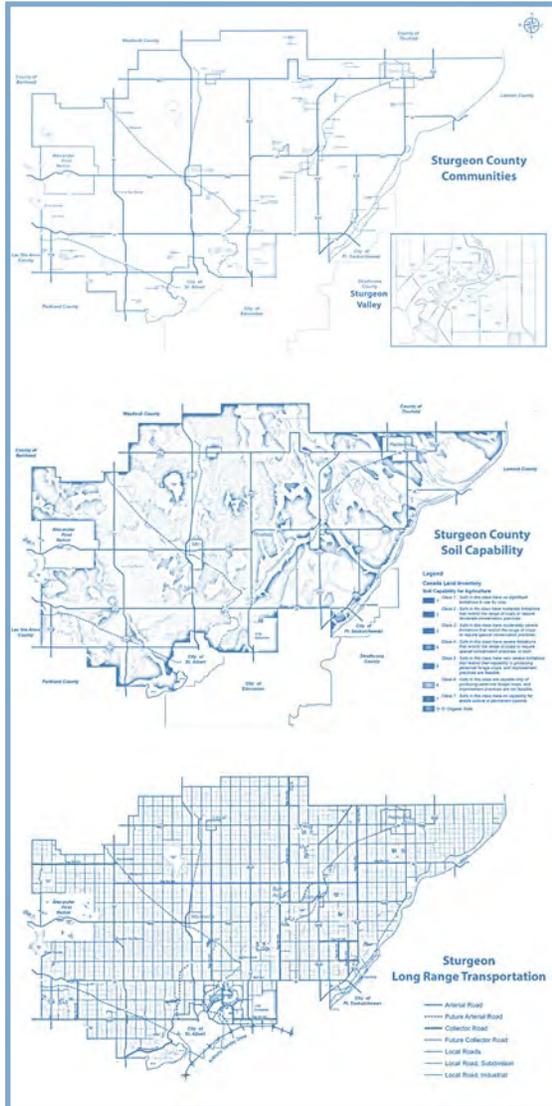
NEIGHBOURHOOD CONCEPT

Sturgeon County is a vast community with divergent needs and opportunities. When developing the IRGS, ten (10) distinct spatial communities emerged, each sharing common characteristics such as landscape features, economic opportunities, social networks and community identity. In the MDP, these areas are referred to as "Neighbourhoods" (See Figure 1 on page 11). The Neighbourhoods provide an additional level of detail in the development of land-use policies and respond to unique local conditions and opportunities. Within each Neighbourhood, a series of supporting Outcome statements link individual policy directives to the Neighbourhood's Distinctive Role.

BASE MAPPINGS

KEY MAPPING CONSIDERATONS

LAYERED MAPPING



Geopolitical Features

- Municipal boundaries
- Capital Region Growth Plan
- Planning Documents
- Existing hamlets and settlements

Natural Features

- Lakes, rivers and wetlands
- Land cover
- Soil capability
- Topography and drainage
- Groundwater sensitivity

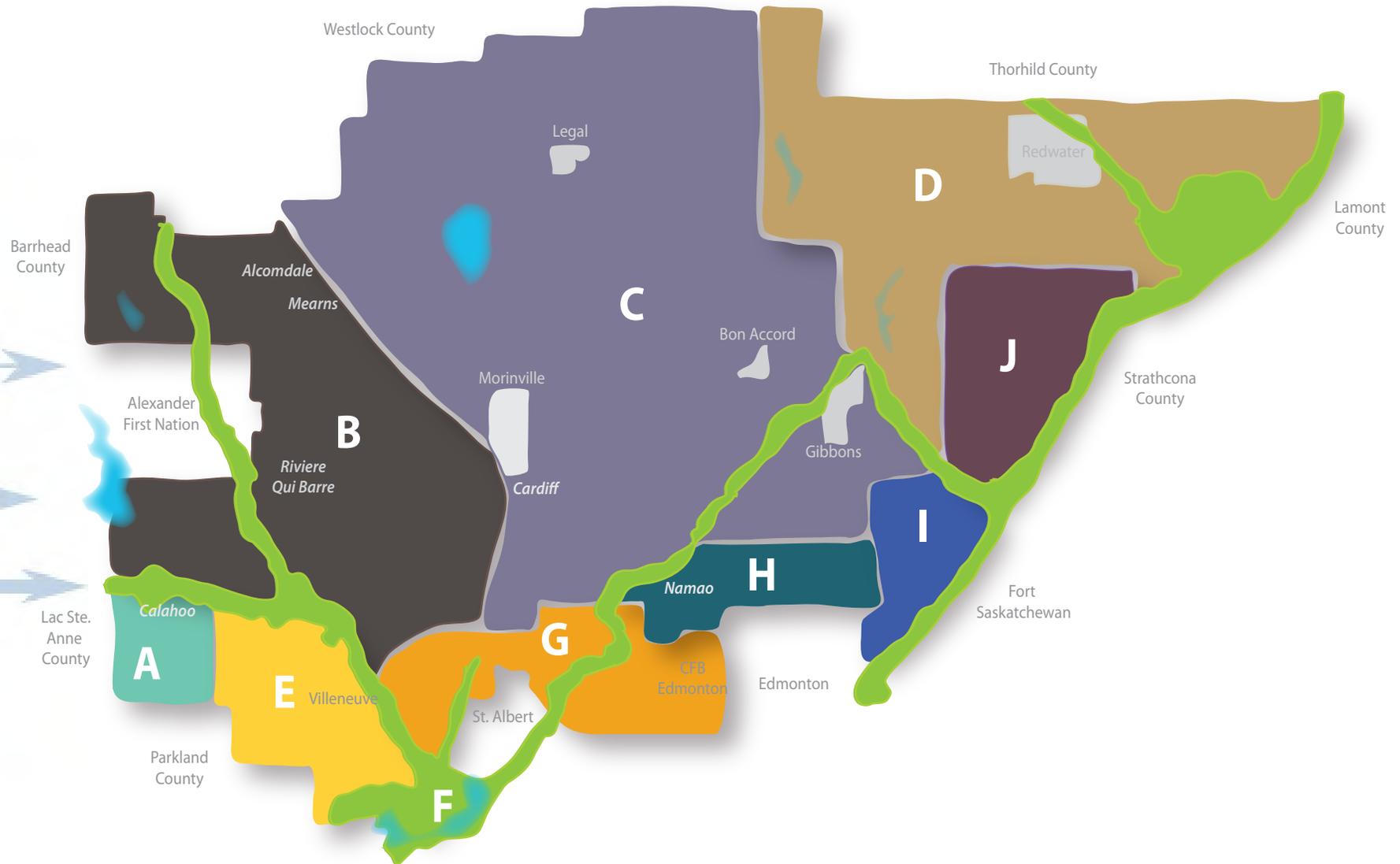
Modified Land Features

- Current roadways
- Future road right-of-ways
- Rail lines
- Utility and pipeline corridors



Figure 1: Ten MDP Neighbourhoods

Illustration demonstrating how the various Neighbourhoods were developed.



MDP CONNECTIONS

The Sturgeon County Municipal Development Plan (MDP): The MDP ensures sustainable municipal growth by integrating land-use development principles and strategic planning. Historically, long-range policy has provided little direction regarding implementation of the MDP, which has led to misinterpretations around terms, processes and responsibilities. Moving forward, the MDP will play an instrumental role in the coordination of overarching regional legislations (e.g., the Edmonton Metropolitan Region Board), County initiatives (e.g., the Strategic Plan) and local regulation (e.g., the Land Use Bylaw). The MDP speaks to both regional and local considerations and provides clarity to stakeholders regarding the “why” and “how” of established growth policies.

Capital Region Growth Plan (CRGP): Established in 2010 through ministerial order, the CRGP strategically links municipal long-range planning policies within the Capital Region. The Sturgeon County MDP must comply with the vision established by the Capital Growth Board, in an effort to ensure the future prosperity of the Capital Region.

Sturgeon County Strategic Plan: Developed in conjunction with the MDP, the Sturgeon County Strategic Plan (Council’s 10-year framework for the organization) and the MDP share the same Community Vision. Deliberately achieved through the application of the MDP public engagement process findings, both plans reflect similar principles and direction but for different components of municipal governance. The Strategic Plan determines how Sturgeon County Council establishes policies and when/why Administration applies the policies into programs, services and infrastructure for the municipality.

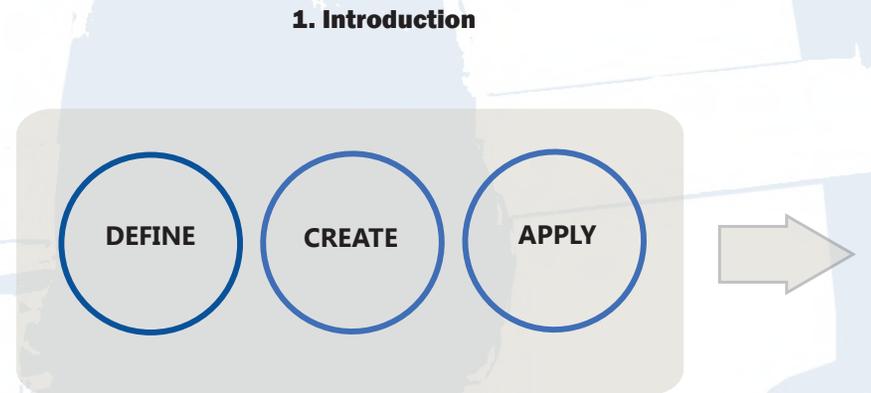
Sturgeon County Land Use Bylaw (LUB): During the creation of the Sturgeon County MDP, significant regard was given to connect long-range Planning Documents to Sturgeon County’s current Planning Document - the LUB. The LUB is the regulatory document applied by Alberta’s municipalities to establish rules, procedures and criteria regarding the use and development of buildings and land. The LUB is an important tool when implementing long-range planning policies contained within the MDP.

NAVIGATING THE MDP

The Sturgeon County MDP is divided into three main components as described below: Introduction, Planning Framework and Implementation Framework (See Figure 2).

1. The Introduction centres on the themes, **Define, Create and Apply** and provides users with a context for and information about the Plan. It also explains how the project evolved and how the Plan responds to government legislation.

Figure 2: Navigating the MDP



2. The Planning Framework contains the MDP's Vision and **Guiding Principles**, as well as the Integrated Regional Growth Strategy. This section sets the general context for the MDP and responds to regional, countywide considerations (such as the Capital Region Growth Plan and the Sturgeon County Strategic Plan). The policies in this section apply across every spatial location within Sturgeon County and set forth the policies found within the Implementation Framework.

Each of the five (5) Guiding Principles is supported by a series of Guiding Principle Statements that define and establish what the principle should achieve (See Figure 3 on page 15). To fulfill the Guiding Principle Statement, a series of Outcomes provide further clarity regarding the "how and why" of implementing the Guiding Principle. In order to affect the Outcomes in a consistent and efficient manner, several supportive action policies called Outputs are established. Output action policies are categorized into one of five (5) types of policy statements: Advocacy, Information, Regulation, Strategic or Process.

3. The Implementation Framework encompasses the Neighbourhood Development Strategies. The development strategies focus on local considerations that are unique to each of the ten (10) defined spatial areas. The Neighbourhood Development Strategies provide tangible context and general direction to the Land Use Bylaw and current development proposals. The Implementation Framework structure follows a similar hierarchy to that used in the Planning Framework (See Figure 3 on page 15). The Output actions in this section are not to be applied in isolation but must give regard to the Neighbourhood Outcomes and the policies stated within the Planning Framework.

The distinctive Neighbourhood Role provides a perspective of the area's unique contribution to the Sturgeon County community. Included within each of the distinctive roles is a perspective of its current situation, opportunities for change, new strategies and policy directions required for moving forward. Rationale within each Neighbourhood Role serves to clarify and explain how and why the distinctive role was developed. Neighbourhood Outcomes provide increasing level of detail and outline specific areas for investment and/or initiatives required to move towards supporting and strengthening the distinctive Neighbourhood Role. The Neighbourhood Outcome statements respond to specific social, cultural, environment, economic and infrastructure considerations of the area. Supportive actions - Neighbourhood Outputs - identify and establish associated actions required for successful delivery of the Neighbourhood Outcome. Similar to the Guiding Principle Outputs, the action statements fall into five (5) distinctive categories: Advocacy, Information, Regulation, Strategic or Process.

2. Planning Framework

- Responsible Governance
- Residential Character
- Cultural Vitality
- Environmental Stewardship
- Economic Health



- Municipal Government Act
- Alberta Land Stewardship Act
- Capital Region Board Regulation
- Land Use Framework
- Capital Region Growth Plan
- North Saskatchewan Regional Plan
- Regional Evaluation Framework

3. Implementation Framework

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J



- Area Structure Plans
- Land Use Bylaw
- Subdivision Approvals
- Development Approvals

Municipal Development Plan Status*
 *MDP amendments required when changes are proposed to items listed with Policy status.

Planning Framework

- 1 The Sturgeon County Community Vision statement identifies the type of community that residents endeavour to have in the future. Developed with extensive public consultation, the Sturgeon County Community Vision statement describes the overall aspirations of the community while promoting future development types and activities that respect the community's vision.

Policy
- 2 Community Guiding Principles are the five (5) principles that guide the development of subsequent land-use policies: Responsible Governance, Residential Character, Cultural Vitality, Environmental Stewardship and Economic Health.

Policy
- 3 Guiding Principles are individual statements developed in conjunction with Sturgeon County Council and residents that provide high-level instruction to achieve the Community Vision.

Policy
- 4 Guiding Principle Outcomes are a series of supporting statements that link individual directives to an associated Guiding Principle.

Policy
- 5 Guiding Principle Outputs are the associated policies required for the successful implementation of the specific Guiding Principle Outcomes. Output policies fall into five (5) distinctive categories: Advocacy, Information, Regulation, Strategic or Process.

Policy

Implementation Framework

- 6 Neighbourhood Development Strategies focus on the unique features of each of the ten (10) Municipal Development Plan Neighbourhoods. The Neighbourhood Development Strategies provide tangible context and general direction to the Land Use Bylaw and current development proposals.

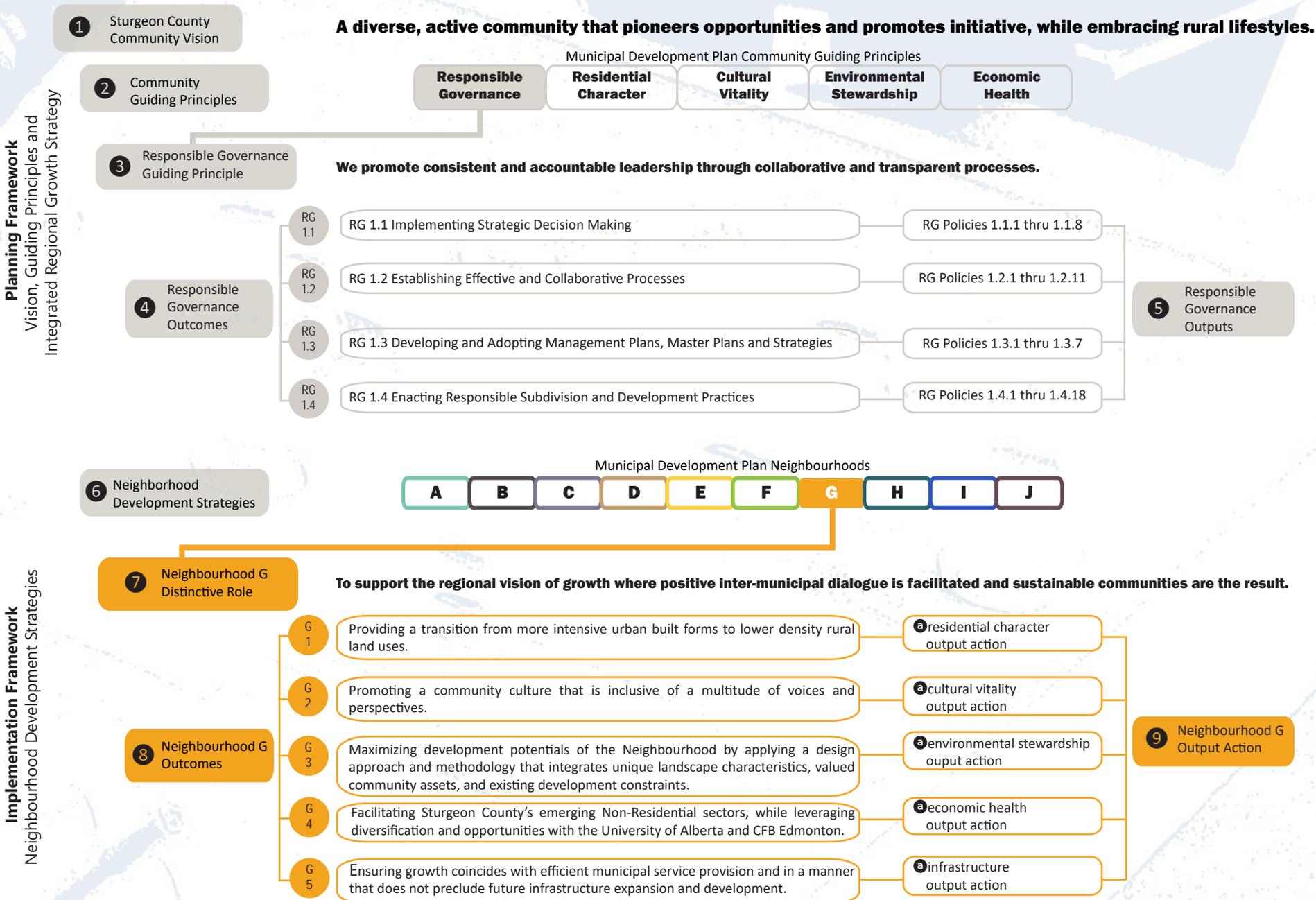
Policy
- 7 Neighbourhood Distinctive Role provides a perspective of the Neighbourhood's unique contribution to the Sturgeon County community. Included within each of the distinctive roles is a perspective of its current situation, opportunities for change, new strategies and action items required for moving forward.

Policy
- 8 Neighbourhood Outcomes provide increasing level of detail and outline specific areas for investment and/or initiatives required to move towards achieving the distinctive Neighbourhood Role.

Policy
- 9 **Neighbourhood Output Action** identify and establish associated actions required for successful implementation of the Neighbourhood Outcome. Output actions fall into five (5) distinctive categories: Advocacy, Information, Regulation, Strategic or Process.

a Output Action

Figure 3: MDP Structure



ALBERTA PLANNING HIERARCHY

A variety of plans, strategies, concepts and processes are referred to in the Municipal Development Plan (MDP). All of these documents support the underpinnings of the MDP, provide a regional or a local context and may be regulatory (statutory) or advisory (non-statutory) in nature.

Statutory Plans. As outlined within the Municipal Government Act (MGA), Statutory Plans refer to Planning Documents, adopted through bylaw by Sturgeon County Council, that provide land-use planning direction. These documents can vary in scope but generally provide a regional perspective to local conditions. Statutory Plans include Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans.

Regulatory Documents. As outlined within the MGA, regulatory documents refer to Planning Documents, adopted through bylaw by Sturgeon County Council, that provide established criteria and rules regarding land use and development. These documents provide the criteria needed to evaluate individual proposals on a local site to ensure the health and safety of residents. Regulatory documents include the Land Use Bylaw, the General Municipal Servicing Standards and Provincial Building Codes.

Advisory (Non-Statutory) Documents. Advisory documents provide best practices and inform decision making within Sturgeon County Administration and Council. While not adopted through bylaw by Sturgeon County Council, these documents provide insight and additional information about various inputs that help to maintain and improve the well-being of local communities and their residents.

APPROVAL AUTHORITY

Sturgeon County Administration. As determined by Sturgeon County Council, Sturgeon County's Planning and Development Officers may render decisions regarding certain aspects of subdivision and development applications. These decisions are generally administrative in nature and comply with the Plans and the Land Use Bylaw. More complex and detailed applications are referred to the Municipal Planning Commission.

Municipal Planning Commission (MPC). The MPC is an administrative body that renders decisions on applications for subdivision and development within Sturgeon County. Comprised of members of Sturgeon County Council and the public, decisions made by the MPC must comply with Sturgeon County's plans and Land Use Bylaw.

Edmonton Metropolitan Region Board (EMRB). The EMRB is a regional board consisting of 13 elected officials from member municipalities. The EMRB was established through the Edmonton Metropolitan Region Board Regulation 38/2012 under the Municipal Government Act. The regulations give the EMRB authority to approve municipal statutory plans and to ensure compliance with the Capital Region Growth Plan. All member municipalities must submit required statutory planning documents and amendments to the Board for review and receive approval prior to Sturgeon County Council's Third Reading of a statutory planning document.

Sturgeon County Council. Sturgeon County residents elect the Council, which is responsible for making decisions regarding municipal matters within Sturgeon County. Within the Subdivision and Development Process, Sturgeon County Council approves regulatory documents that guide the planning and development framework for the community.

APPEAL AGENCIES

Subdivision and Development Appeal Board (SDAB). The SDAB is a body (as per Section 627 of the MGA) that hears appeals from people affected by subdivision and development decisions, which do not relate to specific areas identified within the Province of Alberta's Municipal Government Act (MGA) and the Subdivision and Development Regulation (as being under jurisdiction of the Provincial Municipal Government Board). Comprised of members of Council (excluding members of the MPC) and the public, the SDAB reviews decisions made by the approval authority and renders a decision based on the evidence presented. It is important to note the following considerations:

- Decisions regarding subdivision must give regard to Sturgeon County's plans, conform to the Land Use Bylaw (subject to the authority to grant variances) and be consistent in the application of land-use policies.
- Decisions regarding development must comply with Sturgeon County's plans and land-use policies; however, compliance to the Sturgeon County Land Use Bylaw may be waived if the proposed development follows the criteria outlined in Section 687(3)(d) of the MGA.

Municipal Government Board (MGB). The MGB is an independent (from Sturgeon County and the Province of Alberta) and impartial board established to make decisions regarding land planning and assessment matters including subdivision appeals, linear property assessment complaints, equalized assessment complaints, intermunicipal disputes, annexations and other municipal matters. Within the Subdivision and Development process, the MGB hears appeals from subdivision decisions if the land is within the "Green Area" or if it is within the jurisdictional distance of a highway, body of water, sewage treatment or waste management facility as set out within the Subdivision and Development Regulation.

Court of Appeal. The Court of Appeal is the Province of Alberta's legal body that reviews decisions made by the Appeal Agency. As outlined within the MGA, the Court of Appeal is the final stage of appeal for subdivision and development matters. Decisions made at the Court of Appeal are binding.

STURGEON COUNTY REGIONAL PLANNING DOCUMENTS

STURGEON COUNTY FRAMEWORK

Sturgeon County Regional Planning Documents are generalized long-range land-use planning tools that detail social, cultural, environmental, economic and infrastructure considerations. These documents provide further direction on land use, Residential and Non-Residential types, infrastructure investment and servicing, development requirements, open-space networks, recreation trails and school sites included in the Municipal Development Plan (MDP). Building on the Municipal Government Act, and incorporating the MDP's Guiding Principles, a Regional Planning Document is interpreted within and applied to a broader planning context but still provides additional clarity regarding land-use decisions in a localized area. Lacking site-specific details, Sturgeon County Regional Planning Documents provide stakeholders with information regarding the future development of their communities, but require supporting documents to implement the directive. It is in the intent of the Municipal Development Plan to ensure that Sturgeon County Regional Planning Documents are consistent and applied in accordance with the Municipal Government Act (MGA) definitions contained within Part 17 Division 4.

Area Master Plans (AMP). AMPs are initiated and prepared by the County and require County Council approval. Completing and implementing AMPs is critical when setting a regional planning framework, for identifying public investment needs and providing certainty to both the community and developers. County business plans, will reflect the prioritized projects within the Neighbourhood areas, and County resources will be directed towards initiating and developing AMPs.

If an Area Master Plan is not in place for a location or if the existing AMP does not provide significant policy direction to inform decision makers, the MDP and its Neighbourhood Development Strategies, and/or any approved Planning Document, as well as any other relevant County policies and guidelines, should be used to inform regional community planning solutions.

Intermunicipal Development Plans (IDP). IDPs are land-use planning tools that outline a coordinated approach to land-use planning, subdivision and development in fringe areas deemed common to two municipalities. An IDP must be adopted by both municipalities' Councils. Other intermunicipal planning tools, that are not listed in the Municipal Government Act but that serve similar objectives, include Joint Planning Studies and Servicing Agreements.

Area Structure Plans (ASP). ASPs outline the proposed sequence of development for an area, future land uses, population density predictions and the general location of transportation and public utilities. *Primary* ASPs focus on regional considerations and interconnections, but do not provide site-specific details regarding individual subdivisions and require additional Planning Documents to evaluate individual proposals.

Area Redevelopment Plans (ARP). ARPs guide redevelopment and/or changes to an existing defined area. As with ASPs, Area Redevelopment Plans can be regional or local in context, depending on the nature of the application.

Sturgeon County Strategies, Plans and Assessments. Include advisory best-practice documents that respond to regional, long-term issues. Used by Sturgeon County Administration, these advisory documents contextualize and assess the needs, direction and investment required to ensure sustainable development practices and to achieve Council mandates. Examples include, but are not limited to, the Sturgeon County Industrial Land Assessment, the Sturgeon County Open Space Plan and Needs Assessments.

What is a Sturgeon County Regional Planning Document? *Sturgeon County Regional Scale*

Regional Planning Documents are referred to throughout the Sturgeon County Municipal Development Plan (MDP). These documents refer specifically to a Sturgeon County regional scale and do not refer to the Capital Region Growth Plan. All Regional Planning Documents will support the vision of the Sturgeon County MDP and must comply with overarching regional legislation (such as the Capital Region Growth Plan).

It is important to note that Sturgeon County is a large, diverse and complex community that covers more than 230,000 hectares of land. Sturgeon County Regional Planning Documents are primary planning documents that respond to County impacts at a regional and not a localized scale. For example: the Calahoo-Villeneuve Area Structure Plan, with a plan area covers over 55 sections (14,250 ha) of land (Regional Planning Document) vs a subdivision application within the Calahoo-Villeneuve Area Structure Plan, which may cover 1 quarter section (64 ha) of land (Local Planning Document).

*** The Sturgeon County MDP is structured to link with overarching regional legislation (such as the Capital Region Board Regulation). The MDP recognizes the Capital Region Growth Plan (CRGP) as a key regional planning framework for managing growth in the Alberta Capital Region. Since the Capital Region Board Regulation directs the Board to evaluate and approve statutory plans for alignment with the Growth Plan, detailed policies exist in the Sturgeon County MDP to require proposals (that would have a regional impact) to be referred to the Capital Region Board for evaluation and approval.*

LOCAL PLANNING DOCUMENTS

SUBDIVISION PROCESS

While Regional Planning Documents respond to large-scale issues within Sturgeon County, decision makers require additional information to address the specific, local considerations of a precise spatial location. Local Planning Documents are initiated and prepared by an advocate (usually a landowner, developers or business) and, ideally, support the vision outlined in the Regional Planning Document. If a Sturgeon County Regional Planning Document does not exist, the applicant should refer to the Municipal Development Plan (MDP) and the associated Neighbourhood Development Strategy for a regional directive.

Area Structure Plan (ASP). Focused on a specific development site, the localized ASP should support the vision outlined in the Regional Planning Document process and provide additional detail regarding how the specific proposed subdivision or development will address the regional considerations relevant to the existing site. Within Sturgeon County, a localized ASP is generally adopted when there is no regional ASP governing the proposed subdivision site.

Outline Plan (OP). In Sturgeon County, the OP is a planning tool (which may or may not be adopted by bylaw) that operates in a similar fashion to the localized ASP as part of the subdivision planning framework. An OP is generally used where there is a ASP governing the proposed subdivision site. The OP is required to conform to the general principles and concepts established within an overarching ASP.

Subdivision Application. After compliance with the overarching regional and local Planning Documents has been demonstrated to the satisfaction of Sturgeon County, the subdivision process begins. Subdivision approval is the process of legally creating new land titles and is applied when applicants:

- Create new lots,
- Create separate land titles for existing lots,
- Create separate land titles for each dwelling on a single parcel, or
- Redefine the property boundaries between two parcels.

The subdivision application and approval process ensures that proposals are consistent with Sturgeon County's development goals.

DEVELOPMENT PROCESS

Although many MDP policies are strategic and high level, the MDP and its associated land-use policies are relevant to Land Use Bylaw Amendments and Development Permit applications. An additional challenge to implementing the MDP is the requirement to respond and align long-term strategies with individual landowner and developer initiated applications. In cases where the application does not align with the MDP and/or a specific Planning Document, administration may investigate alternatives that benefit the greater Sturgeon County community and that better align with MDP policies.

To ensure better alignment, the MDP is consulted for relevant input at various stages of the Land Use Bylaw Amendments and Development Permit application process. The applications are reviewed in consideration of the applicant's interest, the broader policies of the MDP, the land's use, the site, local context and community input. Administrative reporting on applications of this nature should clearly identify how the MDP guided the decision-making process (See Appendix A-2).

Concept Plan (CP). CPs are used by Sturgeon County Administration as an advisory document regarding a proposed development on one parcel of land. This development tool addresses and guides development matters such as land use, roads, access and zoning. CPs are used by Sturgeon County Administration to evaluate a development concept that does not include a subdivision process and are submitted by the applicant.

Land Use Bylaw (LUB). This regulatory document identifies criteria in regards to land use and development of land or buildings. The LUB reflects the current land-use designation of the parcel. If an applicant is proposing changes to the use or regulations contained within a particular land-use district, the applicant is required to apply to modify any of the regulations set within the LUB. Any changes to the LUB shall respect the intentions of the Growth Strategy Concept Map (see pages 24-25) in the MDP and must be adopted by Sturgeon County Council.

Development Permit (DP). This permit, required to establish compliance within the LUB, is needed for a variety of development activities on an individual parcel of land. A Development Officer reviews a development application for compliance with the LUB (which sets out land-use districts and the allowable land uses). Most development decisions are made by the Development Officers but some require approval by the Municipal Planning Commission.



The Planning Framework

The Planning Framework contains the Municipal Development Plan's (MDP) Vision and Guiding Principles, as well as the Integrated Regional Growth Strategy. This section sets the general context for the MDP and responds to regional, countywide considerations (such as the Capital Region Growth Plan and the Sturgeon County Strategic Plan). The policies in this section apply across every spatial location within Sturgeon County and set forth the policies and development strategies found within the Implementation Framework.

The MDP Planning Framework is structured to:

- Reinforce the need for an understanding of growth pressures
- Manage expectations from a regional perspective
- Provide a level of assurance that both the distribution and timing of future growth and development coincides with identified community needs and that it proceeds in a fashion that does not compromise future long-term plans and opportunities envisioned for the various neighbourhoods/communities.
- Acknowledge the principles of the Edmonton Metropolitan Region Board Growth Plan Land Use principles and the continued need for cooperation across the Capital Region.

Community Vision

A diverse, active community that pioneers opportunities and promotes initiative, while embracing rural lifestyles.

Integrated Regional Growth Strategy

To achieve the established Community Vision, Sturgeon County must strategically manage its growth. The Integrated Regional Growth Strategy (IRGS) is a pro-growth development model that builds upon regional partnerships, strategic infrastructure investments and local community assets (See Figure 4 on page 25).

IRGS Objectives

The underpinning objectives of the IRGS encompass land-planning directives that aim to achieve:

Sustainable Growth

The IRGS provides Sturgeon County with a tool to create complete communities. The “growth nodes” concept strategically locates types and scales of development based on both regional and local considerations and opportunities. The IRGS promotes decision making regarding land-use planning that builds upon and adds value to existing community assets and provides a positive net benefit to the entire County.

An Industrial and Agricultural Leader

Sturgeon County’s location enables the County to emerge as a primary destination for petrochemical processing and value-added agriculture. Promoting and facilitating growth of strategic Development Parks increases the long-term viability of key County industries. Building upon existing partnerships and working in conjunction with key stakeholders, Sturgeon County will facilitate the full potential of local producers and various industrial sectors.

A Regional Partner: Influence on a Regional Scale

By working in an integrated fashion with regional neighbours and key stakeholders, Sturgeon County positions itself as a municipal leader. Establishing a due-diligence process during the information-gathering stage, and incorporating key findings in day-to-day municipal operations, creates local solutions to regional matters. Considering long-term and regional implications in daily decision making processes improves local communities while garnering support from regional, provincial and federal partners.

Understanding the Public’s Needs

The IRGS provides stakeholders with a benchmark for development and gives clear direction regarding all types and scales of development within the County. To ensure successful implementation and continued public endorsement requires active communication, outreach and feedback. This coordinated approach builds upon the collaborative efforts of the Sturgeon County public, who were fundamental contributors to the Municipal Development Plan and have a significant stake in the future of the County.

Consistency in Decision Making: Incorporating Strategic Thinking

Striving to achieve strategic growth patterns in targeted sectors communicates a consistent message to Sturgeon County stakeholders. Consistency is a key principle for all decision making and limits the impact of decisions made at a local level without full regard to regional implications. By establishing tangible priorities and clearly identifying the decision making process, investors in Sturgeon County will understand the needs of the local community. As a result, Sturgeon County Council is able to balance the betterment of the greater community and the impact on Sturgeon County’s financial stability, to the ambitions of the applicant.

Integrated Regional Growth Strategy Concept Map

The Growth Strategy Concept Map identifies where Sturgeon County's future growth is expected based upon consultation with the public, the Edmonton Metropolitan Region Board (EMRB) growth policies, existing infrastructure, economic feasibility and development opportunities. Policies within the Municipal Development Plan support the Integrated Regional Growth Strategy (IRGS) objectives by identifying the scale and type of Residential and Non-Residential growth identified for Sturgeon County (See sections RC 2.3 and EH 5.5 of the Planning Framework). The map demonstrates efforts to concentrate growth that impacts the regional context to specific locations.

Residential and Non-Residential Type 1 and 2 As per the Integrated Regional Growth Strategy (and in support of the Edmonton Metropolitan Region Board), developments that are of regional significance (Residential and Non-Residential Type 1 and 2 developments) are identified where future development and existing regional/municipal infrastructure service is available. Residential and Non-Residential Type 1 and 2 typologies are strategically located within the County to ensure efficient use and provision of the existing infrastructure, services and land-use investment. Residential Type 1 and 2 development provides Sturgeon County with the necessary opportunities to support the allocated growth as identified within the EMRB Growth Plan. See pages 34-35 and 50-51 for a detailed description of each Residential and Non-Residential Types and pages 58-145 for corresponding Neighbourhood Development Strategies.

It should be noted that both Residential and Non-Residential Type 3 and 4 developments are not depicted on the Growth Strategy Concept map, as they are either regulated under the Land Use Bylaw, are constrained by existing infrastructure capacities or are considered to have limited impact on regional contexts.

How were Type 1 and 2 areas identified?

Residential and Non Residential Type 1 and 2 typologies

Type 1 and 2 areas include:

- Areas with current infrastructure investment,
- Where infrastructure exists and can be reasonably extended, and
- Planned growth areas.

Residential Types

Residential



Type 1 - Sturgeon Valley

- Situated where development pressures are most imminent.
- Locations include Sturgeon Valley Special Study Area

Type 2 - Growth Hamlets

- Situated in existing residential areas (with current infrastructure investment). Also includes planned growth areas.
- Locations include the Hamlets of Cardiff and Villeneuve.

Non-Residential Types

Industrial



Industrial: Type 1

- Situated in the Alberta Industrial Heartland Area Structure Plan boundaries.

Industrial: Type 2

- Situated on lands already zoned industrial, in areas with existing Area Structure Plans, EMRB regional employment areas and planned growth areas.
- Locations include the Sturgeon Industrial Park, ProNorth, Legal Crossroads and the Villeneuve Airport.

Commercial



Type 1 Commercial

- Situated in the Sturgeon Valley Special Study Area adjacent to Highway 28.

Type 2 Commercial

- Situated in the Sturgeon Valley Special Study Area and the Villeneuve Airport.

Institutional



Type 1 Institutional

- Refers to CFB Edmonton and the University of Alberta

Type 2 Institutional

- Refers to the existing recreation facility of Cardiff Park

institutional refers to land uses which serve a community's social, educational, health, cultural and recreational needs. This also includes government owned and operated facilities/entities.

Primary Industry



Primary Industry

- Sturgeon County does not regulate Confined Feeding Operations, agriculture farming operations or lease sites.
- Land uses relative to sand and gravel extraction and heavy industry is further defined through existing statutory plans such as the Alberta Industrial Heartland Areas Structure Plan and the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan.

Primary industry refers to land use activities that harvest or extract raw material from nature such as Agriculture, oil and gas extraction, forestry, mining, fishing and trapping

Development Influences



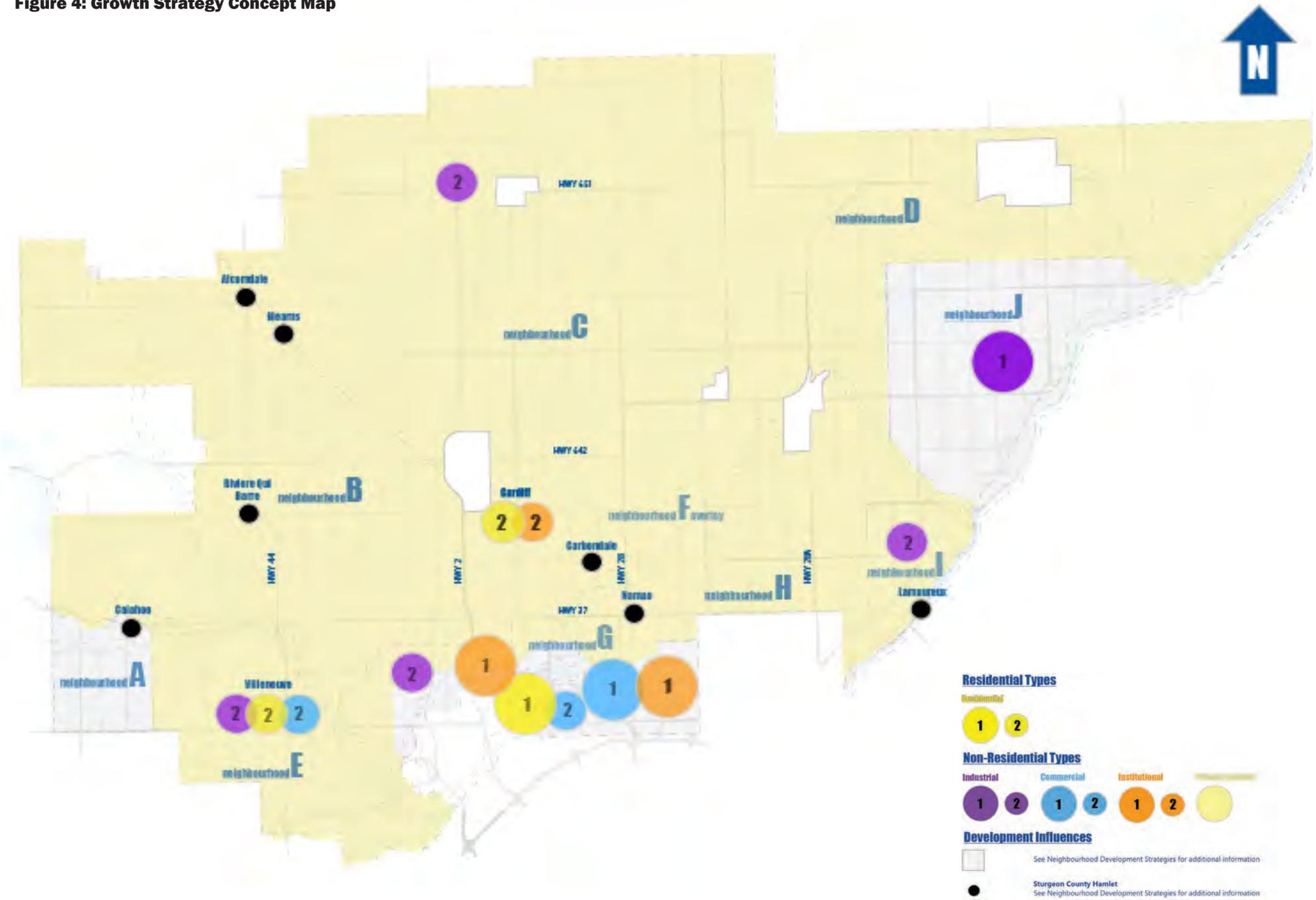
See Neighbourhood Development Strategies for additional information



Sturgeon County Hamlet

See Neighbourhood Development Strategies for additional information

Figure 4: Growth Strategy Concept Map



Community Guiding Principles

Responsible Governance

see page 28

Residential Character

see page 32

Cultural Vitality

see page 36

Environmental Stewardship

see page 40

Economic Health

see page 44

RG
1



Guiding Principle Statement

We promote consistent and accountable leadership through collaborative and transparent processes.

Guiding Principle Outcomes

- RG 1.1 Implementing Strategic Decision Making
- RG 1.2 Establishing Effective and Collaborative Processes
- RG 1.3 Developing and Adopting Management Plans, Master Plans and Strategies
- RG 1.4 Enacting Responsible Subdivision and Development Practices

RC
2



Guiding Principle Statement

We are committed to creating a safe, secure community, where our residents are respected and provided with access to opportunities.

Guiding Principle Outcomes

- RC 2.1 Creating Attractive and Complete Communities
- RC 2.2 Applying Responsible Residential Subdivision and Development Practices
- RC 2.3 Accommodating Diverse Housing Options

CV
3



Guiding Principle Statement

We will build upon our strengths, where together we will create an inclusive, caring community.

Guiding Principle Outcomes

- CV 3.1 Enriching the Local Community
- CV 3.2 Celebrating the Arts and Local Culture
- CV 3.3 Valuing Sturgeon County's Heritage, Historic and Natural Assets

ES
4



Guiding Principle Statement

We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems.

Guiding Principle Outcomes

- ES 4.1 Maintaining Healthy Natural Environments
- ES 4.2 Valuing Sites of Environmental Significance
- ES 4.3 Ensuring Effective Environmental Risk Management

EH
5



Guiding Principle Statement

We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment.

Guiding Principle Outcomes

- EH 5.1 Ensuring Municipal Fiscal Responsibility
- EH 5.2 Promoting an Integrated Economy
- EH 5.3 Administrating Responsible Primary Industry Subdivision and Development Practices
- EH 5.4 Implementing Responsible Non-Residential Subdivision and Development Practices
- EH 5.5 Fostering a Diverse Economy

Responsible Governance

We promote consistent and accountable leadership through collaborative and transparent processes.

- RG 1.1 1.1 Implementing Strategic Decision Making
- RG 1.2 1.2 Establishing Effective and Collaborative Processes
- RG 1.3 **1.3 Developing and Adopting Management Plans, Master Plans and Strategies**
- RG 1.4 1.4 Enacting Responsible Subdivision and Development Practices

*As detailed within the
MDP State of Sturgeon County Background Report (2011)*

With the advent of the Edmonton Metropolitan Region Board and subsequent approval of the Capital Region Growth Plan, Sturgeon County is, more than ever, at the forefront of growth and development within the Capital Region. Along with this opportunity lies an increased responsibility to ensure clear and accountable decision making. Providing leadership that understands the impact of its decisions on the County allows Sturgeon County Council, through Administration, to endorse programming and policies that promote the Community Guiding Principles.

To ensure Sturgeon County's future success, decisions that impact residential character, cultural vitality, environmental stewardship and economic health must be carefully considered. Enacting positive change and promoting a best-practice approach allows the decision makers of today to be accountable to future residents. Embracing strategic planning, prioritizing areas for growth and championing fiscal responsibility will lead to improved physical and social infrastructure, an improved quality of living and a diverse economy. By challenging itself to find creative solutions, Sturgeon County is able to position, focus and celebrate growth into the future.

To enable Responsible Governance, Sturgeon County strives to:

- *Apply established criteria that allow proposals to be assessed on overall merit and the contributions they make to Sturgeon County.*
- *Understand the full impact of decisions through ongoing research and assessment.*
- *Establish best practices that benefit the entire County and its future generations.*
- *Collaborate with adjacent municipalities, stakeholders and the public through inclusive and transparent processes.*

Implementing Strategic Decision Making

Through clear land-use planning directives that enable growth reflective of the future needs and vision of Sturgeon County.

1.1.1 Shall apply the objectives of the Integrated Regional Growth Strategy (IRGS) as a way to evaluate proposed developments and ensure that targeted growth areas for Residential, Non-Residential, and Primary Industry development are supported. Proposed amendments shall demonstrate achievement of the IRGS objectives through application of Municipal Development Plan (MDP) Community Guiding Principles and distinctive Neighbourhood Roles (see Figure 4 – Regional Concept Map p.25).

1.1.2 Shall adopt Regional Planning Documents for identified growth areas under the IRGS. The policies shall reflect the intent as described within the individual Neighbourhoods and shall address future growth considerations, such as land uses, density, phasing, infrastructure needs, public safety and general conflicting interests.

1.1.3 Shall adopt Regional Planning Documents by individual bylaw in accordance with the MGA.

1.1.4 Shall develop and establish an annual monitoring program to study the effectiveness of the MDP policies in achieving the aims of the IRGS.

1.1.5 May require that the applicant for a development conduct a Fiscal Impact Assessment that illustrates the full, life-cycle development costs to Sturgeon County.

1.1.6 Shall compare and monitor Residential and Non-Residential activity to help inform decision making on market demands, inventory supply and future growth identification.

1.1.7 Shall require that municipal land acquisitions (and subsequent development of such lands) demonstrate support for the strategic goals as outlined in the MDP and associated plans.

Establishing Effective and Collaborative Processes

Through a culture of dialogue where sharing of information occurs in a timely and respectful manner.

1.2.1 Shall promote intermunicipal dialogue at both the political and administrative levels to facilitate an approved and united vision for the region.

1.2.2 Should encourage the coordination of joint municipal processes and Planning Documents that provide agreement for land-use activity along shared municipal boundaries.

1.2.3 Should establish infrastructure servicing and joint-use partnership agreements with municipal neighbours and other government agencies that are mutually beneficial and provide for the coordinated distribution of municipal services.

1.2.4 Should work with regional and provincial stakeholders to identify and accommodate connectivity for roads of regional significance.

1.2.5 Should review and update mutual aid agreements with municipal neighbours and other government agencies to ensure the adequate provision of health and safety measures for Sturgeon County residents.

1.2.6 Shall collaborate with local school boards when identifying and selecting new school sites. New school site locations should coincide with future residential growth nodes.

1.2.7 Shall coordinate with provincial agencies to identify the location of aggregate resources in order to maintain an accurate and current database on resources and to assist in making informed land-use planning decisions.

1.2.8 Shall foster community dialogue and participation when collaborating with the general public regarding land-use planning.

1.2.9 Shall strive to understand stakeholder perspectives and concerns by promoting consultation and participation in projects of County-wide significance.

1.2.10 Shall ensure the necessary resources and timeframes are in place to undertake land-use planning projects in a responsible, thorough and transparent manner.

1.2.11 Shall apply the appropriate referral timelines and ensure the established frameworks are implemented in regards to intermunicipal notification (see Appendix A-2).

Developing and Adopting Management Plans, Master Plans and Strategies

Through the creation, implementation and review of documents, policies and procedures that align with the vision and direction of the Municipal Development Plan (MDP) and the Capital Region Growth Plan (CRGP).

1.3.1 Should develop and implement an Infrastructure Master Plan and associated Transportation Master Plan to support current infrastructure needs and to address future identified growth nodes. Until such Master Plans are in place, implement interim Infrastructure Management Strategies that focus on maximizing the existing network performance, minimizing overall Sturgeon County risks and adhering to Integrated Regional Growth Strategy (IRGS) principles.

1.3.2 Should develop and implement an Economic Development Master Plan to promote a competitive, diverse and adaptable local economy that encourages growth of key target sectors.

1.3.3 Should develop and implement an Agriculture Viability Strategy in close conjunction with the local agricultural community to strengthen and enhance agricultural viability across Sturgeon County. The Strategy is to recognize the importance of agriculture as a food source, an environmental resource, a heritage asset and as a significant contributor to the local economy.

1.3.4 Should develop and implement an Environmental Management Plan supportive of the guiding principle outlined within the MDP. The Plan should identify, prioritize and establish management practices for sites of environmental significance within Sturgeon County.

1.3.5 Should develop a Community Services Master Plan, as a way to facilitate and ensure the continued health, well-being and social development of County residents.

1.3.6 Should develop a Community Amenities Master Plan, inclusive of the findings of the Open Space Plan and Recreation Master Plan, to ensure provision of adequate open space for both active and passive recreation. The Plans are to outline sufficiently adaptable and multi-purpose leisure and recreational facilities that meet the needs of a variety of users' lifestyle patterns and expectations.

1.3.7 Should develop and implement a Cultural Master Plan that provides an understanding and appreciation of Sturgeon County's history and culture, including features such as historic sites, sites of local significance and notable structures. The Plan is to promote and protect heritage places which provide a strong sense of identity and place.

Figure 5: Example Sturgeon County Plans and Strategies Hierarchy



Enacting Responsible Subdivision and Development Practices

Through the establishment of policies and procedures, that give due regard to federal, provincial and municipal requirements and that facilitate prosperous communities.

1.4.1 Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA) and based on the needs of Sturgeon County.

1.4.2 Shall apply the requirements outlined within the Province of Alberta's Subdivision and Development Regulation.

1.4.3 Shall apply the requirements outlined within the Province of Alberta's Water Act.

1.4.4 Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Integrated Regional Growth Strategy (IRGS) in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.4.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall complement the activity and minimize risk to the public's health and safety.

1.4.6 Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the IRGS and the Municipal Development Plan (MDP).

1.4.7 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the IRGS. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.

1.4.8 Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

1.4.9 Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

1.4.10 Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

1.4.11 Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.

1.4.12 Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.

1.4.13 Should establish general development design guidelines for Residential and Non-Residential developments.

1.4.14 May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

1.4.15 Shall support the policies and procedures as set out in the Municipal Emergency Operations Plan.

1.4.16 Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.

1.4.17 Shall institute a consistent method of addressing encroachments on municipal property to ensure equitable treatment and that the public amenity is not compromised.

1.4.18 Shall adopt and apply enforcement procedures to clarify and establish (for both the impacted citizen and offender) a course of action when a use or activity is in violation of the County's Bylaws.

Residential Character

We are committed to creating a safe, secure community, where our residents are respected and provided with access to opportunities.

RC 2.1 2.1 Creating Attractive and Complete Communities

RC 2.2 2.2 Applying Responsible Residential Subdivision and Development Practices

RC 2.3 2.3 Accommodating Diverse Housing Options

*As detailed within the
MDP State of Sturgeon County Background Report (2011)*

Sturgeon County's roots are based upon a vibrant agricultural industry. The industry has changed significantly over the years - with small family farms now sharing the spotlight with large corporate industrial operations and specialist producers. Still, an appreciable proportion of Sturgeon County residents maintain ties to an agrarian lifestyle. Currently, the Capital Region and the Province of Alberta show significant potential for population and industrial growth. As Sturgeon County grows to accommodate the population influx that will accompany these existing and emerging industries, the traditional rural composition of the County may experience significant change.

Similar to the rest of Canada, Sturgeon County is in transition - shifting from rural to increasingly urban communities. Over the lifespan of this Municipal Development Plan, new residents to Sturgeon County will establish and invest in locations that offer complete communities. Residents are attracted to communities that provide convenient access to major employment centres and provide a variety of community amenities, such as parks, recreation services, social services, water, sewer, emergency services, commercial services and schools. While additional urban land-use policies are required, consideration and understanding of the needs of the rural population is imperative to achieve a strategic balance between various lifestyles.

To enable Residential Character, Sturgeon County strives to:

- Value residents' contributions to the health and welfare of the existing social fabric by responding to changing social needs.
- Consider the overall well-being of the local community by ensuring that decisions are made carefully and with an eye to the future.
- Recognize the diverse needs within the community and enact positive change through orderly development that is sensitive to each Neighbourhood's unique needs.
- Improve connections to core services so that all residents are provided with adequate access to fundamental living needs: water, food, housing, education, and health.

Creating Attractive and Complete Communities

Through the allocation of amenities that improve the quality of living of Sturgeon County residents and that reflect the needs of its diverse communities.

- 2.1.1** Should identify and apply useable and accessible municipal reserve land dedication for the development of open spaces, parks and other public amenities.
- 2.1.2** Shall promote quality public spaces by restricting the dedication of municipal reserve for right-of-ways, public utilities and marginal lands as they are not considered useable parks and open spaces.
- 2.1.3** Should ensure that community facilities and support services are suitably located for the identified residential populations that they are intended to serve.
- 2.1.4** Shall ensure that new residential development accounts for increased population and subsequent community impacts through the timely delivery of social services and communities amenities.
- 2.1.5** Should collaborate with provincial health agencies to understand and mitigate Sturgeon County's specific challenges when developing community health and social service programming.
- 2.1.6** Should encourage the use of joint partnership agreements with public and separate school boards for delivering community service.
- 2.1.7** Shall ensure that citizens have suitable access to emergency and protective services and that these services meet the needs of the growing population.
- 2.1.8** Should collaborate with the Royal Canadian Mounted Police (RCMP) and community groups to establish crime prevention programs for improving public safety.

Applying Responsible Residential Subdivision and Development Practices

Through the assurance that proposed developments will consider and account for the future needs of Sturgeon County residents.

- 2.2.1** Shall require that subdivision and development proposals that exceed the maximum allowable density or intent of the identified Residential Type, or result in changes to an existing Planning Document, submit a new or revised Planning Document in conformance with policies outlined within the Municipal Development Plan (MDP).
- 2.2.2** Shall prevent any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.
- 2.2.3** Should discourage the use of panhandles as a way to provide residential subdivisions with legal and physical access to a municipal roadway.
- 2.2.4** Shall ensure that subdivision and development does not preclude the possibility of future road widening.
- 2.2.5** Shall mitigate the impact of natural resource extraction activity on the local community by establishing setbacks and criteria guiding the interaction between residential and Primary Industry development. Where existing residential development may be impacted by resource extraction activity, efforts to minimize the impact on the existing residential development shall be demonstrated and adhered to.
- 2.2.6** Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.
- 2.2.7** Shall ensure infill subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw (LUB).
- 2.2.8** Should participate, through the Edmonton Metropolitan Region Board, to identify and address the location, type and needs of Market and Non-Market Affordable Housing required within Sturgeon County. Non-Market Affordable Housing should be accommodated within areas identified for intensified residential development; while avoiding an over-concentration of affordable housing within any one specific location.
- 2.2.9** May collaborate with the development industry and not-for-profit organizations to facilitate the diversification of housing choices; the mix of housing sizes and types should meet affordability, accessibility and lifestyle needs of various groups. New development and redevelopment are to incorporate Non-Market Affordable Housing that is visually indistinguishable from Market Affordable Housing.

Accommodating Diverse Housing Options

Through the provision of land-use policies that encourage a variety of residential types in an effort to achieve complete communities. (See Figure 4 - Growth Strategy Concept Map p.25.)

Residential Type 1 - Sturgeon Valley

Residential Type 1 contains the majority and most varied of Sturgeon County's future residential potential and is situated where development pressures are most imminent. All Residential Type 1 development requires municipal infrastructure and service provision. Residential Type 1 is limited to the general geographic areas identified in the Edmonton Metropolitan Regional Growth Plan Sturgeon Valley Special Study Area. For additional policies reflecting the unique needs of each geographic area/community, refer to Neighbourhood G.

2.3.1 Shall accommodate residential development (Type 1) by establishing Regional statutory Planning Documents for lands within the Sturgeon Valley Special Study Area as a way to identify, prioritize, densify and phase subsequent residential and non-residential growth in the listed locations. (See Figure 4 – Regional Concept Map p.25 and Map 12A p.114.)

2.3.2 Shall accept new residential development (Type 1) applications for Local Planning Documents within the boundaries of the Sturgeon Valley Special Study Area upon adoption of a statutory Regional Planning Document. (See Map 12A p.114.)

2.3.3 Shall apply Sturgeon County's Municipal Development Plan Residential Type 1 policies to the Sturgeon Valley Special Study Area in compliance with the Edmonton Metropolitan Region Growth Plan. (See Map 12A p.114.)

2.3.4 Shall aim to achieve the established population projections identified in the Edmonton Metropolitan Region Growth Plan, and shall accommodate the associated densities through the planning process.

2.3.5 Shall discourage premature fragmentation of Primary Industry lands for non-Primary Industry development, as a way to ensure cohesive and contiguous future land development and municipal servicing.

2.3.6 Shall advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space in accordance with the Sturgeon Valley Special Study Area strategic principles.

Residential Type 2 - Growth Hamlets

Residential Type 2 refers to development within Sturgeon County's hamlets where additional residential growth is viable. This residential type is reflective of Sturgeon County's traditional housing opportunities and is associated with residential densities found within Sturgeon County's hamlets. Consideration and contemplation of growth within the identified hamlets requires supportive planning and infrastructure documents, rationalizing the proposal. Residential Type 2 will be limited to the Hamlets of Cardiff and Villeneuve. For additional policies reflecting the unique needs of each Hamlet, refer to individual Neighbourhoods.

2.3.7 Shall accommodate residential development (Type 2) by establishing a series of statutory Regional Planning Documents for the Hamlets of Cardiff and Villeneuve as a way to identify, prioritize, densify and phase subsequent growth in the listed locations. (See Figure 4 – Regional Concept Map p.25.). Densities of the Growth Hamlets shall be in accordance with the minimum greenfield densities as prescribed by the Edmonton Metropolitan Region Growth Plan.

2.3.8 Shall establish an administrative boundary for Sturgeon County Residential Type 2 hamlets and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet. The administrative boundary will take into account mitigative measures including (but not limited to) land use conflicts, airport activities, aggregate and agricultural operations, right of ways and infrastructure setback.

2.3.9 Shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.

2.3.10 Shall require proposed residential development to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated where the applicant can successfully demonstrate to the approval authority that no significant impacts on municipal infrastructure or community amenities will occur.

Residential Type 3

Residential Type 3 reflects Sturgeon County's established settlements and traditional country residential built forms. These residential types have limited development potential as future development of these communities is constrained by existing infrastructure capacities. Locations include existing traditional country residential development, Neighbourhood A and the Hamlets of Alcomdale, Calahoo, Mearns, Riviere Qui Barre, Lamoureux, Namao, Pine Sands and Carbondale. For additional policies reflecting the unique needs of each geographic area/community, refer to individual Neighbourhoods.

2.3.11 Shall establish an administrative boundary for Sturgeon County's Residential Type 3 hamlets, and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet/area.

2.3.12 Shall ensure that areas outside of established residential developments, including the identified Hamlet/area boundaries, be used for Primary Industry or Residential Type 4 use.

2.3.13 Should undertake an evaluation of municipal service capacities and endeavour to maintain the existing service delivery. Areas not currently serviced by existing municipal services will continue to be responsible for independent service provision.

2.3.14 May consider additional residential development within the established Hamlet/area administrative boundary, when the existing municipal infrastructure can accommodate the proposal. Proposals shall demonstrate required upgrades and detail how they will be financed, since the cost of identified upgrades are to be borne by the benefiting lands.

Residential Type 4

Residential Type 4 provides Sturgeon County's rural population with options that support Primary Industry viability while maintaining a rural character. Residential Type 4 options are available throughout Sturgeon County; however they exclude existing developed areas. For additional policies reflecting the unique needs of each geographic area, refer to individual Neighbourhoods.

2.3.15 Shall apply 64 hectares/160 acres as the basic agricultural land unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.

2.3.16 Shall ensure that the maximum allowable agricultural subdivision layout for a 64 hectares/160 acre land unit contains two (2) Agricultural Parcels and two (2) Acreage Lots, as further defined within the Land Use Bylaw (LUB). Where a proposed development exceeds the above subdivision density, the applicant must submit an application for a plan amendment and redistricting for consideration by Council.

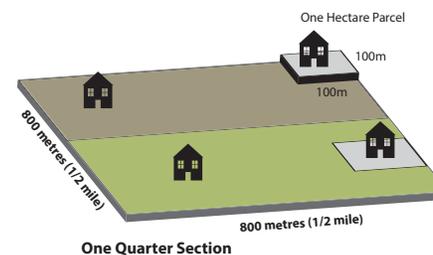
2.3.17 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.

2.3.18 May vary the size of an Acreage Lot and an Agricultural Parcel due to a Land Fragmentation or to accommodate an existing farmstead; however, compliance must be adhered to regarding the maximum agriculture density standard.

2.3.19 Should ensure that parcels created from Land Fragmentation count towards the overall parcel density allowed on a 64 hectare/160 acre parcel.

2.3.20 Shall not adjust the Acreage Lot size to accommodate existing land-intensive septic systems during the subdivision process.

2.3.21 Shall ensure that the level of development activity and size of the structures on an Acreage Lot proportionately reflect the lot size as defined in the LUB.



Cultural Vitality

We will build upon our strengths, where together we will create an inclusive, caring community.

- CV 3.1 Enriching the Local Community
- CV 3.2 **Celebrating the Arts and Local Culture**
- CV 3.3 **Valuing Sturgeon County's Heritage, Historic, and Natural Assets**

*As detailed within the
MDP State of Sturgeon County Background Report (2011)*

Sturgeon County's strategic location provides rich Natural Resources and stable food sources, excellent transportation linkages and many opportunities for trade, commerce and settlement. Settled by the Europeans at the end of the late 18th century, the County is home to several national historical sites, unique landscapes and heritage districts. Opportunities abound for the promotion of Sturgeon County's unique natural history and the provision of venues that recognize, educate, preserve, restore and promote its cultural history.

Sturgeon County is an active rural community of over 19,000 residents. The County's traditional population base continues to maintain close ties to local Hamlets and neighbouring municipalities such as Legal, Morinville, Bon Accord, Gibbons and Redwater. These communities provide County residents with a cultural hub, gathering places and access to commercial services and amenities such as skating rinks, libraries, senior services and health facilities. To accommodate changes in population demographics and residential communities, the County envisions playing a more active role in facilitating recreation and cultural activities.

To enable Cultural Vitality, Sturgeon County strives to:

- *Identify valued cultural resources and sites of local significance and ensure that these assets are incorporated into community-building processes.*
- *Establish key initiatives that connect communities and that provide residents with a variety of recreational and cultural opportunities.*
- *Celebrate local heritage by understanding its contribution to and impact upon the community and establish procedures to ensure its future protection and enhancement.*
- *Support initiatives that establish, promote and build cultural identity and celebrate Sturgeon County's diversity.*

Enriching the Local Community

Through the establishment of, and access to, a diverse array of quality community spaces, amenities and programming.

- 3.1.1** Should strive to ensure that community amenities and facilities are available to accommodate the demand of new and existing residential populations.
- 3.1.2** Should establish partnership agreements with municipal neighbours, other government agencies and the private sector to fund, upgrade and develop community amenities that provide access to recreation activities reflective of County needs.
- 3.1.3** Should distribute Community Access Programming funding based on an approved funding and distribution model. Funding opportunities are to improve Sturgeon County community programming and facilities.
- 3.1.4** Shall require sand and gravel operators to contribute to a Community Enhancement Fund, pro-rated according to the amount of materials extracted annually.
- 3.1.5** Should encourage initiatives that support and strengthen volunteer involvement in community organizations.
- 3.1.6** Should ensure adequate maintenance of and/or improvement to the quality and distribution of (and public access to) recreation and cultural facilities, open space networks and natural recreation areas.
- 3.1.7** Should support and facilitate the design of public spaces to provide a range of opportunities and activities for the public to gather.
- 3.1.8** Should design recreational and cultural programming that provides opportunity for both active and passive activities and that meet a broad cross-section of users.
- 3.1.9** Should improve regional connectivity by designing, developing, maintaining and funding an integrated, multi-purpose open space network in conjunction with municipal, provincial and federal stakeholders.
- 3.1.10** Should ensure, during the planning of open space networks, that public trails are strategically located where impacts to the natural and cultural environment can be mitigated.
- 3.1.11** Should develop and promote good stewardship practices for public trails, where public lands abut private land, to ensure clear delineation of public access.
- 3.1.12** Should use public trail development as a way to link local communities and highlight significant historical sites, recreation areas and cultural resources.

Celebrating the Arts and Local Culture

Through the acknowledgment of the vital contributions of arts and culture to quality of life and thriving communities.

- 3.2.1** Shall promote culture within the community by identifying existing and needed resources to foster cultural development and integrating cultural considerations into the various aspects of County municipal processes.
- 3.2.2** May support collaborative efforts to make cultural resources marketable for tourism and create opportunities for forums and networking across various disciplines, sectors and cultures.
- 3.2.3** Should facilitate opportunities for a variety of cultural programs and activities that support music, literature and the performing arts.
- 3.2.4** Should work with the local arts community to improve public awareness, access funding grants and generate an appreciation of the arts and the arts-related industry.
- 3.2.5** Should encourage the use and application of art displays to improve the public realm and to showcase the local community's character.
- 3.2.6** Should identify and establish guidelines for welcome/entry features along major corridors into Sturgeon County and associated Hamlets.





CV
3.3

Valuing Heritage, Historic and Natural Assets

Through the promotion of the community's diversity and identifying connections to Sturgeon County's past, present and future residents.

- 3.3.1** Should foster connections to the County's natural and historic assets through the conservation and preservation of significant structures, buildings, districts, landscapes and archaeological resources.
- 3.3.2** Should recognize the importance of natural and historic assets by facilitating partnerships with government and local interest groups by developing a management program that protects and enhances the valued assets.
- 3.3.3** Shall refer to the Province of Alberta Historical Resource Database when evaluating subdivision and development proposals (where applicable) to ensure that adequate regard is given to identified assets.
- 3.3.4** Should initiate the development and implementation of a Cultural Mapping Plan to explore the County's heritage assets.
- 3.3.5** Should engage the community to identify locally significant sites and experiences to incorporate a sense of place through designs that enrich the community.

Environmental Stewardship

We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems.

- ES 4.1 Maintaining Healthy Natural Environments
- ES 4.2 **4.2 Valuing Sites of Environmental Significance**
- ES 4.3 Ensuring Environmental Risk Management

*As detailed within the
MDP State of Sturgeon County Background Report (2011)*

In 1989, Sturgeon County undertook its most extensive regional environmental study to date - the Environmentally Sensitive Areas technical report. The study provides desktop field surveys, general information about wildlife habitat and associated wildlife species of the region and notes local sites of cultural and historical significance. With increased growth pressures, both locally and within the Capital Region, there is an expectation of continued requirements for Sturgeon County residents to both respond and adapt to the increased cumulative effects of a shifting environment. Current and increased demands on both the regional and local water systems will require a continued responsibility for the assurance of safe drinking water sources, the protection of groundwater resources and stewardship of aquatic ecosystems.

With additional growth pressures alongside Sturgeon County's most valued natural features, careful consideration of development impacts is required. Recognizing that a vital link exists between a healthy environment, quality of life and economic opportunity, Sturgeon County is committed to understanding the impact that development and growth have on the County's natural assets.

To enable Environmental Stewardship, Sturgeon County strives to:

- *Appreciate the beneficial role of the natural environment on the community's general well-being and to foster active participation in its guardianship for future generations.*
- *To retain and enrich biodiversity within the local eco-region by proactively responding to the shifting needs of a natural, healthy environment.*
- *Reduce development impacts on the natural environment by requiring potential adverse effects be avoided, remediated or mitigated.*
- *Establish guidelines and gather baseline data that measure the effectiveness of County policies in the preservation, conservation and enhancement of the natural environment.*

Maintaining Healthy Natural Environments

Through the application of pragmatic procedures that promote a biodiverse community for successive generations.

4.1.1 Shall partner with a variety of stakeholders to assist in identifying regional environmental issues and developing local initiatives that promote increased awareness of personal environmental impact.

4.1.2 Shall raise awareness about environmental issues and the impacts of development on natural ecosystems by seeking out funding streams and implementing educational programs throughout Sturgeon County.

4.1.3 Shall support the reduction, reuse and recycling of waste within the County's waste management facilities.

4.1.4 Shall encourage the development of facilities and waste management initiatives that utilize waste streams to reduce the consumption of non-renewable Natural Resources.

4.1.5 Shall refer to the Province of Alberta and key stakeholders for the identification and establishment of baseline air quality levels across the County.

4.1.6 Shall refer to and collaborate with the Province of Alberta to ensure that waterbody and groundwater considerations are promptly and adequately addressed across the County.

4.1.7 Shall support regional watershed and local drainage planning initiatives and the development of overall watershed water quality indicators to ensure a healthy, secure and sustainable water supply for County residents and neighbouring communities.

4.1.8 Should ensure that municipal potable water resources and infrastructure are efficiently used by both the public and industry in order to meet the continued and future needs of the community.

4.1.9 Should promote water conservation initiatives to minimize the amount of potable water used for non-human consumption and use.

4.1.10 Shall seek to improve and extend the regional ecological network by promoting development and open-space designs that link and integrate natural environmental features, important regional wildlife corridors and aquatic ecosystems.

4.1.11 Shall encourage the use of shelter belts and the retention of woodlots as a way to reduce soil erosion, decrease sedimentation in water bodies and maintain healthy ecosystems.

4.1.12 Should support rehabilitation and restoration initiatives for degenerated natural areas.

4.1.13 Should promote the re-establishment and planting of native vegetation throughout the County to promote a regional identity and a sense of place.

4.1.14 Shall ensure the control or suppression of noxious and restricted weeds to protect native plant species and agricultural crop production.

Valuing Sites of Environmental Significance

Through the identification and responsible management of Sturgeon County's natural areas.

4.2.1 Should ensure that settlement patterns, new subdivisions and development avoid Environmentally Significant Lands unless there is potential for significant net positive Countywide municipal, community and environmental gain. Compensation for lost ecological function may be sought as per legislation set out under the Water Act, Public Lands Act, Federal Policy on Wetland Conservation and Provincial Wetland Restoration and Compensation Guide (2007) as amended from time to time.

4.2.2 Shall apply Environmental Reserve entitlements to protect lands not suitable for development and to reduce impacts on Environmentally Significant Lands.

4.2.3 May consider the application of Environmental Reserve Easements in instances where lands are not suitable for development or for features that are identified as environmentally significant and where public access is not required.

4.2.4 Shall refer to the findings of the Environmentally Sensitive Areas study when evaluating subdivision and development proposals to ensure that adequate regard is given to the identified areas. The study should be updated to identify new County Environmental Sensitive Areas of local, regional, provincial and national significance.

4.2.5 Should develop and implement a design manual to assist developers, conservationists, designers and stakeholders working in or near identified Environmentally Sensitive Areas.

4.2.6 Should encourage developments to use ecologically sound design principles, including maintaining tree stands, protecting wildlife corridors, promoting landscape naturalization and using innovative storm water management techniques.

4.2.7 Should require developments to minimize and mitigate impacts of subdivision and development through low-impact design principles on lands in close proximity to Environmentally Sensitive Areas.

4.2.8 Should encourage the application of alternative building design and subdivision layouts that improve energy efficiency and promote low impact practices, while still meeting provincial regulations.

Which Applies? *Environmentally Significant Lands - Environmentally Significant Areas (AB ESA) - Environmentally Sensitive Areas*

*Environmental reviews are typically undertaken for Regional Planning Documents and any Local Planning Document with land uses/activities having a high potential for a significant negative impact on **Environmentally Significant Lands**. Planning applications that require environmental reviews are intended to avoid or limit potential impacts within a fair and transparent process.*

- **Environmentally Significant Lands:** All lands in Sturgeon County that are: (a) a swamp; (b) a gully, ravine or coulee; (c) an escarpment; (d) a natural drainage course; (e) riparian lands adjacent to the beds and shores of rivers, streams, creeks, watercourses and natural drainage courses; (f) wetlands; (g) lands subject to flooding, including Flood Risk Areas, floodways and flood fringes; (h) unstable lands; (i) natural areas including forests, woodlands, meadows and prairies; or (j) contaminated lands.

*While the municipal, provincial and federal agencies may have independent approvals for applications that fall within their jurisdiction, interagency communication is part of the planning review process. Two layers of **Environmentally Significant Lands** are referred to throughout the Municipal Development Plan document.*

- **Environmentally Significant Areas (AB ESA):** Provincially-designated environmentally significant areas that are vital to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes at multiple spatial scales.
- **Environmentally Sensitive Areas (ESA):** Landscape elements/areas within Sturgeon County that have important and/or unique environmental characteristics that are essential to the long-term maintenance of biological diversity, soil, water or other natural processes, both within the ESA and in a regional context. Features of the ESA may include elements such as biological diversity, soil quality, aquatic resources, resource potentials or any other unique natural processes. The most recent ESA study completed for Sturgeon County is dated March 1989.

Ensuring Effective Environmental Risk Management

Through the establishment of policies and procedures that respond to developments that may cause increased safety risks or that negatively impact Sturgeon County's valued natural assets.

Hazardous Lands and Environmentally Significant Lands

4.3.1 Shall require applications for development on lands deemed Hazardous Lands to include a geotechnical investigation to detail the anticipated on-site and off-site impacts associated with the development.

4.3.2 Shall require applications for development on lands deemed Environmentally Significant Lands to include an environmental impact assessment for the subject lands and/or adjacent lands. The level of detail provided in the assessment depends on the scale of the proposed redesignation, subdivision or development application.

4.3.3 Shall require development on lands deemed Hazardous Lands or Environmentally Significant Lands to provide a separation of development from the associated hazard or the significant environmental feature. The separation line (Development Line) shall demarcate the boundary between the Developable Area and the Non-Developable Area. (See Figure 6 and Table 1).

4.3.4 Shall require applications for development to identify Flood Risk Areas, where non-agricultural development is proposed, in areas recognized as prone to flooding. The Flood Risk Area includes the 1:100 year flood plain and a delineated boundary/contour of the flood plain.

4.3.5 Shall require developments to apply the recommended setbacks for Hazardous Lands and Environmentally Significant Lands, as written and certified by an appropriately qualified professional. (See Table 1). The level of detail provided in the assessment depends on the conditions and complexity of the site. Setback recommendations will outline the construction and mitigation measures necessary to accommodate site development.

Table 1: Setback Determination Criteria

Condition	Professional Requirements for Setback Determination
Complex Vegetation Community	Qualified aquatic environmental specialist (QAES) Qualified wetland aquatic environmental specialist (QWAES)
Moderate Slopes (5-15%)	Legal land surveyor
Steep Slopes (>15%)	Geotechnical professional (geological engineer, hydrogeologist)
River and Presence of Flood Plain	QAES/QWAES and Geotechnical professional
Groundwater Influence or Unknown Water Table Depths	Hydrogeologist
Environmental Site Assessment or Environmental Impact Assessments	Environmental professional (level of detail dependent on the scale of proposed redesignation, subdivision or development application)

Soils

4.3.6 Shall endeavour to protect high quality soils (as identified by the Canadian Land Inventory: Land Capability for Agriculture), by directing non-Primary Industry to areas identified for densification as per the Integrated Regional Growth Strategy (IRGS). (See Figure 4 – Regional Concept Map p. 25).

4.3.7 Shall encourage the application of the Province of Alberta's Agricultural Beneficial Management Practices, which encourage environmental stewardship by crop producers, while still considering overall practicality and implications for producers.

Aquatic Resources

4.3.8 Should initiate the development and implementation of a Watershed Management Plan in consultation with regional stakeholders and provincial authorities to identify and map significant water resources (and associated lands) including riparian lands, wetlands, flood zones, natural drainage systems and dedicated reserve lands.

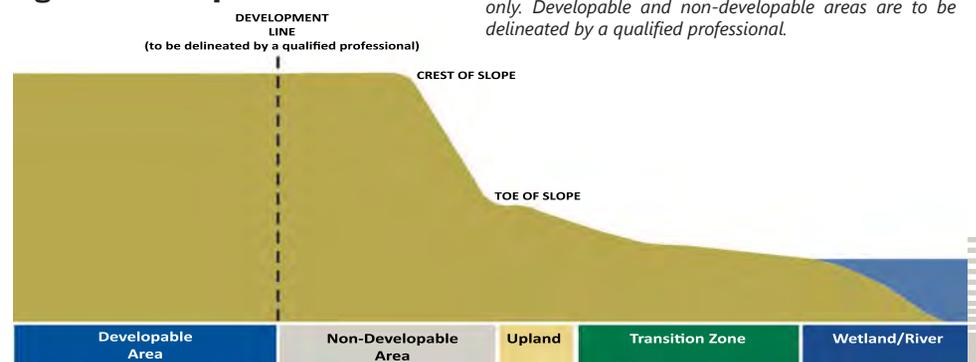
4.3.9 Shall seek to improve the overall health of the Sturgeon sub-watershed by discouraging the filling and alteration of existing wetlands and by encouraging the restoration of drained natural wetlands.

4.3.10 Should ensure adequate protection of the aquatic environment, while minimizing the limitation on development (where possible), by prescribing setbacks established through scientific investigation and application of the Riparian Setback Matrix Model (RSMM) (See Appendix A-4.)

4.3.11 Should apply the recommended setbacks of the RSMM on a site-by-site basis to non-Primary Industry developments to achieve a 90% reduction in sediment, phosphorus and nitrogen inputs to the nearby aquatic resource.

4.3.12 Shall maintain established vegetation on steep slopes and watercourse banks to minimize erosion and subsidence.

Figure 6: Development Line*



*Depicted development line on Figure 6 is illustrative only. Developable and non-developable areas are to be delineated by a qualified professional.

Economic Health

We encourage varied and integrated enterprises that enhance our **strong economic base, while balancing the needs of the community** and natural environment.

- EH 5.1 Ensuring Municipal Fiscal Responsibility
- EH 5.2 Promoting an Integrated Economy
- EH 5.3 **Administering Responsible Primary Industry Subdivision and Development Practices**
- EH 5.4 Implementing Responsible Non-Residential Subdivision and Development Practices
- EH 5.5 Fostering a Diverse Economy

*As detailed within the
MDP State of Sturgeon County Background Report (2011)*

Sturgeon County's landscape demonstrates the area's connection to the agricultural, manufacturing and energy sectors. Investment potential, employment opportunities and proximity to trading centres present viable long-term economic development opportunities for Sturgeon County. As per the Edmonton Metropolitan Region Board population and employment forecasts, Sturgeon County is expected to average an annual employment increase of 1.6% (2009 to 2044), leading to approximately 18,888 jobs by 2044. Emerging sectors for the County include value-added agriculture, advanced energy, manufacturing and logistics, and the professional, scientific and technical services sector.

Economically successful developments offer employment opportunities on various levels for local and regional markets, and ensure compatibility and acceptance by surrounding land users. As the reputation of a development is important in attracting future businesses, the planning and preparation of safe, healthy and attractive developments and workplaces is essential for future economic success. By creating sustainable work environments, businesses will attract people - a significant factor in economic success. Places fit for business also need to be places fit for people.

In order to facilitate and foster the economic potential within Sturgeon County and in keeping with the spirit of the Community Guiding Principles, growth is to compliment and support the identified emerging sectors. A transition to a strategic regional focus enables Sturgeon County to succeed economically within the Capital Region and the Province of Alberta. This focus provides the County with a framework to drive and facilitate development throughout the Capital Region by investing and promoting land-use activities that yield higher returns on investment in selected key locations.

To enable Economic Health, Sturgeon County strives to:

- *Achieve a strategic well-balanced proportion of Primary Industry, Residential and Non-Residential growth to ensure Sturgeon County's long-term financial viability.*
- *Promote small business, including value-added agriculture, secondary industrial growth and emerging sectors that complement each of the individual Neighbourhoods.*
- *Support Non-Residential growth clusters and networks in key locations to foster long-term economic stability.*
- *Identify and encourage the growth of key economic sectors to generate employment, facilitate investment and improve economic capacity.*

EH
5.1

Ensuring Municipal Fiscal Responsibility

Through the continued evaluation of development impacts on municipal resources to ensure that future capital investments align with the Municipal Development Plan.

5.1.1 Shall support economic growth initiatives by aligning Sturgeon County and Edmonton Metropolitan Region Board development strategies that are mutually beneficial.

5.1.2 Shall refer to the Capital Region Growth Plan employment projections to ensure that Planning Documents (and the associated infrastructure investment) adequately support and address long-range employment forecasts. The majority of employment growth anticipated throughout Sturgeon County will occur in the lands identified for Non-Residential development. (See Figure 4 – Regional Concept Map p. 25).

5.1.3 Should investigate and monitor the impacts of new and existing Non-Residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement tax) to pay for the needed improvements and upgrades as a result of the associated activity.

5.1.4 Should identify and apply a Land Use Assessment Ratio for Sturgeon County that facilitates service delivery, promotes investment, ensures competitive advantage and meets Sturgeon County's long-term financial expectations.

5.1.5 Should identify and prioritize municipal servicing investment based on the findings of infrastructure Life Cycle Costing.

5.1.6 Should investigate and implement private/public funding mechanisms for significant public infrastructure investment.

5.1.7 Should participate in strategic initiatives with local and regional stakeholders to capitalize on investment opportunities for key Non-Residential development.

5.1.8 Should encourage Non-Residential developments that provide diverse employment opportunities for Sturgeon County residents.

EH
5.2

Promoting an Integrated Economy

Through collaborative partnerships that support Sturgeon County's emerging sectors.

5.2.1 Shall promote the growth and expansion of value-added agriculture, manufacturing, advanced energy, transportation and logistics, where the associated development is strategically located and supportive of the Integrated Regional Growth Strategy (IRGS).

5.2.2 Should collaborate with regional partners to identify opportunities to attract, expand or improve economic activity that supports targeted emerging sectors.

5.2.3 Shall encourage partnerships between local businesses to support the sharing of information, infrastructure, logistics and by-products.

5.2.4 Should collaborate with local businesses to identify opportunities for developments to relocate, redevelop, intensify, expand and remain, where the activity supports the local Neighbourhood Development Strategy and is in keeping with the aims of the IRGS.

5.2.5 Should support appropriately located and sized home-based businesses, as they are a vital economic contributor and provide residents with a variety of lifestyle opportunities.

5.2.6 May identify the County's tourism attractions and promote operations that reflect the character and objectives of the local community.

5.2.7 Should promote events that cultivate civic pride, while positively contributing to the economic health of Sturgeon County.

Administrating Responsible Primary Industry Subdivision and Development Practices

Through the identification of Primary Industry needs, in an effort to sustain Sturgeon County's traditional economic sectors.

- 5.3.1** Shall limit premature subdivision and development of lands identified for Primary Industry activity by directing inappropriate Residential and Non-Residential development to identified locations within the Integrated Regional Growth Strategy (IRGS) and to lands appropriately zoned for the activity.
- 5.3.2** Shall encourage the layout of proposed agricultural subdivisions to maintain large contiguous tracts of land as a way to reduce land-use conflicts and support the long-term viability of the agricultural industry.
- 5.3.3** May explore opportunities for small parcel lands to increase agricultural productivity.
- 5.3.4** Shall establish land-use regulations to guide the scale of Primary Industry development based on the size of the property.
- 5.3.5** Should develop an agri- and eco-tourism off-site levy bylaw for required municipal roadway improvements required to ensure safe and adequate infrastructure services for agri-tourism and eco-tourism operators. The bylaw is to be supported by a Tourism Strategy that details specific infrastructure improvements required, associated benefiting areas, supportive technical data and estimated costs.
- 5.3.6** Shall encourage the extraction of Natural Resources prior to any development that may confine future extraction opportunities. Where a new residential development is proposed within proximity to a Primary Industry activity, the proponent of the residential development shall adhere to agreed-upon terms that demonstrate that the residential activity will not encumber the associated Primary Industry activity.
- 5.3.7** Should work with food producers to expand local food production access and to contribute to the Capital Region local food-system network.





EH
5.4

Implementing Responsible Non-Residential Subdivision and Development Practices

Through the process of enacting policies and procedures that encourage continued economic growth that complements the local community and the natural environment.

5.4.1 Shall limit premature subdivision and development of lands for Non-Residential purposes by directing new development to existing lands identified for the proposed activity. If, based on the findings of a Needs Assessment and a Fiscal Impact Assessment, a demonstrated need is provided (that does not negatively impact Sturgeon County's fiscal capacity), priority shall be given to land contiguous to an existing development park, unless a significant demonstrated constraint is identified and agreed upon by Sturgeon County.

5.4.2 Shall require the submission of a statutory Planning Document for proposed new or expanding Non-Residential development parks. New applications will require rezoning to the appropriate Non-Residential land use detailed within the Sturgeon County Land Use Bylaw.

5.4.3 Should limit any non-contiguous growth and the premature extension of municipal services for new Non-Residential development.

5.4.4 Shall require a Local Planning Document for Non-Residential subdivision and development proposals on Greenfield Lands, where the proposed development is not contained or does not conform to a Regional Planning Document or the Land Use Bylaw. (For applications regarding Non-Residential development parks see policy 5.4.2.).

5.4.5 May require the submission of/update to a Planning Document for any Non-Residential subdivision or development application that contemplates a change or intensification in Non-Residential Type.

5.4.6 Shall direct Non-Residential development that exceeds the intent, purpose and intensity outlined in Sturgeon County's regulations to relocate to lands appropriately designated for their intended use. (See Figure 4 – Regional Concept Map p. 25.)

5.4.7 Shall not support subdivision layout designs that do not reflect future subdivision and development potentials, and that may result in development restrictions of adjacent parcels.

5.4.8 Should direct developments that substantially impact traffic volumes, intersection capacities and weight restrictions to roads and areas that are designed and constructed to accommodate the associated activity.

5.4.9 Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the Non-Residential developments.

5.4.10 Should identify utility corridors that promote efficient use of land and that maximize development potential.

5.4.11 Shall support the efficient movement of goods and services with compatible land-use and transportation networks within Sturgeon County.

5.4.12 Should create and implement Landscaping Standards that serve to enhance the visual form and overall character of Non-Residential developments.

Non-Residential: Industrial (See Figure 7 on p.49.)

5.4.13 Shall locate new Non-Residential-Industrial development to areas as identified on Figure 4 – Growth Strategy Concept Map (See p. 25.)

5.4.14 Should implement the findings of the Industrial Lands Assessment and develop an Industrial Needs Assessment to expand and diversify Sturgeon County's industrial developments.

5.4.15 Should promote and build corporate synergies among Sturgeon County's industrial leaders, and highlight this competitive advantage when attracting industrial development and emerging sectors to the County.

5.4.16 Shall incorporate separation distances between Non-Residential Industrial Type 1 and incompatible (i.e., residential) uses.

5.4.17 Should support the exploration and utilization of industrial by-products between industries in identified Non-Residential developments.

5.4.18 Should identify opportunities to facilitate higher Floor Area Ratios for industries within established Non-Residential developments serviced by municipal water and sewer.

Non-Residential: Commercial (See Figure 7 on p.49.)

5.4.19 Shall locate new Commercial Development to areas as identified in Figure 4 – Growth Strategy Concept Map (See p. 25.) Type and scale of the development shall reflect infrastructure capacity and support County residents.

5.4.20 Should develop and incorporate a commercial Needs Assessment that identifies and attracts key retail and corporate sectors.

5.4.21 Should recognize the potential of Commercial Development that improves the facilitation of goods and associated services, by encouraging highway Commercial Developments to locate in close proximity to the convergence of regionally significant roadways. Based upon the type and scale of the proposed Non-Residential development, additional Planning Documents will be required and must satisfy the expectations of the approving authority.

5.4.22 Shall develop and implement commercial retail development standards that promote high-quality design principles, including both a type and scale appropriate to the area in which the development is located.

Non-Residential: Institutional (See Figure 7 on p.49.)

5.4.23 Should collaborate with accredited public institutions to identify common long-range planning goals and to coordinate joint servicing opportunities that are mutually beneficial.

5.4.24 Should support the development of research and training facilities by existing post-secondary institutions located within the County.

5.4.25 Should encourage collaboration with accredited institutions to facilitate education, skill enhancement and job training programs supportive of Sturgeon County's needs.

Figure 7: Examples of Non-Residential Types

industrial
commercial
institutional

Non-Residential Type 1



Non-Residential Type 2



Non-Residential Type 3



Non-Residential Type 4



see Land Use Bylaw

Fostering a Diverse Economy

Through the establishment of various types and scales of Non-Residential categorizations that respond to Sturgeon County's economic activity and that reflect the aims of the Integrated Regional Growth Strategy (IRGS). (See Figure 4 – Growth Strategy Concept Map (See p. 25.)

Non-Residential Type 1 (See Figure 7 on p.49)

Refers to all Non-Residential development that contributes to economic growth in the Edmonton Metropolitan Region. These activities are stand-alone businesses or industries that require significant setbacks from, or are difficult to incorporate within residential developments. Examples: developments currently within the Alberta Industrial Heartland; stand-alone retailers located off of a servicing roadway.

5.5.1 Shall ensure that all new Non-Residential Type 1 development conforms to the overall Regional Planning Document for the area. If no Regional Planning Document exists for the proposed area, any Non-Residential development proposal shall comply with the Neighbourhood Development Strategies and any associated approved Local Planning Document.

5.5.2 Shall require regional infrastructure development, coordination and investment according to the associated type and scale of the proposed Non-Residential development.

5.5.3 Shall require provision of adequate assessment and study related to the environment, risk, health and safety as part of the development application process for new Non-Residential developments.

5.5.4 May allow interim Primary Industry uses to be located on undeveloped lands zoned for heavy industrial activity, provided that it does not preclude or infringe upon Non-Residential development potentials.

Non-Residential Type 2 (See Figure 7 on p.49)

Refers to planned developments that include a mixture of complementary Non-Residential uses at varying intensities. These developments include any combination of the following: a business park, a commercial park, an industrial park or an institutional campus. Depending on the Non-Residential nature of the park, these developments may or may not be complementary to residential uses.

Examples: Sturgeon Industrial Park (SIP); a commercial development complex (with an anchor and supportive tenants and shared parking facilities)

5.5.5 Shall review and update Planning Documents for existing Non-Residential Development Parks to ensure that long-term growth aspirations are current and reflective of existing needs.

5.5.6 Shall require that new development conform to the Regional Planning Document for the Non-Residential Development Park. If no Regional Planning Documents exists for the proposed area, Non-Residential development proposals shall comply with the Neighbourhood Development Strategies and associated approved Local Planning Documents.

5.5.7 Shall develop an Area Redevelopment Plan for existing Non-Residential Development Parks where significant development currently exists, and where no existing Regional Planning Document is established.

5.5.8 Should collaborate with landowners and tenants to identify, develop and implement redevelopment initiatives to improve and expand priority Non-Residential Development Parks that support Sturgeon County's targeted sectors.

5.5.9 Shall require new or expanding Non-Residential Development Parks to demonstrate a connection to municipal servicing. The applicant is required to ensure infrastructure capacity reflects the proposed development's type and scale by submitting an infrastructure servicing study.

5.5.10 May contemplate a compatible mixture of Non-Residential types and scales within Non-Residential Development Parks, with servicing requirements to be determined through the land-use zoning process.

5.5.11 May consider supportive services and uses that serve the Non-Residential Development Park and that function and cater to the daily needs of its businesses and employees.

Non-Residential Type 3 (See Figure 7 on p.49)

Refers to Non-Residential development locations in Sturgeon County Hamlets/areas, identified for limited institutional, commercial and industrial growth. The proposed Non-Residential development shall complement residential uses within the Hamlet/area. Example: gas station

Non-Residential Type 4 (See Figure 7 on p.49)

Refers to Non-Residential development located throughout the County, where Residential Type 4 policies apply (excluding Primary Industry activities). Example: small rural woodworking shop that conforms to the Land Use Bylaw (LUB) and Home-Based Business (HBB) regulations

5.5.12 Shall require that new development support the Regional Planning Documents for the Hamlet/area. If no Regional Planning Documents exists for the proposed area, Non-Residential development proposals shall comply with the Neighbourhood Development Strategies and associated Local Planning Document.

5.5.15 Shall consider proposed Non-Residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB levels outlined within the LUB, or that cause significant impact to the municipal infrastructure, shall be relocated to an appropriate location based on the proposed activity.

5.5.13 Shall require that the new development connect to existing municipal infrastructure servicing. If existing servicing cannot accommodate the type and scale of the proposed development, then development is required to relocate to lands appropriately designated for its intended use.

5.5.16 Shall require that a residence be located on the property where the proposed Non-Residential development or activity is located, and that the proprietor of the business occupies the residence.

5.5.14 May consider Non-Residential development on a case-by-case basis (without the adoption of a Planning Document) provided that no subdivision is proposed, that there are no service upgrades required and that there is demonstrated support from the local community.

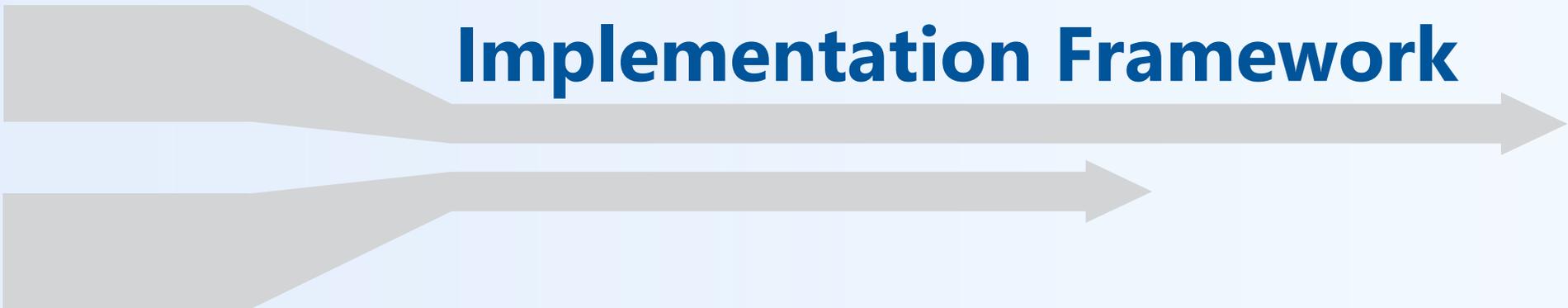
5.5.17 Shall require Non-Residential development to accommodate all associated servicing for the development onsite. Any associated infrastructure upgrades required for the development are borne by the benefiting lands, unless the improvement is accommodated through an infrastructure levy structure.

Sturgeon County Capital Region Board Employment Forecasts *Employment forecasts provided by the Capital Region Board (from the December 2009 Addendum) showed Sturgeon County employment of 10,793 (2009), with an increase to 18,888 in 2044.*

The Sturgeon County Municipal Development Plan uses the projection in the Capital Region Board Growth Plan as a guide, with the understand that planning documents need to comply based on CRB population projections (see Policy EH 5.1.2 on page 45). The majority of employment growth anticipated throughout Sturgeon County will occur in the lands identified for Non-Residential development. (See Figure 4 – Regional Concept Map p. 25).

Non-Residential Type	Employment Area	Estimated % of Total Employment (2013)
Institutional (Type 1)	CFB Edmonton - approximately 5,500 employees	42%
Industrial (Type 3&4)	Examples including but not limited to education, tourism, service industries, home based businesses and homecare.	29%
Agriculture	All Neighbourhoods	12%
Industrial (Type 1)	Alberta Industrial Heartland (Neigh. J) - approximately 1,200 employees	9%
Industrial (Type 2)	Sturgeon Industrial Park (Neigh. I) - approximately 550 employees	4%
Industrial (Type 2)	Villeneuve (Neigh. E) - approximately 200 employees	2%
Industrial (Type 2)	ProNorth (Neigh. G) - - approximately 300 employees	2%

**Information provides a relative perspective of non-residential employment sectors, spatial locations and approximate % of total Sturgeon County employment.*



Implementation Framework

The Implementation Framework encompasses the Neighbourhood Development Strategies, which focus on local considerations that are unique to each of the ten (10) defined spatial areas. The Neighbourhood Development Strategies provide tangible context and general direction to the Land Use Bylaw and current development proposals.

The MDP Implementation Framework is structured to:

- Reinforce the kinds of communities that have emerged through the public consultation process and acknowledge that various parts of the County require unique recognition.
- Provide a perspective of how the County has evolved and the unique growth pressures facing each neighbourhood/community.
- Identify neighbourhood/community specific needs (both current and longterm).
- Inform decision making processes.

Neighbourhood Development Strategies

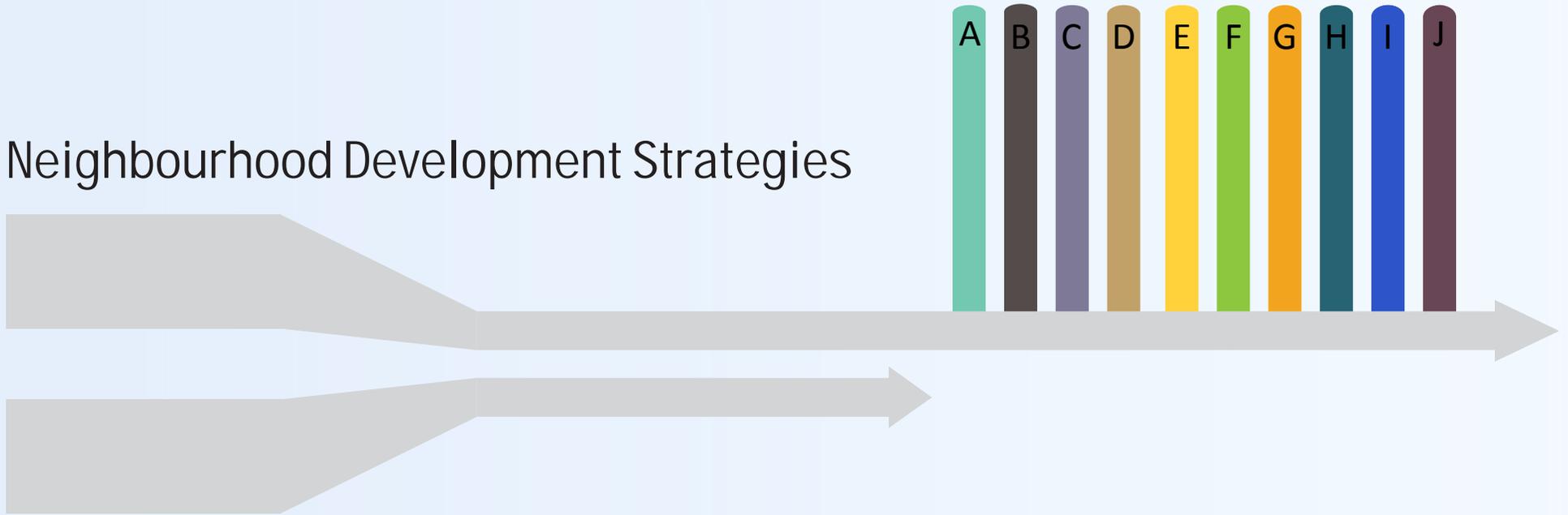
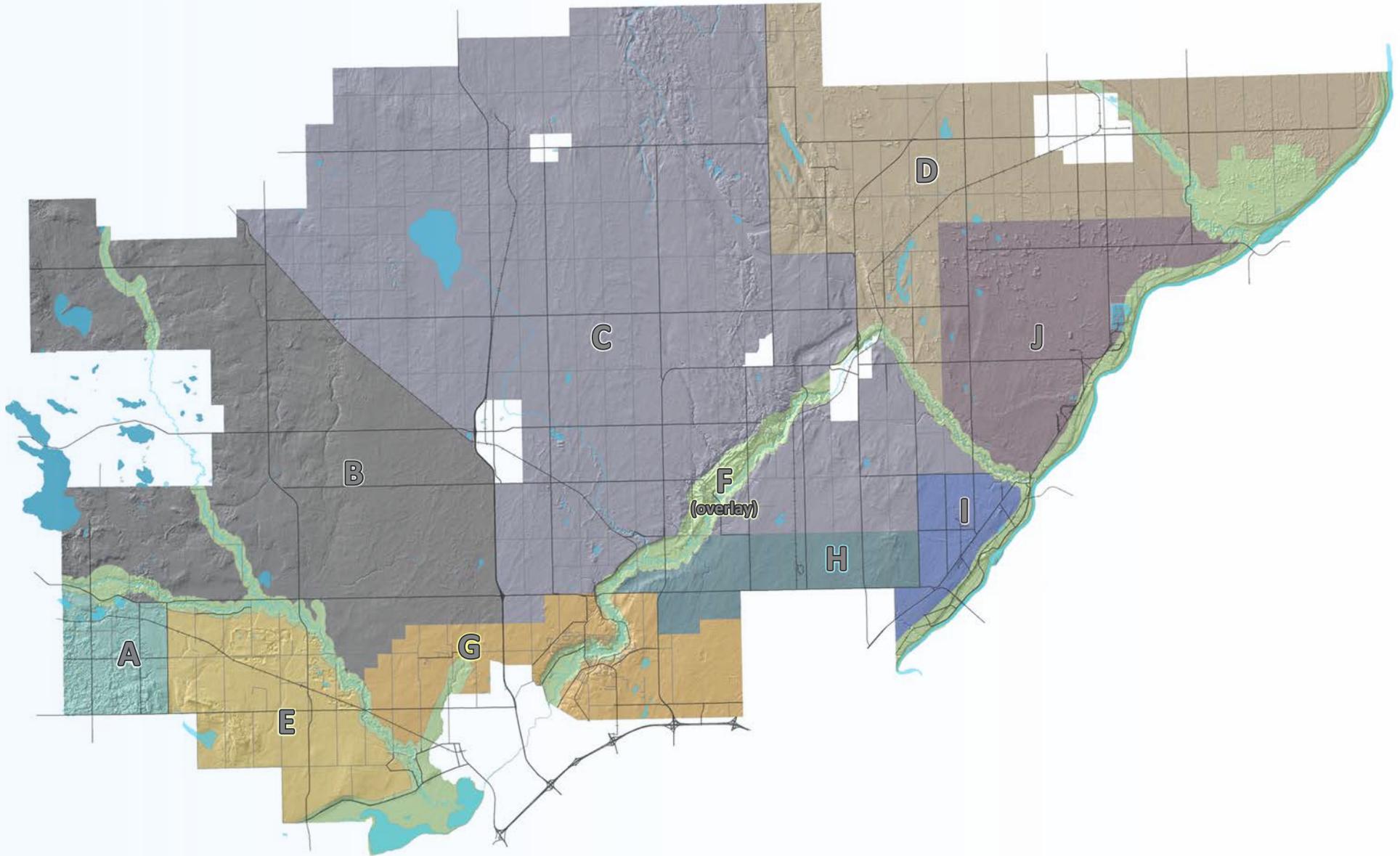


Figure 8: Neighbourhood Development Strategies Map



Neighbourhood Development Strategies

Neighbourhood A

see page 58



Distinctive Role

To accommodate diverse rural lifestyles that enhance the existing communities and their landscape characteristics, and responds to development demands in a responsible manner.

Outcomes

- A**₁ A.1 residential character
- A**₂ A.2 cultural vitality
- A**₃ A.3 environmental stewardship
- A**₄ A.4 economic health
- A**₅ A.5 infrastructure

Neighbourhood B

see page 66



Distinctive Role

To foster an adaptive local economy that builds upon the resiliency of the community and is capable of responding to the shifting priorities of Primary Industry.

Outcomes

- B**₁ B.1 residential character
- B**₂ B.2 cultural vitality
- B**₃ B.3 environmental stewardship
- B**₄ B.4 economic health
- B**₅ B.5 infrastructure

Neighbourhood C

see page 74



Distinctive Role

To secure Sturgeon County's position as an agricultural leader, and facilitate subsequent agricultural activity that sustains its provincial importance.

Outcomes

- C**₁ C.1 residential character
- C**₂ C.2 cultural vitality
- C**₃ C.3 environmental stewardship
- C**₄ C.4 economic health
- C**₅ C.5 infrastructure

Neighbourhood D

see page 84



Distinctive Role

To facilitate dialogue that empowers the local community, through an awareness of sensitive landscapes, in an effort to maintain a high quality of living.

Outcomes

- D**₁ D.1 residential character
- D**₂ D.2 cultural vitality
- D**₃ D.3 environmental stewardship
- D**₄ D.4 economic health
- D**₅ D.5 infrastructure

Neighbourhood E

see page 92



Distinctive Role

To shape and establish self-reliant, multi-faceted communities, by building on the inherent local conditions and recognizing the diverse range of opportunities.

Outcomes

- E**₁ E.1 residential character
- E**₂ E.2 cultural vitality
- E**₃ E.3 environmental stewardship
- E**₄ E.4 economic health
- E**₅ E.5 infrastructure

Neighbourhood Development Strategies

Neighbourhood F (overlay)

see page 102



Distinctive Role

To provide opportunities for citizens to explore, interact, and experience connections between the natural, cultural and built environments.

Outcomes

- F.1 environmental stewardship
- F.2 environmental stewardship
- F.3 environmental stewardship
- F.4 environmental stewardship

Neighbourhood G

see page 108



Distinctive Role

To support the regional vision of growth where positive intermunicipal dialogue is facilitated and sustainable communities are the result.

Outcomes

- G.1 residential character
- G.2 cultural vitality
- G.3 environmental stewardship
- G.4 economic health
- G.5 infrastructure

Neighbourhood H

see page 122



Distinctive Role

To recognize rural development opportunities, while respecting existing local constraints, in an effort to contour the agricultural interface.

Outcomes

- H.1 residential character
- H.2 cultural vitality
- H.3 environmental stewardship
- H.4 economic health
- H.5 infrastructure

Neighbourhood I

see page 130



Distinctive Role

To strengthen the strategic industrial corridor, by targeting infrastructure investment that supports and links regional economic growth.

Outcomes

- I.1 residential character
- I.2 cultural vitality
- I.3 environmental stewardship
- I.4 economic health
- I.5 infrastructure

Neighbourhood J

see page 138



Distinctive Role

To focus heavy industrial activity within Sturgeon County, while being an active contributing partner, in order to become an emergent industrial leader.

Outcomes

- J.1 residential character
- J.2 cultural vitality
- J.3 environmental stewardship
- J.4 economic health
- J.5 infrastructure

Neighbourhood A

Distinctive Neighbourhood Role

To accommodate diverse rural lifestyles that enhance the **existing communities and their landscape characteristics**, and responds to development demands in a responsible manner.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- A 1** Encouraging a mixture of residential types throughout the Neighbourhood and centralizing service delivery out of Calahoo.
- A 2** Assisting local community groups to identify and prioritize organizational strategies for facilitating recreation and cultural programs.
- A 3** Supporting development that respects the natural landscape while not significantly altering the existing topography, water quality, native vegetation or wildlife habitats.
- A 4** Encouraging small-scale enterprises to seamlessly integrate into the residential character of the Neighbourhood.
- A 5** Ensuring subdivision and development activities do not exceed infrastructure capacities or result in an increased demand for expanded municipal infrastructure.

Neighbourhood Growth and Population Forecasts

Total of ±10,131ac (4,096ha) of land
Represents ±2% of SC land mass

Current Population (2011 census): 903
Estimated Annual Growth Rate: 1.5%
Estimated Future Population (2042): 1,438
Estimated Change in Pop. Across Neigh A (▲535)

Key Regional Planning Documents

Statutory Plan: Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan (Bylaw 922/01)



Neighbourhood Perspective

The Neighbourhood has strong connections with its volunteer organizations and recreation services. The West Sturgeon Agricultural Society has facilitated the development and operation of the local skating arena and ball diamonds in Calahoo.

The Neighborhood's only Hamlet is Calahoo, with approximately 200 residents. Amenities in the Hamlet include a general store, a church, hockey arena, several ball diamonds, a volunteer fire hall, and County waste water services.

Unserviced country residential subdivisions in the Neighbourhood include: Glory Hills, Hanson's, Rol-Anna Park, Rosal Acres, Turfside Park, Westwood Lane and Victorian Ridge.

Across the Neighbourhood, potable water is supplied by private wells or by hauling; currently the closest municipal waterline ends at Villeneuve and the Alexander First Nation.

Neighbourhoods A and E provide approximately 90% of the concrete aggregate supply to the greater Capital Region and have an estimated remaining 30-year supply.

Sturgeon County potable water filling stations are found nearby in Villeneuve and Riviere Qui Barre. As country residential subdivisions do not have access to municipal waste-water services, septic treatment is managed onsite or waste water is stored and hauled away.

The Calahoo Bog is recognized by the province of Alberta as a Environmental Significant Area (ESA 447). The area's glacial deposit topography is the only moraine upland region within the County and provides diverse wetland habitats while supporting a wide range of wildlife species, such as waterfowl, moose and deer.

The Neighbourhood currently receives significant contributions from the Community Aggregate Payment Levy. This has allowed for capital improvements to local community facilities, serves as a funding revenue for the community hall and allowed for the installation of an ice plant for the arena.

The Neighbourhood is characterized by the series of rolling lands known as the Glory Hills. These ground moraines, remnants from the last Ice Age, are composed of glacial till and glacial fluvial deposits and have created unique landscape features across the area.

Campsite Road (Range Road 274) is a major collector road which provides a direct link between Hwy 37 in Sturgeon County and Hwy 16 in Parkland County.

The County currently sponsors early childhood programming in Calahoo, with the nearest formal public education provided at Camilla School (in Riviere Qui Barre), Sturgeon Heights (near St. Albert) and Sturgeon Composite High School (in Namao).



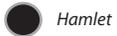
Neighbourhood A



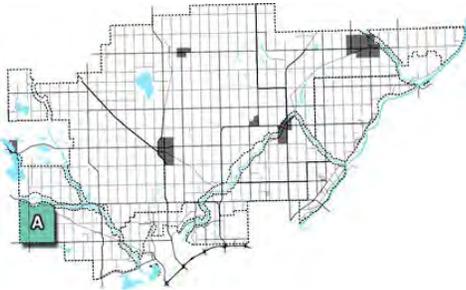
Calahoo-Villeneuve Sand & Gravel Area Structure Plan



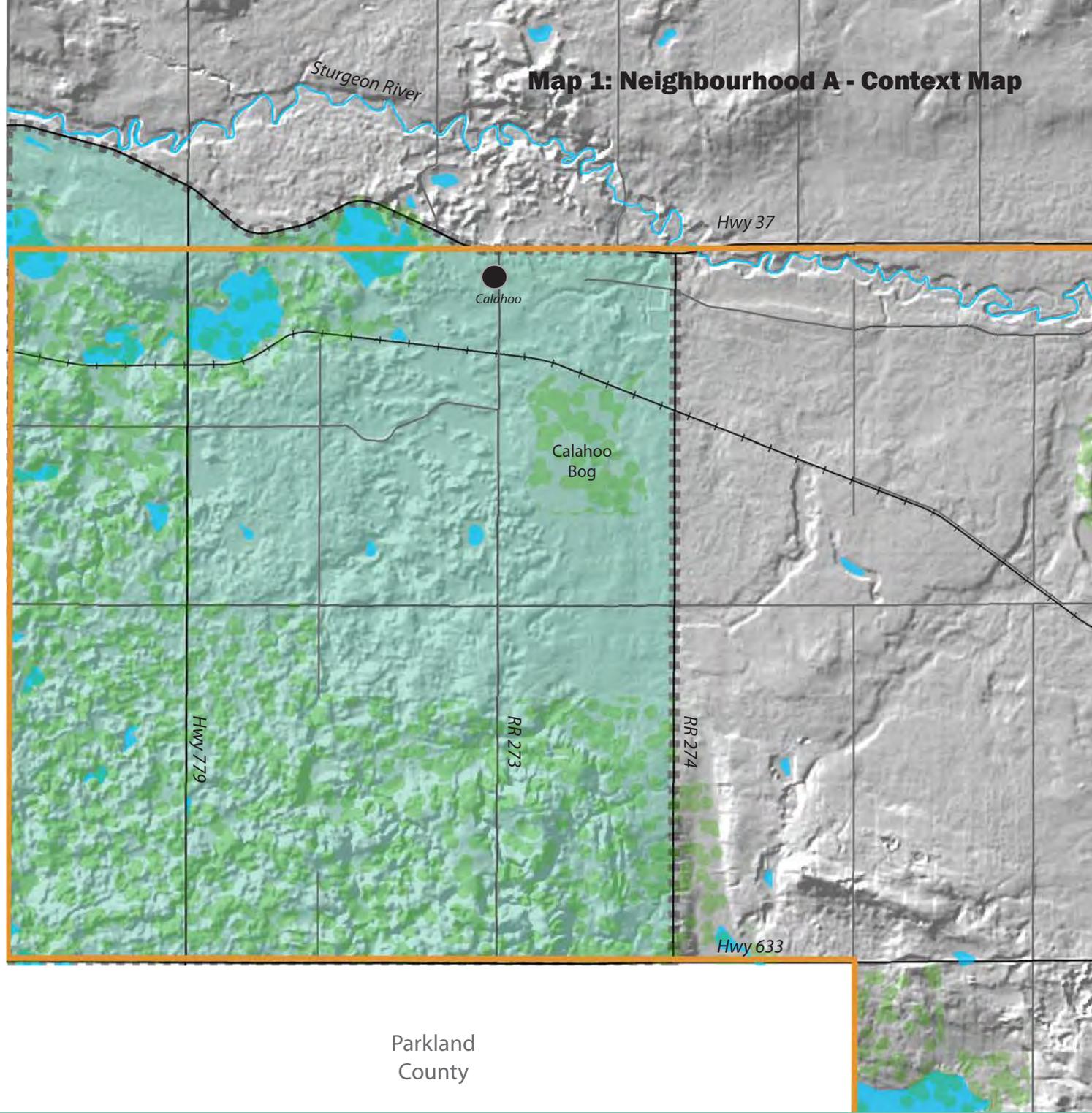
Environmentally Sensitive Areas



Hamlet



Map 1: Neighbourhood A - Context Map





residential character outcome

Encouraging a mixture of residential types throughout the Neighbourhood and centralizing service delivery out of Calahoo.

Because the Neighbourhood is located in close proximity to established communities (Stony Plain, Spruce Grove and Villeneuve) and significant employment generating areas (Parkland County and the City of Edmonton), it is anticipated that residential demand across the Neighbourhood will remain significant. The potential exists to provide unique rural residential developments, with a variety of built forms and development patterns. New developments will be required to address current infrastructure challenges, to complement and work with the landscape and to integrate with existing developments. The desired intent is to provide Sturgeon County with a variety of rural residential development opportunities that can accommodate on-site servicing and treatment (independent of the municipality).

A.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Developing a Regional Planning Document for the Neighbourhood (inclusive of the Hamlet of Calahoo) to give more certainty to local communities, investors, service providers and municipal neighbours regarding the long-term growth aspirations.
- b Considering the diversification of rural residential types (outside of the Hamlet of Calahoo) through the allowance of increased Agricultural Parcel densities to Residential Type 3 levels. Sturgeon County may contemplate applications that exceed Residential Type 4 levels, if the parcel densities range from five (5) to fifty (50) units per 64 hectares/160 acres and are detailed within a Local Planning Document.
- c Recognizing the Hamlet of Calahoo's role as a centralized location for Residential and Non-Residential growth within the Regional Planning Document. The plan should identify a sustainable level and mixture of Residential and Non-Residential types for the Hamlet, and the associated infrastructure and community services levels required for the development.
- d Establishing an administrative boundary for the Hamlet of Calahoo and implementing Residential Type 3 policies within that boundary. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where residential type policies are applicable.
- e Giving regard to the existing residential character of Calahoo by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- f Limiting the infill of existing country residential subdivisions and Hamlets until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.
- g Liaising with the local agricultural community to minimize land-use conflicts by discouraging the creation or expansion of Confined Feeding Operations in the Neighbourhood.

cultural vitality outcome**Assisting local community groups to identify and prioritize organizational strategies for facilitating recreation and cultural programs.**

Local community groups, such as the West Sturgeon Agricultural Society, are active contributors to recreation and cultural events in the Neighbourhood. The desired intent is to encourage active collaboration with not-for-profit volunteer organizations in order to facilitate recreation and cultural programming that is reflective of the needs of the Neighbourhood.

A.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Locating institutional, recreation and cultural facilities that require significant infrastructure servicing in the Hamlet of Calahoo.
- Ⓑ Requiring cash in lieu of municipal reserve land dedication in the Neighbourhood, to support municipal service provision (as per the MGA) in the Hamlet of Calahoo, or as identified by Sturgeon County.
- Ⓒ Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promote the diversity of the Neighbourhood.
- Ⓓ Collaborating with local community groups and volunteer organizations to identify recreation and cultural program needs and service delivery.
- Ⓔ Coordinating trail development networks between multi-lot developments to facilitate movement within the Neighbourhood.
- Ⓕ Promoting dialogue among landowners in close proximity to sand and gravel extraction operations to determine issues affecting residents across the Neighbourhood.
- Ⓖ Collaborating with industry to ensure that Community Enhancement Fund opportunities are communicated to the public.



A
3

environmental stewardship outcome

Supporting development that respects the natural landscape while not significantly altering the existing topography, water quality, native vegetation or wildlife habitats.

Given the Neighbourhood’s desirable landscape features, subdivision and development pressures are expected to remain active. Since topographical features and ecological networks do not exist within a standard grid pattern or conform to typical parcel sizes, creative design principles and flexible lot sizes will be required to maintain the integrity of the unique landscapes (such as ridgelines, gullies and other key landforms). The desired intent is to minimize adverse effects to important landscape amenities.

A.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a** Reviewing and updating the existing Area Structure Plan for the Calahoo-Villeneuve Sand and Gravel Area, in partnership with local stakeholders (as required).
- b** Preserving environmental and scenic landscapes by encouraging development to incorporate natural topography features and vegetation into the subdivision design process. Where this is deemed to be impractical, compensation strategies such as vegetation replanting or dedicating and restoring a similar area nearby will be encouraged.
- c** Developing country residential guidelines for Residential Type 3 developments within the Neighbourhood in an effort to maintain the visual landscape character of the region. Guidelines may provide general direction regarding scale, massing, architectural design and details.
- d** Encouraging landowners to direct development to areas that have already been modified. Buildings and structures may be located on portions of the site that are not environmentally sensitive to development, and construction practices are to minimize erosion.
- e** Engaging and seeking partnerships with the Provincial government to update Environmentally Significant Areas (AB ESA) in the Neighbourhood. The updated AB ESA inventory will assist with the confirmation of AB ESA boundaries, the completion of an updated assessment of its significance and the development of strategies for AB ESA conservation.
- f** Working with landowners regarding the value of conservation design and developing strategies for maintaining and enhancing the quality of identified AB ESAs and unique landscape features. Applications for development permits involving AB ESAs should include a vegetation survey.
- g** Working with landowners to identify potential tools for managing significant locally identified environmental amenities. Construction and/or recreation activities are to be carried out in a manner so that environmental amenities are not adversely affected or destroyed.
- h** Establishing general protection and development guidelines for the Calahoo Upland region to reduce the impact of development on waterfowl, ruminant mammals, parkland vegetation and the Calahoo Bog.
- i** Promoting educational opportunities, in cooperation with local landowners and industry, for significant environmental amenities such as the Calahoo Uplands and the Calahoo Bog.



Encouraging small-scale enterprises to seamlessly integrate into the residential character of the Neighbourhood.

Since the Neighbourhood does not have an identified regional or central employment generator, local economic development will continue to focus on small businesses that require limited infrastructure servicing needs. The desired intent is to ensure that the Hamlet of Calahoo remains the central commercial and service hub of the Neighbourhood and that any economic activities located outside the Hamlet continue to support the Home-Based Business (HBB) classification.

A.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Applying Non-Residential Type 3 levels to the Hamlet of Calahoo when the Non-Residential type complements the residential nature of the community.
- Ⓑ Investigating Non-Residential Type 3 development opportunities alongside Highway 37 (and within the Hamlet of Calahoo) where an adequate service road is incorporated into the design.
- Ⓒ Encouraging Non-Residential Type 4 HBB (outside the Hamlet of Calahoo) that complement Neighbourhood agricultural activities (such as agri-tourism, value-added agriculture and agricultural support services) and that meet the HBB requirements outlined in the Land Use Bylaw.
- Ⓓ Requiring relocation of proposed or expanding development that exceeds Non-Residential Type 4 to identified Non-Residential centres in the County. New or expanding HBB, where the Non-Residential type conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or to an appropriate location identified within an approved Planning Document.



A
5

infrastructure outcome

Ensuring subdivision and development activities do not exceed infrastructure capacities or result in an increased demand for expanded municipal infrastructure.

The Neighbourhood's existing infrastructure needs to be maintained, upgraded, expanded and extended in order to accommodate population growth and development forecasts. A more immediate need exists for a co-ordinated land-use and transportation strategy to prioritize existing and future roadway infrastructure requirements. The desired intent is to ensure the availability of efficient and effective infrastructure services and provide affordable and competitive service options to the residential community.

A.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Ensuring that development in the Hamlet of Calahoo is limited to existing infrastructure capacity and servicing availability until a Regional Planning Document is in place.
- b Requiring residential infill (in the Hamlet of Calahoo) to demonstrate that servicing capacity is available and that connection to the existing municipal infrastructure systems will be completed as a condition of development.
- c Ensuring that areas not currently serviced by existing municipal infrastructure (such as Residential Type 3 and Type 4 developments) will continue to be responsible for independent service provision (to the most current Provincial standards). Infill within existing country residential developments will be limited to on-site septic setback and development standards.
- d Evaluating municipal service capacities for the Hamlet of Calahoo. Future areas for growth and development within the Hamlet's identified boundaries are to be prioritized based upon community needs and relative costs.
- e Engaging with and seeking formal commitment from the Provincial government regarding intersection improvements and highway re-alignments of Provincial roadway infrastructure, including (but not limited to) Highways 37, 779 and 633.
- f Requiring that any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, be borne by the benefiting lands. Potential funding mechanisms will include a combination of either levies and/or local improvement tax programs.
- g Developing a transportation off-site levy bylaw, in conjunction with the Regional Planning Document, for required municipal roadway improvements across the Neighbourhood. The bylaw will be supported by a description of specific infrastructure improvements required, associated benefiting areas, supportive technical data and estimated costs.



Neighbourhood B

Distinctive Neighbourhood Role

To foster an adaptive local economy that builds upon the resiliency of the community and is capable of responding to the shifting priorities of Primary Industry.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- B 1** Understanding the impacts of generational succession and estate planning throughout the Neighbourhood and centralizing service provision out of Riviere Qui Barre (RQB).
- B 2** Acknowledging and respecting diverse cultural connections and historical experiences.
- B 3** Understanding the ecological value of the land and its influence on economic productivity.
- B 4** Supporting the diversification of agricultural operations in response to fluctuating economic forces.
- B 5** Maintaining infrastructure service delivery that meets the needs of the rural community and that does not result in increased demands on municipal infrastructure.

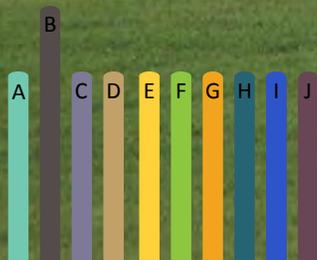
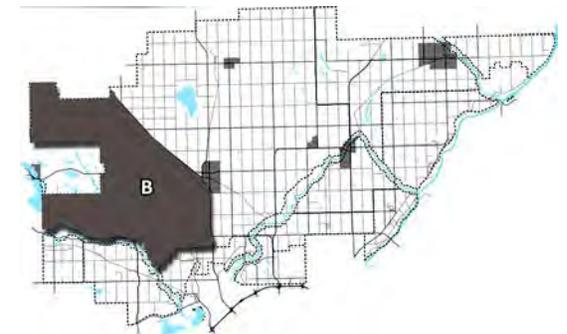
Neighbourhood Growth and Population Forecasts

Total of ±92,967ac (37,623ha) of land
Represents ±17% of SC land mass

Current Population (2011 census): 2,560
Estimated Annual Growth Rate: 0.5%
Estimated Future Population (2042): 2,990
Estimated Change in Pop. Across Neigh B (▲430)

Key Regional Planning Documents

Statutory Plan: Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan (Bylaw 922/01)



Neighbourhood Perspective

It is estimated that only 5% of original fescue grasslands remain in Alberta. In the Capital Region, only two significant remnant native prairie lands have been formally identified and are being maintained - the Nisku Prairie Park Reserve in the County of Leduc and the Fort Saskatchewan Prairie in the City of Fort Saskatchewan.

The Neighbourhood exhibits a strong commitment to community organizations, which include the local 4H Club, the RQB Minor Hockey Association, Fun Hockey, Alcomdale Soccer Association and the RQB Agricultural Society (which manages the RQB Arena and Community Hall).

Local waste water lagoons are operated by the County in the Hamlet of Riviere Qui Barre.

Riviere Qui Barre was the first community in Alberta to attach an arena to a school.

Sandy Lake is a developed recreational lake that is split into two major basins. Water levels at Sandy Lake have been in constant decline, mainly as a result of reduced surface runoff.

The Morinville Hutterite Colony, located west of Mearns and Alcomdale, occupies over 19 quarter sections of property. The Hutterite community is agricultural in nature, producing crops and raising livestock in a large corporate farm environment.

The Neighborhood is located adjacent to the Alexander Reserve, which occupies an area of over 7,000 hectares. This community is part of the Cree ethno-linguistic group and is a member of the Yellowhead Tribal Development Foundation.

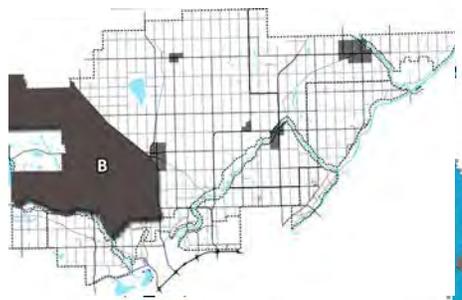
Water levels at Sandy Lake have been in constant decline, mainly as a result of reduced surface runoff. The surface area of the lake has decreased by over 20% from its historic maximum size.

Bulk water services are available at a station in the Hamlet of Riviere Qui Barre.

Riviere Qui Barre is home to Camilla School (Gr. K-9) which houses 500+ students, St. Emerence Catholic Church and the Riviere Qui Barre Recreation Centre, which includes an ice arena, community hall, kitchen and meeting rooms.

Riviere Qui Barre was a stopping place for those enroute to the Klondike Gold Rush. The Hamlet is considered to be one of the oldest villages west of St. Albert.

- Neighbourhood B
- St. Albert Annexation In Progress
- Alexander First Nation Land Trust Program Referral Boundary
- Calahoo-Villeneuve Sand & Gravel Area Structure Plan
- Environmentally Sensitive Areas
- Hamlet



Barrhead County

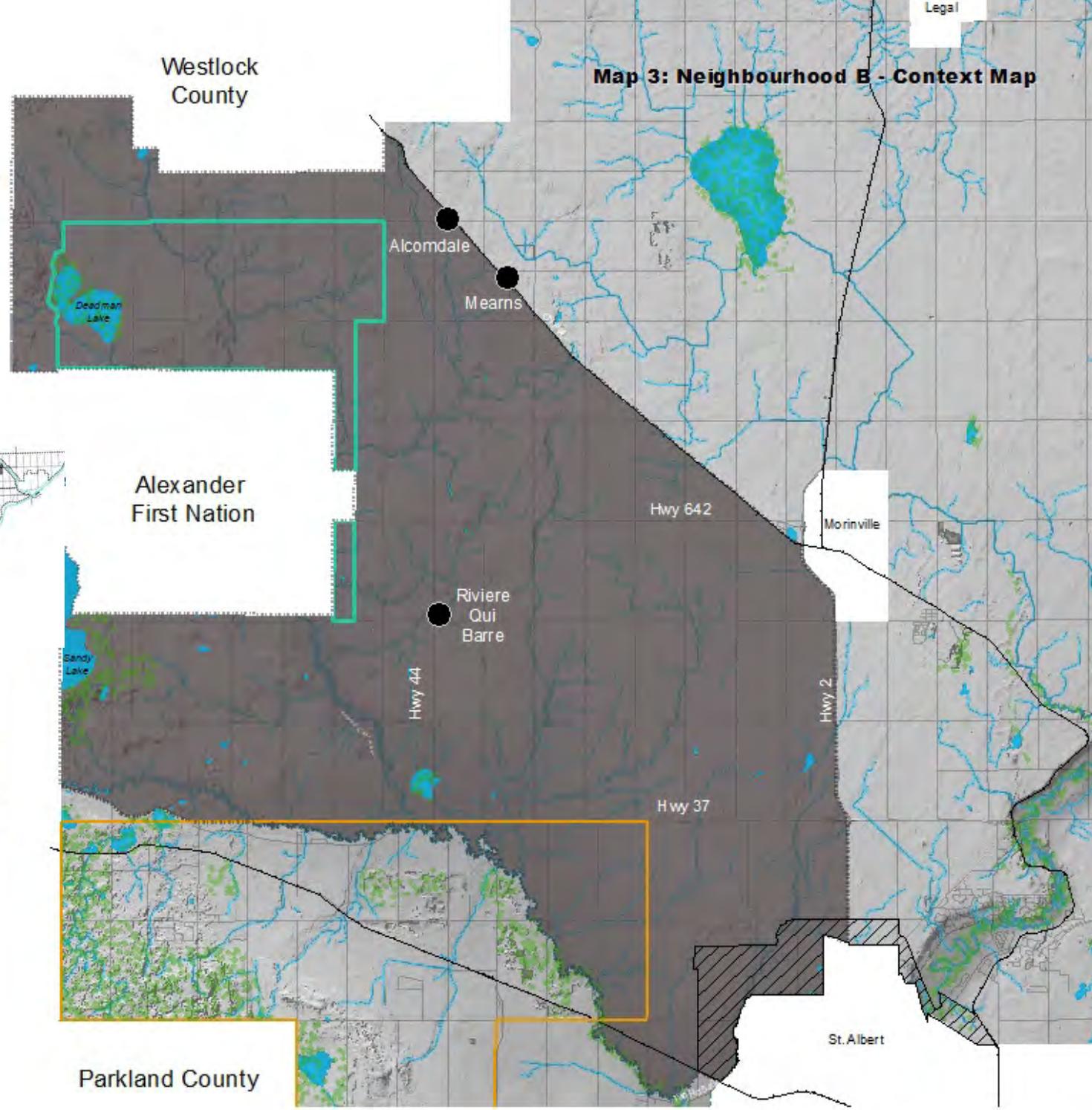
Westlock County

Alexander First Nation

Lac Ste Anne County

Parkland County

Map 3: Neighbourhood B - Context Map



Legal



residential character outcome

Understanding the impacts of generational succession and estate planning throughout the Neighbourhood and centralizing provision out of Riviere Qui Barre (RQB).

With convenient access to regional road networks and its relative proximity to both St. Albert and Morinville, the Neighbourhood has seen increased subdivision of Agricultural Parcels and rural residential Acreage Lots. To date, minimal assessment regarding the full impact of subdivisions, developments and associated needs for supporting potential new populations has occurred. The desired intent is to centralize community service provision out of Riviere Qui Barre. These services will reflect the rural needs of the population, while providing infrastructure that supports both the growth of Primary Industry and the agrarian nature of the community.

B.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ➊ Strengthening the viability of the agricultural industry and rural lifestyles through the application of Residential Type 4 policies (outside the Hamlets of Riviere Qui Barre and Alcomdale).
- ➋ Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from the municipal boundaries of Morinville and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- ➌ Respecting the Alexander First Nation Treaty Land Entitlement Settlement Agreement and referring all subdivision and development activity within the outlined boundary (see Map 3 on page 68) to the Alexander First Nation for comment.
- ➍ Establishing an administrative boundary for the Hamlets of Riviere Qui Barre and Alcomdale and implementing Residential Type 3 policies within the Hamlet of Riviere Qui Barre. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where residential type policies are applicable.
- ➎ Considering the diversification of residential options for the Hamlet of Alcomdale through the allowance of increased residential densities to Residential Type 3 levels. Sturgeon County may contemplate applications that exceed Residential Type 4 levels, if the parcel densities range from five (5) to fifty (50) units per 64 hectares/160 acres and are detailed within an approved Local Planning Document.
- ➏ Giving regard to the existing residential character of Riviere Qui Barre and Alcomdale by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- ➐ Limiting the infill of existing country residential subdivisions and Hamlets until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.

cultural vitality outcome**Acknowledging and respecting diverse cultural connections and historical experiences.**

Connections to the North, exploration and settlement are captured in local publications and link familial connections to the region's vibrant history. The desired intent is to collaborate with the local community to identify opportunities for highlighting significant historic and cultural connections in the Neighbourhood.

B.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a) Locating institutional, recreation and cultural facilities that require significant infrastructure servicing in the Hamlet of Riviere Qui Barre.
- b) Collaborating with local community groups and volunteer organizations to identify recreation and cultural program needs and service delivery.
- c) Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promote the diversity of the Neighbourhood.
- d) Coordinating open space and trail development networks between new recreation developments to facilitate movement within the Hamlet of Riviere Qui Barre.
- e) Identifying and planning future recreation and cultural development opportunities in collaboration with the Town of Morinville.
- f) Exploring recreational and cultural opportunities between the County and the Alexander First Nation.
- g) Evaluating and updating the goals of the existing Sandy Lake Area Structure Plan.
- h) Identifying, in collaboration with Alberta Culture and Community Services, the original Klondike Trail and sites of historic significance regarding Sturgeon County's connection to the North.



Understanding the ecological value of the land and its influence on economic productivity.

The natural landscape has influenced a variety of long-standing agricultural operations in the Neighbourhood. Currently, the varied land features continue to support a diverse range of agricultural producers. The desired intent is to recognize existing Primary Industry operations and promote functional buffers between agricultural and non-agricultural areas.

B.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Promoting dialogue among individual landowners and industry to determine environmental issues and agricultural trends affecting agricultural producers across the Neighbourhood.
- Ⓑ Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural land.
- Ⓒ Requiring that proposed non-Primary Industry development proposals on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.
- Ⓓ Requiring subdivision and development applications that exceed agricultural densities (i.e., Residential Type 4) or that propose Non-Residential development activities to include a drainage plan.
- Ⓔ Working with the Province and stakeholders regarding conservation and recreation opportunities for the Sandy Lake Wilderness Area. The development, implementation and enforcement of an Access Management Plan for potential passive recreation or eco-education opportunities will be completed in consultation with Sturgeon County residents and stakeholders.
- Ⓕ Actively working with local landowners to reduce landscape disturbances surrounding Sandy Lake in order to protect the hydrologic functions of the land and to avoid damage or loss of riparian areas.



economic health outcome**Supporting the diversification of agricultural operations in response to the fluctuating economic forces.**

The stability of the local economy has evolved to reflect changing market conditions. In particular, the Neighbourhood communities have adapted to changes in Primary Industry and associated supportive industries related to livestock rearing, oil and gas extraction and cereal crop production. The desired intent is to reduce barriers to the continued development of Primary Industry in order to enable diverse and sustainable economic growth for the community.

B.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of the existing Hamlets) will have limited adverse impact on agricultural operations, activities or industry.
- b Applying Non-Residential Type 3 levels to the Hamlet of Riviere Qui Barre when the Non-Residential type complements the residential nature of the community.
- c Encouraging Non-Residential Type 4 HBB (outside of the Hamlet of Riviere Qui Barre) that complement local agricultural activities (such as agri-tourism, value-added agriculture and agricultural support services) and that meet the HBB requirements outlined in the Land Use Bylaw.
- d Conducting a Needs Assessment for future Non-Residential Development that investigates specific Non-Residential type and scale for the lands connected to the St. Albert West Regional Road, Highway 37 and Highway 2. Based upon a demonstrated need for Non-Residential development in this area, a Planning Document should be developed to provide direction regarding the transportation networks, infrastructure capacities, levy distribution and any associated community services requirements.
- e Requiring proposed or expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County (such as Riviere Qui Barre). HBBs, where the Non-Residential type and scale conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or to an appropriate location identified in an approved Planning Document.
- f Applying Canadian Forces Base (CFB) Edmonton's Approach Path overlay to ensure that the Federal Government's development restrictions are enforced and that proposed development does not negatively infringe on CFB operations (see Map 21 in Appendix A-3).
- g Investigating and undertaking joint economic initiatives that will mutually benefit Sturgeon County and the Alexander First Nation.



Maintaining infrastructure service delivery that meets the needs of the rural community and does not result in increased demands on municipal infrastructure.

The Neighbourhood's existing transportation network and its proximity to a large and accessible marketplace present diverse opportunities for those who specialize in agriculture and farming pursuits. Careful infrastructure planning and sustainable farm practices are required to ensure a balance between agricultural viability and rural residential living. The desired intent is to ensure that proposed developments are appropriately integrated into the existing agrarian community.

B.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a** Ensuring that development in the Hamlets of Riviere Qui Barre and Alcomdale are limited to existing infrastructure capacity and servicing availability.
- b** Requiring residential infill (in the Hamlets of Riviere Qui Barre and Alcomdale) to demonstrate that servicing capacity is available and that connection to the existing municipal infrastructure systems will be completed as a condition of development.
- c** Evaluating municipal service capacities for the Hamlets of Riviere Qui Barre and Alcomdale. Future areas for growth and development within the Hamlets' identified boundaries are to be prioritized based upon community needs, relative costs and existing servicing capacity.
- d** Ensuring that areas not currently serviced by existing municipal infrastructure (such as Residential Type 3 and Type 4 developments) will continue to be responsible for independent service provision (to the most current Provincial standards). Infill within existing country residential developments are to be limited to on-site septic development and setback standards.
- e** Engaging with and seeking formal commitment from the Provincial government regarding intersection improvements and highway re-alignments of Provincial roadway infrastructure, including (but not limited to) Highways 2, 37, 44 and 642.
- f** Designing and building road networks (outside of the existing Hamlets and country residential subdivisions) to support Primary Industry activities. Non-gravel serviced roadways will be limited to existing residential communities, unless the traffic counts support an identified long-range need for upgrading.
- g** Requiring that any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, be borne by the benefiting lands. Potential funding mechanisms will include a combination of either levies and/or local improvement tax programs.
- h** Identifying rural intersections along Provincial highways including (but not limited to) Highways 2, 37, 44 and 642 that may require upgrades due to increased subdivision and development activity. Priority lists outlining intersection treatments and improvements will be developed in conjunction with a funding model and in partnership with Alberta Transportation.



near Alcomdale - Sturgeon County

Neighbourhood C

Distinctive Neighbourhood Role

To secure Sturgeon County's position as an agricultural leader, and facilitate subsequent agricultural activity that sustains its provincial importance.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- C 1 Supporting the agricultural industry by acknowledging the unique features of the working landscape.
- C 2 Building on the symbiotic relationships that exist between the agricultural community and neighbouring municipalities.
- C 3 Supporting agricultural sustainability by promoting best management practices that contribute to healthy land, water and air.
- C 4 Encouraging value-added initiatives that recognize and contribute to agricultural industries.
- C 5 Ensuring infrastructure service delivery that meets the needs of the rural community and the residents of Cardiff.

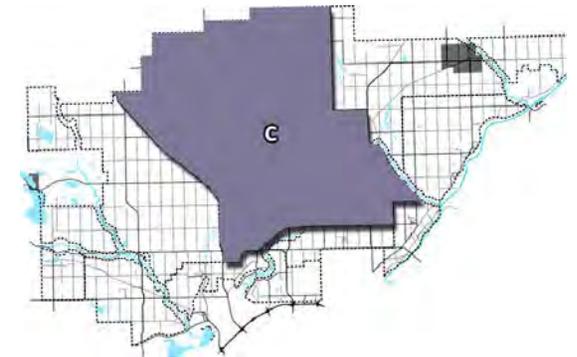
Neighbourhood Growth and Population Forecasts

Total of ±206,399ac (83,527ha) of land
Represents ±38% of SC land mass

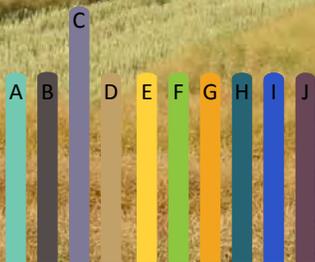
Current Population (2011 census): 6,042
Estimated Annual Growth Rate:
2.0% for Cardiff and 0.5% for rural areas
Estimated Future Population (2042): 7,777
Estimated Change in Pop. Across Neigh C (▲1,735)

Key Regional Planning Documents

Statutory Plan: Legal Crossroads Area Structure Plan



Neighbourhood



Neighbourhood Perspective

Manawan Lake is a 1,100-hectare lake deemed important for the staging, moulting and breeding of wetland waterfowl. It is also home to one of western Canada's largest colonies of Franklin's gulls.

The former community of Fedorah, located north of Bon Accord on Lily Lake Road, is home to two historical churches (Ukrainian Catholic and Orthodox Church) and a small community hall.

From 1902 until 1930, the Cardiff Mining Company was in operation with mines located near Cardiff, near Carbondale and within the Sturgeon Valley.

The Roseridge Regional Waste Management Facility is situated approximately 1.5 km east of the Town of Morinville and provides a region-wide essential service.

Cardiff Park, located on a 66-hectare site adjacent to the Hamlet of Cardiff, is Sturgeon County's main recreation facility. The park supports a variety of active and passive recreation activities, and includes a pond, sports fields, a playground, trails, a picnic area, a golf course and equestrian facilities.

Farms in the region have traditionally produced grains, oilseed and seasonal produce for sale at local markets. Mixed farm operations produce cattle, bison, elk, pork and poultry for regional consumption.

Sturgeon County contains a high percentage of Class 1 soils, making it one of the most arable agricultural regions in Alberta. Sturgeon County is located in Alberta's Black Soil zone. The black chernozemic soils are high in organic matter, nutrient rich and have some resistance to drought.

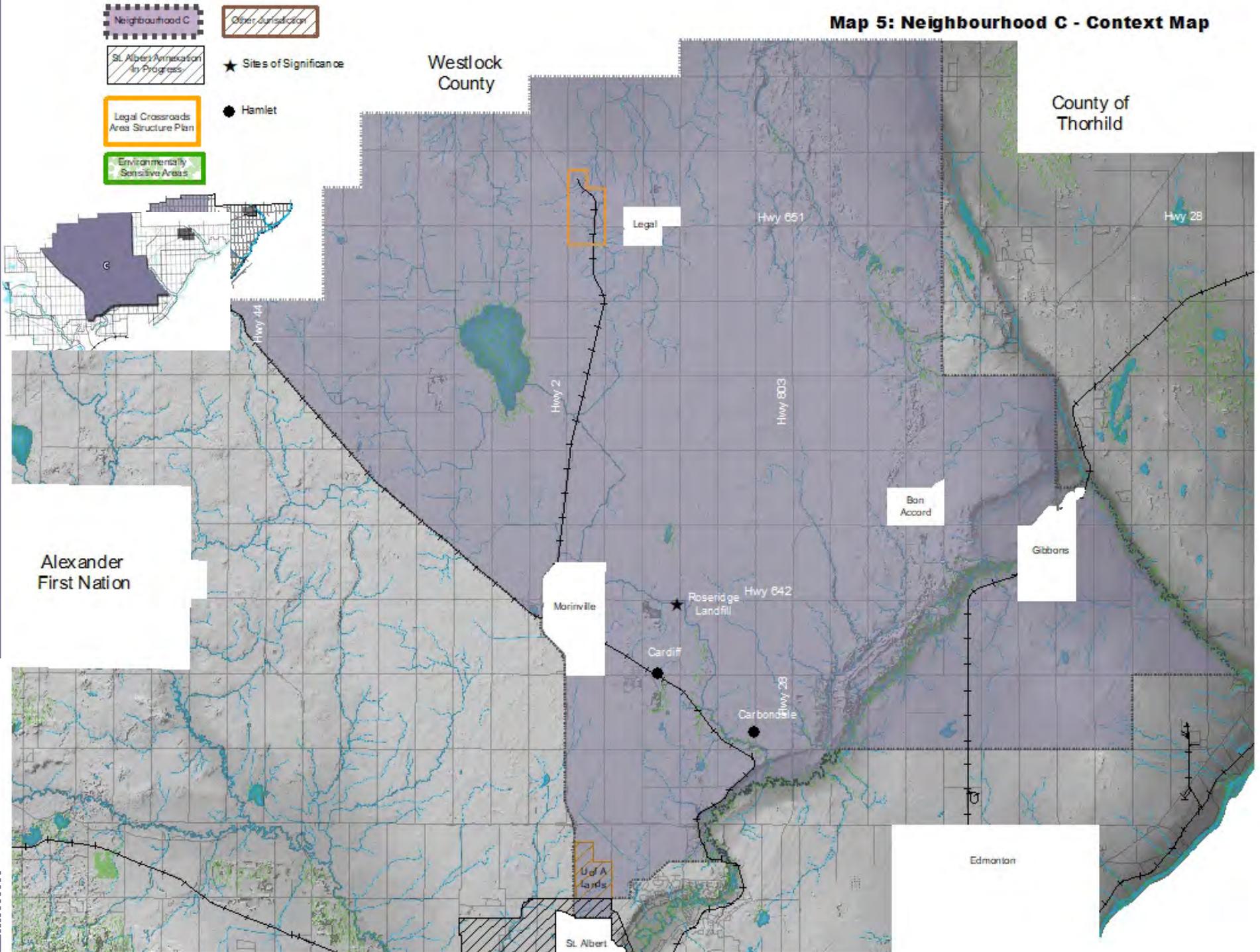
Legal Crossroads Industrial Park, situated adjacent to Highway 2 is best suited for light to medium, rural industries that require large areas of land.

The Dominion Lands Act of 1872 outlined the provisions for granting homesteads to settlers: free homesteads of 160 acres were offered to farmers who cleared ten acres and built a residence within three years of a registered intent to settle a specific land claim.

The Sturgeon Agriplex Society (located at Cardiff Park) operates an outdoor arena and barn, which are used for livestock events.

Agriculture is one of Sturgeon County's primary industries and has significantly influenced the County's development as a region for more than a century.

Map 5: Neighbourhood C - Context Map







residential character outcome

Supporting the agricultural industry by acknowledging the unique features of the working landscape.

Residential development in the Neighbourhood closely reflects the Primary Industry extraction activities historically found in the area. Following the closure of the coal mines, the Hamlets of Cardiff and Carbondale established themselves as residential subdivisions in the County. The desired intent is to accommodate agricultural lifestyles and to support existing rural communities, while recognizing the significant economic and cultural ties between the rural population and neighbouring Towns.

C.1 residential character output actions

Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Strengthening the viability of the agricultural industry and lifestyles (outside of the Hamlets of Cardiff and Carbondale) through the implementation of Residential Type 4 policies.
- b Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from the municipal boundaries of Bon Accord, Gibbons, Morinville, Legal and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- c Establishing an administrative boundary for the Hamlets of Cardiff and Carbondale and implementing Residential Type 2 policies within the Hamlet of Cardiff. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where Residential Type policies are applicable.
- d Developing a statutory Regional Planning Document for the Hamlet of Cardiff to give more certainty to local communities, investors, service providers and municipal neighbours regarding the Hamlets' long-term growth aspirations.
- e Giving regard to the existing residential character of the Hamlets of Cardiff and Carbondale by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- f Considering the diversification of residential options for the Hamlet of Carbondale through the allowance of increased residential densities to Residential Type 3 levels. Sturgeon County may contemplate applications that exceed Residential Type 4 levels, if the parcel densities range from five (5) to fifty (50) units per 64 hectares/160 acres and are detailed within an approved Local Planning Document.
- g Limiting the infill of existing country residential subdivisions and Hamlets, where no approved Plan is in place, until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.



cultural vitality outcome**Building on the symbiotic relationships that exist between the agricultural community and neighbouring municipalities.**

With its focus on open space and outdoor activities, Cardiff Park is Sturgeon County's premier recreation facility. The 160-acre park, located on a reclaimed/repurposed coal mine site, provides residents of all ages with a range of activities. The desired intent is to facilitate regional recreation and cultural activities that reflect the needs of both rural and urban communities.

C.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a) Locating institutional, recreation and cultural facilities that require significant infrastructure servicing in the Hamlet of Cardiff.
- b) Considering the development of a regional approach to funding recreation, arts and cultural facilities and open spaces that benefit the residents of the Neighbourhood and the Towns of Morinville, Gibbons, Bon Accord and Legal.
- c) Developing, in conjunction with the Town of Morinville, walking/cycling linkages to recreation and cultural facilities in the Hamlet of Cardiff to the Town of Morinville.
- d) Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promote the diversity of the Neighbourhood.
- e) Reviewing and developing a long-term management plan for Cardiff Park that incorporates key cultural and recreational assets.



environmental stewardship outcome**Supporting agricultural sustainability by promoting best management practices that contribute to healthy land, water and air.**

Significant potential exists for the Neighbourhood because of its rich soil and its proximity to a large and accessible marketplace. The soil in the Neighbourhood is primarily Class 1 (black chernozemic) - a high organic, nutrient rich soil with some natural resistance to drought. Shifts in bio-climate will continue to challenge agricultural operations, resulting in fluctuating crop yields due to changes in growing season and soil moisture levels. With continued growth and development in areas of historic mining activity (such as the Hamlets of Carbondale and Cardiff), additional due diligence on these lands, which are deemed hazardous, will be required to address ongoing development concerns. The desired intent is to ensure the future supply of agriculture lands for the long-term viability of farming operations.

C.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Promoting regional dialogue between individual landowners and industry to determine environmental issues affecting agricultural producers across the Neighbourhood.
- Ⓑ Developing Environmental Indicators to monitor identified environmental issues affecting agricultural producers. Information will be integrated into ongoing County operations and decision-making processes wherever possible.
- Ⓒ Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural land.
- Ⓓ Requiring that proposed non-Primary Industry development on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.
- Ⓔ Liaising with the Province of Alberta regarding long-term management plans for Manawan Lake and ensuring that any subsequent changes to the drainage network or potential flooding risks are communicated to local residents.
- Ⓕ Ensuring that the shores of Manawan Lake will continue to be preserved in their natural state through the application of an environmental conservation district detailed in the Land Use Bylaw.
- Ⓖ Ensuring the long-term environmental viability of the Roseridge Landfill by maintaining environmental compliance, completing regular compliance audits and meeting yearly groundwater quality performance standards.
- Ⓗ Requiring due diligence be exercised on lands with historic mining activities (deemed Hazardous Lands) by restricting subdivision and development that would increase the risk of slumping and subsidence (see Historic Mining Activities Map in Appendix A-3).



economic health outcome**Encouraging value-added initiatives that recognize and contribute to agricultural industries.**

Since European settlement in the late 1800s, livelihoods in the Neighbourhood have been intrinsically linked to the agricultural capacity and productivity of the land. Evolving from small family farms to larger cereal crop operations, it is anticipated that larger-scale farming operations will be the primary driver of the local economy. The desired intent is to support the viability of farming operations, and associated agricultural opportunities, by limiting proposed development that may negatively impact the agricultural industry.

C.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of the existing Hamlets) will have limited adverse impact on agricultural operations, activities or industry.
- Ⓑ Developing, in conjunction with Sturgeon County agri-tourism and eco-tourism operators, a Tourism Strategy that supports sector growth while accounting for the impact to Sturgeon County's infrastructure networks.
- Ⓒ Encouraging Non-Residential Type 4 HBB that complement local agricultural activities (such as agri-tourism, value-added agriculture and agricultural support services) and that meet the HBB requirements outlined in the Land Use Bylaw.
- Ⓓ Requiring proposed or expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County. HBBs, where the Non-Residential type and scale conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or an appropriate location identified in an approved Planning Document.
- Ⓔ Promoting value-added agricultural operations to locate to the lands identified in the Legal Crossroads Area Structure Plan.
- Ⓘ Collaborating with the Town of Morinville in investigating Non-Residential development opportunities. The municipalities should develop an overall Regional Planning Document to take advantage of shared transportation networks and infrastructure investments.
- Ⓢ Conducting a Needs Assessment for future Non-Residential Development that investigates specific Non-Residential type and scale for the lands connected to the St. Albert West Regional Road, Highway 37 and Highway 2. Based upon a demonstrated need for Non-Residential development in this area, a Planning Document should be developed to provide direction regarding the transportation networks, infrastructure capacities, levy distribution and any associated community services requirements.
- Ⓣ Ensuring that proposed development in close proximity to the Roseridge Landfill does not infringe on daily operations or future development plans of the facility.
- Ⓤ Applying Canadian Forces Base (CFB) Edmonton's Approach Path overlay to ensure that the Federal Government's development restrictions are enforced and that proposed development does not negatively infringe on CFB operations (see Map 21 in Appendix A-3).



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infrastructure outcome

Ensuring infrastructure service delivery that meets the needs of the rural community and the residents of Cardiff.

While agriculture is viewed as a priority in the Neighbourhood, non-farm related uses and growth in existing Hamlets (and neighboring Towns) are acknowledged for their ability to enhance and strengthen agriculture networks. From a regional perspective, adequate drainage, servicing and infrastructure are required so that the overall quality of air, land and water is maintained for agricultural viability. The desired intent is to provide agricultural producers with the necessary support, services and infrastructure required to maintain agricultural viability and to support expanding communities with efficient and effective infrastructure services.

C.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Seeking a regional understanding of the overall integrity of existing drainage networks and ensuring that any drainage improvements are made in consultation with the agricultural community.
- Ⓑ Designing and building road networks (outside of the existing Hamlets and country residential subdivisions) to support Primary Industry activities. Non-gravel serviced roadways will be limited to existing residential communities, unless the traffic counts support an identified long-range need for upgrading.
- Ⓒ Reviewing options to minimize the impact of non-farm traffic on farm traffic by providing safe turn-offs for farm vehicles on identified agricultural corridors with high volumes of traffic.
- Ⓓ Engaging with and seeking formal commitment from the Provincial government regarding intersection improvements and highway re-alignments of Provincial regional roadway infrastructure, including (but not limited to) Highways 2, 28, 37 and 651.
- Ⓔ Ensuring that development in the Hamlet of Cardiff coincides with identified long-range municipal services capacities. Future areas for growth and development within the Hamlet’s identified boundaries are to be prioritized based on community needs and relative costs. Areas not currently serviced by existing municipal infrastructure will continue to be responsible for independent service provision (to the most current Provincial standards).
- Ⓕ Requiring residential infill (in the Hamlet of Cardiff) to demonstrate that servicing capacity is available and that connection to the existing municipal infrastructure systems will be completed as a condition of development.
- Ⓖ Collaborating with the Roseridge Waste Management Services Commission to ensure that future infrastructure requirements account for the longterm viability and operation of the facility.



Neighbourhood D

Distinctive Neighbourhood Role

To facilitate dialogue that empowers the local community, through an awareness of sensitive landscapes, in an effort to maintain a high quality of living.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- D 1** Maintaining the rural character of the Neighbourhood through responsible interaction with the landscape.
- D 2** Building on the natural features of the Neighbourhood through an awareness of the unique natural environment.
- D 3** Facilitating dialogue about best-management practices that respond to the dynamic nature of the landscape.
- D 4** Supporting diverse agricultural operations that adequately address impact on the ecosystem.
- D 5** Maintaining infrastructure service delivery that meets the needs of the rural community.

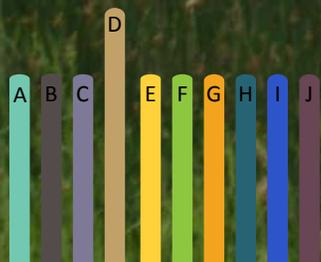
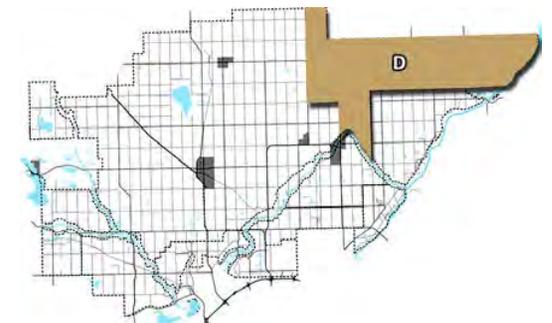
Neighbourhood Growth and Population Forecasts

Total of ±75,186ac (30,427ha) of land
Represents ±14% of SC land mass

Current Population (2011 census): 2,203
Estimated Annual Growth Rate: 0.5%
Estimated Future Population (2042): 2,573
Estimated Change in Pop. Across Neigh D (▲370)

Key Regional Planning Documents

n/a



Neighbourhood Perspective

Potable water from the North Saskatchewan River is supplied to Sturgeon County by EPCOR under an agreement with the Capital Region Northeast Water Services Commission. CRNWSC operates waterlines within Sturgeon County and provides services to the Towns of Gibbons, Redwater and Bon Accord.

Sturgeon County is an active member of the Northern Lights Library System. Neighborhood D specific locations are found within Bon Accord, Gibbons, Morinville and Redwater.

A Provincially Significant Natural Area (ESA 465) is located west of Redwater. The area contains a large expanse of natural boreal vegetation.

Sturgeon County residents have access to 24-hour emergency services at a Healthcare Centre in Redwater.

The Athabasca Landing Trail, surveyed in 1879, was Canada's busiest northern route for 40 years. The trail helped transform the area from a fur-trade economy to a modern, diversified economy, contributing to the settlement of western Canada and the evolution of modern transportation.

Many wetlands ranked as "best-condition and highest function & value" in the Industrial Heartland study area are located in the northeast corner of Sturgeon County and toward the east of Lost Point Lake.

Much of the Neighborhood is characterized as having a "high to very high" risk potential for groundwater contamination. Main sources of groundwater contamination would involve activities located on or near the land surface, with groundwater contamination potential increasing with the permeability of near surface materials (whether sand/gravel is present within the top metre of the ground surface).

The Government of Alberta's Conservation Information Management System identifies a significant grouping of various mosses and lichens between Lost Point Lake and Lily Lake.

The Coronado Subdivision rail line runs north from Edmonton to Gibbons, Coronado and Redwater and is an important freight line connecting the Alberta Industrial Heartland to Canada's Oil Sands. This is the only line which connects to the Fort McMurray region, making it an essential component of the petrochemical trade within North America.

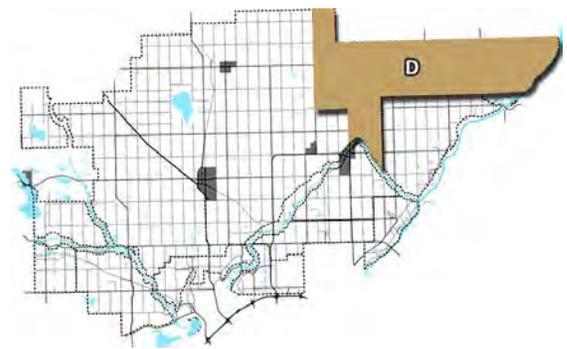
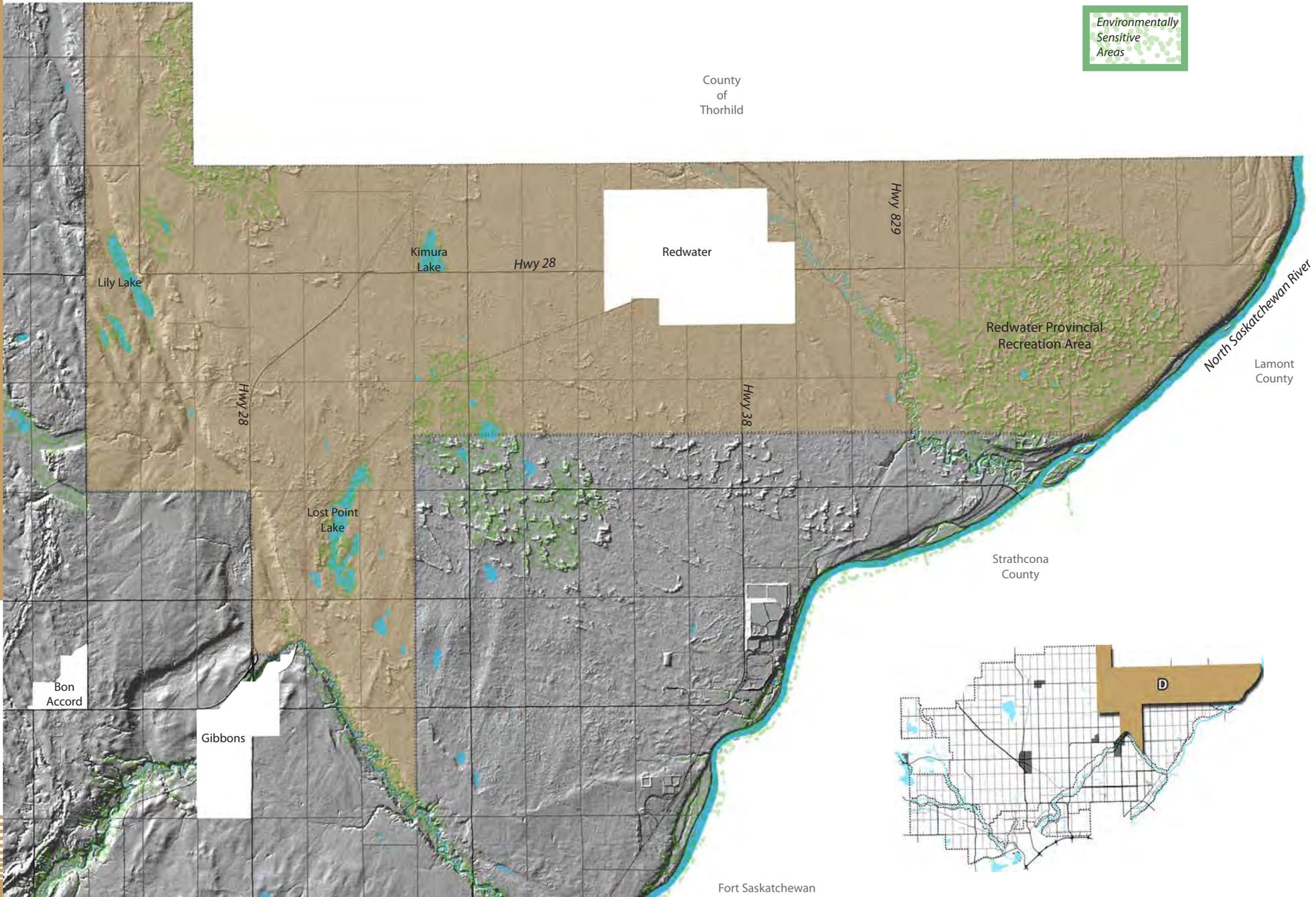
The Agrium Redwater plant is one of the largest fertilizer complexes in North America and produces over 1,365,000 tonnes of nitrogen product each year, including 960,000 tonnes of anhydrous ammonia.

Sturgeon County is an active member of the Sturgeon Foundation. Neighborhood D specific facilities are currently located within Bon Accord, Gibbons, Legal, Morinville and Redwater.

Map 7: Neighbourhood D - Context Map



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residential character outcome

Maintaining the rural character of the Neighbourhood through responsible interaction with the landscape.

Similar to other agrarian regions in Sturgeon County, the Neighbourhood is characterized by close ties between agricultural activities and residential development. However, Neighbourhood D is unique because of its proximity to heavy industrial developments in the Alberta Industrial Heartland (AIH), its extensive network of pipeline corridors and the recreation potential of the Redwater Provincial Recreation Area. The desired intent is to foster dialogue between the local community and a variety of municipal, provincial and federal agencies, to ensure that the concerns of residents are understood and accounted for.

D.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a**Promoting active dialogue between County residents and industry stakeholders regarding quality of life issues caused by increased industrial developments within the Alberta Industrial Heartland (AIH).
- b**Strengthening the viability of the Primary Industry and lifestyles through the implementation of Residential Type 4 policies within the Neighbourhood.
- c**Reducing the sterilization of Natural Resources by limiting development in areas with known aggregate deposits, in which the proposed use is conflicting in nature, or until extraction is complete.
- d**Requiring that lands originally identified with Class 1 or Class 2 soils designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) revert to agricultural function and zoning after resource extraction is complete.
- e**Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from the municipal boundary of the Town of Redwater and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- f**Limiting the infill of existing country residential subdivisions, where no approved Local Planning Document is in place, until the applicant provides a Needs Assessment and a Fiscal Impact Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.



Hillsborough Estates - Sturgeon County

cultural vitality outcome**Building on the natural features of the Neighbourhood through an awareness of the unique natural environment.**

Containing amenities, such as the Redwater Provincial Recreation Area, and historic locations, such as Fedorah, Coronado and Elderena Landing, Neighbourhood D is rich with natural, cultural and historic experiences to explore. The desired intent is to build awareness of local amenities in a manner that is respectful of sensitive ecosystems.

D.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a** Coordinating open space and trail development networks in conjunction with key regional plans (such as the Historic Athabasca Landing Trail Master Plan) as a way to preserve and promote the natural history of the region and to facilitate movement across the Neighbourhood.
- b** Liaising with the communities surrounding the historic townsites of Fedorah and Coronado in an effort to assist in the preservation of former town sites and remaining historic buildings.
- c** Considering passive outdoor recreation activity and eco-education opportunities along locally identified environmental amenities (such as Lily Lake, Lost Point Lake and Kimura Lake) as a way to inform the community regarding Sturgeon County's unique ecosystems.
- d** Promoting dialogue among landowners in close proximity to sand and gravel extraction operations and industry to determine issues affecting residents across the Neighbourhood.



D
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environmental stewardship outcome

Facilitating dialogue about best-management practices that respond to the dynamic nature of the landscape.

A diverse landscape contributes to the Neighbourhood’s complex hydrogeological ecosystem. This includes permeable near-surface soils (that can lead to an increased potential for groundwater contamination), numerous high value and high functioning wetlands and several small lakes that contribute to regional overland storage and groundwater recharge. The desired intent is to promote a better understanding of regionally valued ecosystem components and to minimize any adverse effects to important landscape amenities.

D.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Working with the Province and regional partners to complete a comprehensive inventory of shallow unconfined aquifers in the area to ensure that industrial processes and pipelines carrying hazardous products do not contaminate potable water sources.
- b Working with the Province to establish an inventory of locations and conditions of wetlands within the Neighbourhood (both existing and drained). Recommendations will guide a regional approach to wetland management in order to avoid, minimize or manage damage or loss to area wetlands.
- c Engaging and seeking partnership with the Provincial government to update Environmentally Significant Areas (AB ESA) in the Neighbourhood (such as the natural boreal vegetation located west of Redwater). The updated AB ESA inventory will assist with the confirmation of AB ESA boundaries, the completion of an updated assessment of its significance and the development of strategies for AB ESA conservation.
- d Working with landowners regarding the value of conservation design and developing strategies for maintaining and enhancing the quality of identified AB ESAs and unique landscape features. Applications for development permits involving AB ESAs should include a vegetation survey.
- e Working with landowners to identify potential tools for managing significant locally identified environmental amenities (such as Lily Lake, Lost Point Lake and Kimura Lake). Construction and/or recreation activities are to be carried out in manner so that environmental amenities are not adversely affected or destroyed.
- f Requiring aggregate resource extraction operations to comply with an approved reclamation plan. Development permits for aggregate resource extraction will reclaim sites to their former agricultural capability or other post-extractive use as the County deems appropriate.
- g Promoting low-impact development practices and encouraging agricultural operators to adopt agricultural best practices.
- h Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural land.
- i Requiring that proposed non-Primary Industry development on lands identified with Class 1 or Class 2 soils designation (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.
- j Requiring all proposed subdivisions demonstrate that the parcel can accommodate on-site private septic treatment (to the Province of Alberta’s standards) that will not negatively impact the watershed.
- k Actively working with local landowners and industry operators to reduce landscape disturbances, to protect the hydrologic functions of the land and to implement progressive and innovative reclamation measures.



Redwater Provincial Recreation Area

Supporting diverse agricultural operations that adequately address their impact on the ecosystem.

The Neighbourhood's Primary Industry economy relies on healthy ecosystems. Any damage to these ecosystems can adversely affect both the local economy and the associated community. The desired intent is to educate, inform and empower landowners to incorporate base-management practices that benefit long-term economic viability.

D.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of existing subdivisions) will have limited adverse impact on agricultural or heavy industrial operations, activities or industry.
- b Developing, in conjunction with Sturgeon County agri-tourism and eco-tourism operators, a Tourism Strategy that supports sector growth while accounting for the impacts to Sturgeon County's infrastructure networks.
- c Encouraging Non-Residential Type 4 HBB that complement local agricultural activities (such as agri-tourism, value-added agriculture and agricultural support services) and that meet the HBB requirements outlined in the Land Use Bylaw.
- d Requiring proposed or expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County. HBBs, where the Non-Residential type and scale conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or an appropriate location identified in an approved Planning Document.



Maintaining infrastructure service delivery that meets the needs of the rural community.

Effective planning is required to ensure that the infrastructure that supports the Alberta Industrial Heartland (AIH) industries and oil and gas operations in the Neighbourhood is safely integrated into the existing agrarian community. The desired intent is to ensure that planned infrastructure, transportation and utility corridor improvements are effectively communicated to residents.

D.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

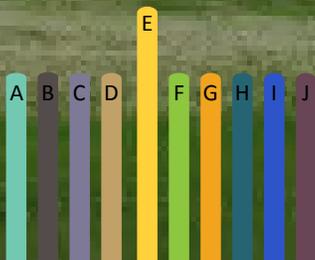
- a** Supporting the continued development of the Alberta Industrial Heartland (AIH) through effective land and infrastructure planning that maximizes synergies and minimizes impacts. Planning for land-use, infrastructure, transportation and utility corridors will be effectively communicated with all stakeholders.
- b** Engaging with and seeking formal commitment from the Provincial government regarding intersection improvements and highway re-alignments of Provincial roadway infrastructure, including (but not limited to) Highways 28, 28A and 38.
- c** Designing and building road networks (outside of the existing hamlets and existing country residential subdivisions) to support Primary Industry related activities. Non-gravel serviced roadways will be limited to the existing residential communities, unless the traffic counts support an identified long-range need for upgrading.
- d** Requiring that any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, be borne by the benefiting lands. Potential funding mechanisms will include a combination of either levies and/or local improvement tax programs.
- e** Collaborating with the Energy Resources Conservation Board for the development of a long-term pipeline forecast plan for the area to ensure that future major pipeline routings adhere to existing corridors.



Neighbourhood E

Distinctive Neighbourhood Role

To shape and establish self-reliant, multi-faceted communities, by building on the inherent local conditions and recognizing the diverse range of opportunities.



Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- E 1** Supporting the growth of Villeneuve as a rural centre inclusive of all phases and aspects of a complete community in a rural context.
- E 2** Promoting venues that enable residents to participate in shaping and building their communities.
- E 3** Fostering the viability of Primary Industry by locating incompatible development to strategic locations.
- E 4** Designating Villeneuve as a strategic logistic hub and a employment centre for Sturgeon County.
- E 5** Establishing service provision that ensures the economic viability of the diverse and future needs of the Neighbourhood.

Neighbourhood Growth and Population Forecasts

Total of ±25,333ac (10,252ha) of land
Represents ±5% of SC land mass

Current Population (2011 census): 1,071
Estimated Annual Growth Rate: 2.0%
Estimated Future Population (2042): 1,990
Estimated Change in Pop. Across Neigh E (▲919)

Key Regional Planning Documents

Statutory Plan: Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan (Bylaw 922/01)



Neighbourhood Perspective

In 2001, the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan (ASP) was adopted to help minimize and control the effects of sand and gravel extraction by providing development and implementation guidelines and a framework for industry to develop a valuable resource efficiently and in an environmentally responsible manner.

Natural and semi-natural vegetation provide the highest value to wildlife with pastures being the next most valuable. Cultivated land sustains the fewest wildlife species.

The Sangudo Subdivision rail line travels west through Villeneuve and Calahoo and then north to Grande Prairie.

Points of interest within Villeneuve include: St. Peter's church, a recreation hall, baseball diamonds and a covered half-size rink.

The Villeneuve Airport is a general aviation airport which has two 1,067 metre asphalt runways and an air traffic control tower that operates daily. It is also the primary flight-training facility for the Edmonton Capital Region with approximately 75,000 landings and takeoffs per year.

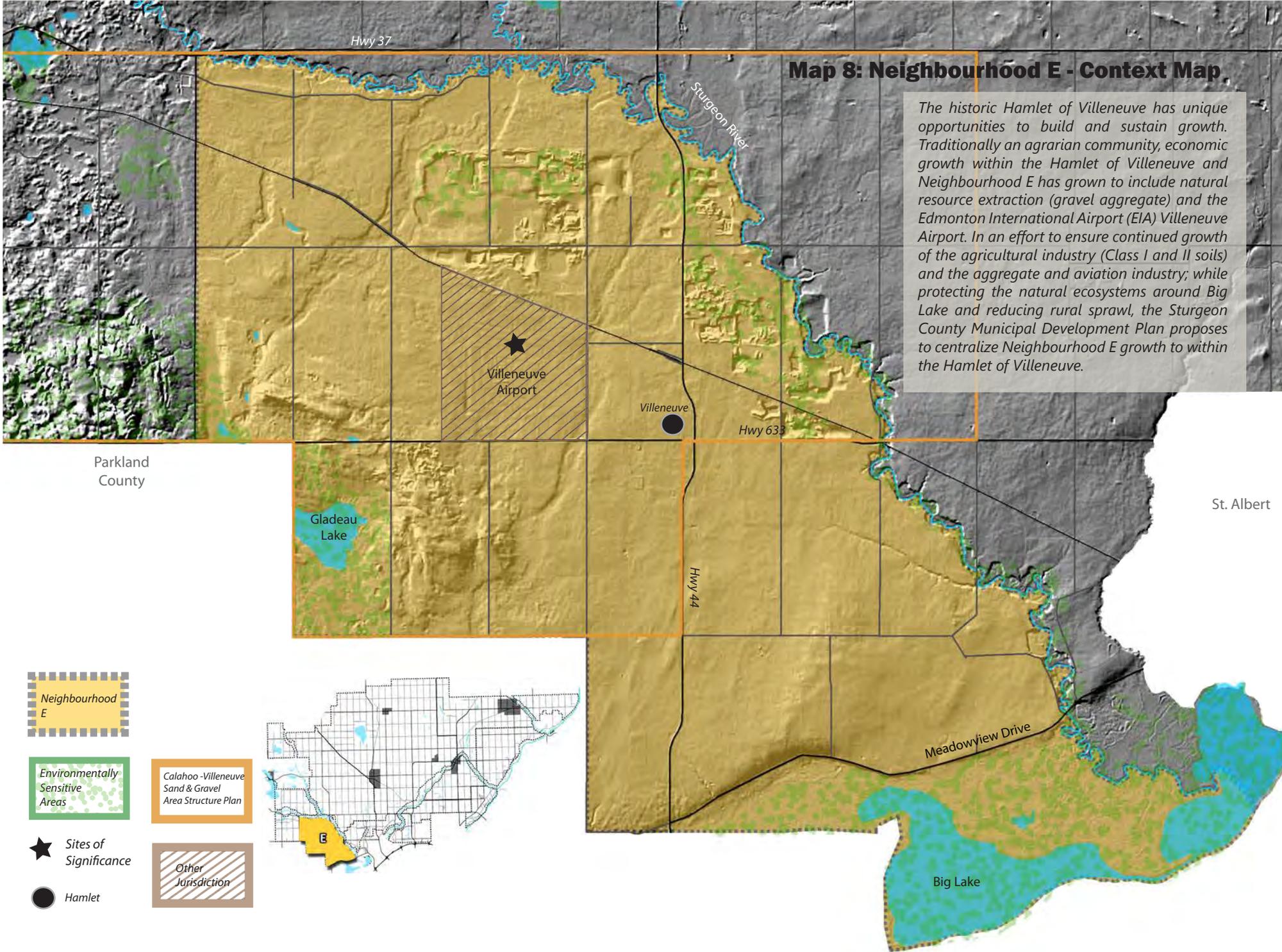
Residual and surplus soil nitrogen from fertilizers and manure may remain in the soil over winter and be uptaken by the subsequent crop or lost to the environment. Residual soil nitrogen has the ability to move into groundwater and nearby surface water bodies.

West Country Hearth, located in Villeneuve, is the most extensive senior's housing complex in Sturgeon County. This facility advertises 52 senior's housing units and provides a wide range of care, from fully independent living to care for patients living with dementia.

Various renewable energies, green technologies and treatment/reclamation initiatives have been contemplated as part of remedial plans for gravel extraction areas. Opportunities exist for product development (such as compost and soil products), land reclamation, agriculture and forestry (such as silviculture).

Sturgeon County, in partnership with the Federal government, is completing a willow tree biomass project using waste water from the Villeneuve lagoon. The willow trees are easily propagated from cuttings, grow quickly and will be harvested for bioenergy and bioproducts.

The Community Aggregate Payment Levy revenue source is invested back into the community and distributed through local community organizations.



Map 8: Neighbourhood E - Context Map

The historic Hamlet of Villeneuve has unique opportunities to build and sustain growth. Traditionally an agrarian community, economic growth within the Hamlet of Villeneuve and Neighbourhood E has grown to include natural resource extraction (gravel aggregate) and the Edmonton International Airport (EIA) Villeneuve Airport. In an effort to ensure continued growth of the agricultural industry (Class I and II soils) and the aggregate and aviation industry; while protecting the natural ecosystems around Big Lake and reducing rural sprawl, the Sturgeon County Municipal Development Plan proposes to centralize Neighbourhood E growth to within the Hamlet of Villeneuve.



residential character outcome

Supporting the growth of Villeneuve as a rural centre inclusive of all phases and aspects of a complete community in a rural context.

Residential development pressures exist in Neighbourhood E, not only in the Hamlet of Villeneuve but also along Meadowview Drive and on lands used for Primary Industry purposes. While there is general consensus on the locational merits for residential development, infrastructure and land-use challenges exist. To ensure the continued evolution of the Hamlet of Villeneuve, to support the aims of the Integrated Regional Growth Strategy and to achieve Villeneuve’s vision, strategically located residential development in Neighbourhood E is essential. Sturgeon County has completed significant public consultation and stakeholder engagement with the Villeneuve community. While the existing community consists of approximately 275 residents, existing local infrastructure (with local upgrades) is capable of supporting an additional 1,000 residents (total approximate population of 1,300) over the MDP timeframe. The desired intent for the Neighbourhood is to support the growth of Villeneuve and to create a self-sustaining, complete rural community centre.

E.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Strengthening the viability of the agricultural and resource extraction industries in the Neighbourhood and outside of the Hamlet of Villeneuve through the application of Residential Type 4 policies. Proposed developments that exceed Residential Type 4 and Non-Residential Type 4 policies will be located in the Hamlet of Villeneuve or in an appropriate location identified in an approved Planning Document.
- Ⓑ Reducing the sterilization of Natural Resources by limiting development in areas with known aggregate deposits, in which the proposed use is conflicting in nature, or until extraction is complete (consistent with the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan).
- Ⓒ Developing a Villeneuve Airport Approach Path overlay to ensure that the Federal government’s development restrictions are enforced and that proposed development does not negatively infringe upon Villeneuve Airport operations.
- Ⓓ Requiring that lands (outside of Villeneuve) originally identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) revert to agricultural function and zoning after resource extraction is complete.
- Ⓔ Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- Ⓕ Establishing an administrative boundary for the Hamlet of Villeneuve and implementing Residential Type 2 policies within the Hamlet of Villeneuve. Until an administrative boundary is identified, existing land-use zoning shall be used to identify where residential type policies are applicable.
- Ⓖ Recognizing Villeneuve as a Residential and Non-Residential centre for growth by developing and adopting a statutory Regional Planning Document for the Hamlet of Villeneuve. The document should identify sustainable types and scales of Residential and Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.
- Ⓗ Requiring proposed residential development in the Hamlet of Villeneuve to conform to the statutory Regional Planning Document, through the adoption of a series of Local Planning Documents.
- Ⓘ Giving regard to the existing residential character of the Hamlet of Villeneuve by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- ⓫ Encouraging a range of housing options (including both Market and Non-Market Affordable) and built forms in the Hamlet of Villeneuve, including single-detached, semi-detached, townhouses and multi-unit housing.
- ⓬ Supporting the continued development and expansion of seniors’ facilities in the Hamlet of Villeneuve that provide affordable not-for-profit accommodation and assisted living options.
- ⓯ Collaborating with local school boards when selecting new school sites and promoting the Hamlet of Villeneuve as a service centre for the west quadrant of Sturgeon County.
- ⓰ Developing and adopting a Regional Planning Document along Meadowview Drive. The document should address the associated impacts caused by residential densities on the local transportation networks, infrastructure capacities, levy distribution, community services and any other input required by the approval authority.
- ⓱ Limiting River Lot residential densities to Residential Type 4 levels along Meadowview Drive, until Sturgeon County identifies residential densities for the area, through the adoption of a Regional Planning Document.
- ⓲ Limiting the infill of existing country residential subdivisions until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.

cultural vitality outcome**Promoting venues that enable residents to participate in shaping and building their communities.**

As a community grows, it is important to understand the potential impact of development on its existing and future community. Building on the community spirit that exists in Villeneuve today, the desired intent is to ensure that planning properly addresses the cultural and recreational needs of a growing community.

E.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Locating institutional, recreation and cultural facilities that require significant infrastructure servicing in the Hamlet of Villeneuve.
- b Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promote the diversity of the Neighbourhood.
- c Ensuring that a diversity of open spaces is incorporated, planned for and managed in the Hamlet of Villeneuve. Public open spaces will be designed to maximize collective benefit.
- d Promoting dialogue among landowners in close proximity to sand and gravel extraction operations and industry to determine issues affecting residents across the Neighbourhood.





environmental stewardship outcome

Fostering the viability of Primary Industry by locating incompatible development to strategic locations.

To date, much of the land in Neighbourhood E has been cleared for agricultural use (and is currently under cultivation) or has been impacted by (or has potential for) sand and gravel extraction. Remaining treed vegetation consists mainly of shelterbelts, windrows and small woodlots. Sand and gravel operations have been in place in the area for more than four (4) decades and remaining deposits are of a high quality and are strategically located with respect to markets. Currently, the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan (ASP) is the primary planning framework guiding the industry. The ASP provides development and implementation guidelines for efficiently developing the resource in an environmentally responsible manner. The desired intent is to recognize existing Primary Industry operations and provide opportunities for the orderly development of future operations.

E.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Promoting the long-term preservation of high production agricultural soils by requiring natural resource extraction sites to be restored to agricultural production after the interim use is complete.
- Ⓑ Reviewing and updating the Calahoo-Villeneuve Sand and Gravel Area Structure Plan (ASP), in partnership with local stakeholders (as required).
- Ⓒ Promoting subdivision layouts of agricultural and Primary Industry lands that focus the residential lots to areas that reduce land-use conflicts, to encourage the retention of large tracts of agricultural land, reduce the consumption of Class 1 soils (as identified by the Canadian Land Inventory: Land Capability for Agriculture) and limit development where known aggregate deposits are located.
- Ⓓ Actively working with industry operators to reduce landscape disturbances, to protect the hydrologic functions of the land and to implement progressive and innovative reclamation measures.
- Ⓔ Ensuring that natural resource extraction operations continue to monitor groundwater supply and quality and report the findings to Sturgeon County. Established remediation plans will ensure that groundwater is not adversely affected by the activity.



Why the Hamlet of Villeneuve?

- √Centralize residential growth from across Neighbourhood E to an existing established Hamlet
- √Existing location of the most extensive senior's housing complex in Sturgeon County
- √Opportunity to incorporate a range of housing options and diversity of built forms
- √Identified by the Capital Region Growth Plan as an employment centre
- √Existing local infrastructure servicing capacity (Sturgeon County water and wastewater services)
- √Edmonton International Airport (EIA) Authority planned upgrades to the Villeneuve Airport (runway expansion and instrument lighting system)
- √Strategic location for growth and development - total economic amounts identified by the EIA Authority amounts to \$19 million in economic output and \$7 million in GDP
- √Government of Alberta Transportation planned roadway upgrades to Hwy 66 (junction of Hwy 44 and 633 at Villeneuve - estimated completion date October 15, 2013.)

Edmonton Regional Airport Authority: Villeneuve *Villeneuve Airport is the most significant general aviation airport in the Capital Region and is located northwest of the city of Edmonton. As of 2013, Villeneuve Airport is home to more than a dozen businesses, covering such activities as aircraft flight training, fixed-wing aircraft maintenance, helicopter maintenance and aviation operations. Total economic impact amounts to over \$19 million in economic output and \$7 million in gross domestic product.*

The Capital Regional Board Land Use Plan has identified the Villeneuve Airport as an employment generator.

The winding down of operations at Edmonton City Centre Airport has placed renewed importance and opportunity on Villeneuve. Designated as a “satellite airport” by Transport Canada, Villeneuve is now the most significant general aviation airport in the Capital Region. It will be needed for commercial and premium aviation services (including backup air ambulance services to Edmonton International).

As of 2013, developments underway at Villeneuve Airport include:

- Expanding one of the two existing 3,500 foot runways to 5,000 feet enabling some slightly larger aircraft activity (limited to Code B aircraft)
- Upgrading to a Category 1 Instrument Landing System (ILS)
- Upgrading to a precision runway (allowing aircraft better control in bad weather or poor visibility)

Potential Future Roles of Villeneuve Airport

- Commercial General Aviation Airport
 - General Aviation Airport – an airport utilizing small aircraft, whether fixed or rotary-wing for private, corporate or commercial purposes including recreation, flying training, private transportation or other specialty purposed but excluding scheduled air service, unit toll air service or other air service where the air carrier or its agents sells seating capacity seat(s) by seat(s) to more than one passenger or entity
 - Aircraft type limited to Code B
 - Alternate for air ambulance operations
 - Wide range of services for private and commercial operations in both fixed and rotary-wing
- Operations and development of Villeneuve Airport will be directed to supporting:*
- Light aircraft flight activity including flight training
 - Recreational flying
 - Corporate and air charter activity
 - Compatible aircraft maintenance
 - Manufacturing and support operations
 - Strategic role in Edmonton Airports’ airport network
 - Transport Canada identified Villeneuve as a satellite airport:
 - Complements the larger Edmonton International Airport (EIA)
 - “...help ensure the safe and efficient operation of the larger international airports they serve by diverting small, general aviation recreational and training aircraft away from the larger airport” (National Airports Policy, Transport Canada 1994)

Map 10: Edmonton Regional Airport Authority: Villeneuve Airport Concept Plan



- PHASE 1
Complete
- PHASE 2
In design
- PHASE 3
2015-2020
- AVIATION
DEVELOPMENT
2013-2015



- Airport Concept Plan**
- Air Terminal & Operations
 - Airfield
 - Airport Reserve
 - Airside Commercial
 - Business Park Reserve

Designating Villeneuve as a strategic logistic hub and an employment centre for Sturgeon County.

Due to the high quality agricultural soil and the significant sand and gravel deposits in the Neighbourhood, economic development activity has traditionally focused on Primary Industry. With proposed future Provincial transportation improvements, established railway infrastructure and opportunities at the Villeneuve Airport, the Hamlet of Villeneuve has significant economic development opportunities in the logistics sector. The desired intent is to centralize residential activity in the Hamlet of Villeneuve and make efficient use of the logistics network to support economic activity.

E.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a) Ensuring that proposed non-Primary Industry in the Neighbourhood (outside of the Hamlet of Villeneuve), will have limited adverse impacts on the Primary Industry operations, activities or industry.
- b) Recognizing the importance of aggregate extraction as a significant economic contributor, by restricting proposed development until resource extraction is complete.
- c) Requiring aggregate resource extraction operations to comply with an approved reclamation plan. Development permits for aggregate resource extraction will ensure that sites will be returned to their former agricultural capability, or other post-extractive use, as the County and the Province deem appropriate.
- d) Encouraging Non-Residential Type 4 HBB (located outside of Villeneuve). that complement local agricultural activities (such as agri-tourism, value-added agricultural and agricultural support services) and that meet the HBB requirements found in the Land Use Bylaw.
- e) Requiring proposed or expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County (such as Villeneuve). HBBs, where the Non-Residential type and scale conflicts with residential uses, shall relocate to an existing Non-Residential Development Park or an appropriate location identified within an approved Planning Document.
- f) Applying Non-Residential Type 2 and 3 levels to the Hamlet of Villeneuve when the Non-Residential type complements the residential nature of the community.
- g) Supporting the ongoing expansion and development of the Villeneuve Airport by implementing the Edmonton Regional Airport Authority's Villeneuve Airport Master Plan (see Map 10 on page 99).
- h) Requiring planned developments, in close proximity to the Villeneuve Airport, to avoid or mitigate potential land uses that conflict with the viability of current and future airport operations. Compatibility Buffers for the Villeneuve Airport are to be applied as indicated in the Capital Region Growth Plan Regional Buffer areas map.
- i) Recognizing the importance of the Villeneuve Airport as a regional asset by consulting with Edmonton Metropolitan Region Board member municipalities regarding its growth.



E
5

infrastructure outcome

Establishing service provision that ensures economic viability of the diverse and future needs of the Neighbourhood.

Recently developed planning frameworks for the Hamlet of Villeneuve, planned expansion of the Villeneuve Airport by the Edmonton Regional Airport Authority and proposals for logistic industrial development confirm the continued potential for growth in the Neighbourhood. New developments will be centered within an area that reflects and limits growth to existing local servicing capacities. The desired intent is to promote a fair allocation of costs for new infrastructure development, between the various stakeholders, for new or expanded municipal services and facilities expected to service Villeneuve-area developments.



Sand and Gravel Extraction - Sturgeon County

E.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Participating with regional partners to facilitate the infrastructure and planning needs required to support the Villeneuve Airport Master Plan. The Master Plan provides greater definition of the facilities, infrastructure, services and timing of development for the Airport.
- b Working with the Province and regional partners to ensure adequate regional transportation infrastructure and associated municipal servicing to support the residential, commercial and industrial growth of the Hamlet of Villeneuve.
- c Ensuring that growth of the Hamlet of Villeneuve will reflect its existing local servicing capacity, through the establishment of a long-range servicing plan. Developments that initiate regional servicing capacity upgrades are not currently contemplated within the MDP and will require endorsement from the Edmonton Metropolitan Region Board.
- d Requiring residential infill (in the Hamlet of Villeneuve) to demonstrate that servicing capacity is available and that connection to the existing municipal infrastructure systems will be completed as a condition of development.
- e Applying a development setback to ensure that proposed residential and non-residential developments do not infringe with future expansion or operation of local infrastructure.
- f Developing a functional transportation plan for Meadowview Drive to provide planning guidance and to assist with capital planning. Proposals for development will consider all related factors such as environmental impact, drainage, utility adjustments, bridge upgrading, intersection/approach conflicts and future road improvements.
- g Requiring that any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, be borne by the benefiting lands. Potential funding mechanisms to include a combination of levies and/or local improvement tax programs.

Neighbourhood F (overlay)

Distinctive Neighbourhood Role

To provide opportunities for citizens to explore, interact, and experience connections between the natural, cultural and built environments.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- F 1** Promoting Best Management Practices to ensure that proposed development activities adequately consider their associated environmental impacts.
- F 2** Protecting Flood Risk Areas from inappropriate development.
- F 3** Protecting Regionally Significant Natural Areas, wildlife habitat and the integrity of wildlife corridors.
- F 4** Protecting the environmental integrity of the County's Aquatic Resources through application of recommended setback distances.

Neighbourhood Overlay

Lands located in Neighbourhood F are subject to the policies and output actions contained within this section. These are to be implemented in conjunction with the Neighbourhood Development Strategies found within any underlying Neighbourhood.

Neighbourhood Statistics

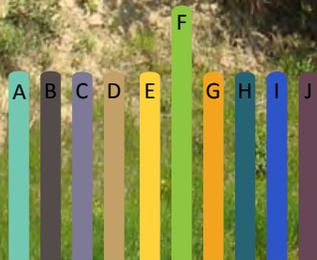
Total of ±51,274ac (20,750ha) of land
Represents ±10% of SC land mass

Key Regional Planning Documents

Non-Statutory Plan: Big Lake Natural Area Management Plan



Neighbourhood



Neighbourhood Perspective

The Redwater Natural Area, approximately 1,810 hectares of Crown Land, accommodates a wide range of outdoor recreation opportunities including off-highway vehicles (OHV), snowmobiling, equestrian use and hiking. The area encompasses one of the largest sand dune fields in the Capital Region.

Significant tributaries include the Riviere Qui Barre River (which meets the Sturgeon River near Hwy 37 and Rge Rd 271) and the Redwater River (which runs across the northeast edge of the County and empties directly into the North Saskatchewan River).

The Sturgeon River, the most prominent river in the County, crosses every Division in the County, except Division 4.

In Sturgeon County, much of the river valley is used for agricultural purposes, as both the soils and associated microclimate provide unique growing conditions.

Sturgeon County is located along the breeding and migration routes of Central Alberta, with significant water bodies such as Big Lake and Manawan Lake providing an important breeding ground for many neo-tropical bird species.

It is estimated that over 275 wildlife species are found in the Capital Region River Valley, with birds constituting the majority. Approximately 44 year-round mammal species frequent the river valley, such as deer, coyote, moose, bears and wolves.

The Sturgeon River originates from Hoople Lake and runs in an easterly direction through four major lakes: Isle Lake, Lac Ste. Anne, Matchayaw (Devil's) Lake and Big Lake. From St. Albert, the Sturgeon River flows in a north easterly direction until it meets the North Saskatchewan River at Fort Saskatchewan. There is an elevation change of approximately 210 metres from Hoople Lake to the North Saskatchewan River.

The North Saskatchewan River borders the eastern edge of Sturgeon County and constitutes the primary source of drinking water for the Capital Region. The river valley also represents a significant natural area and is an important feature of the Parkland Natural Region of Alberta.

Big Lake has been identified as a Globally Significant Important Bird Area (2001), a Provincially Significant Environmentally Sensitive Area (1989), Environmentally Significant Area (1997) and one of Alberta's Most Important Waterfowl Habitat Units (1986).

Sturgeon County's wetlands, lakes and rivers provide a substantial amount of flood storage capacity, subsequent groundwater recharge, important staging and migration linkages for waterfowl, and represent a significant cultural asset.

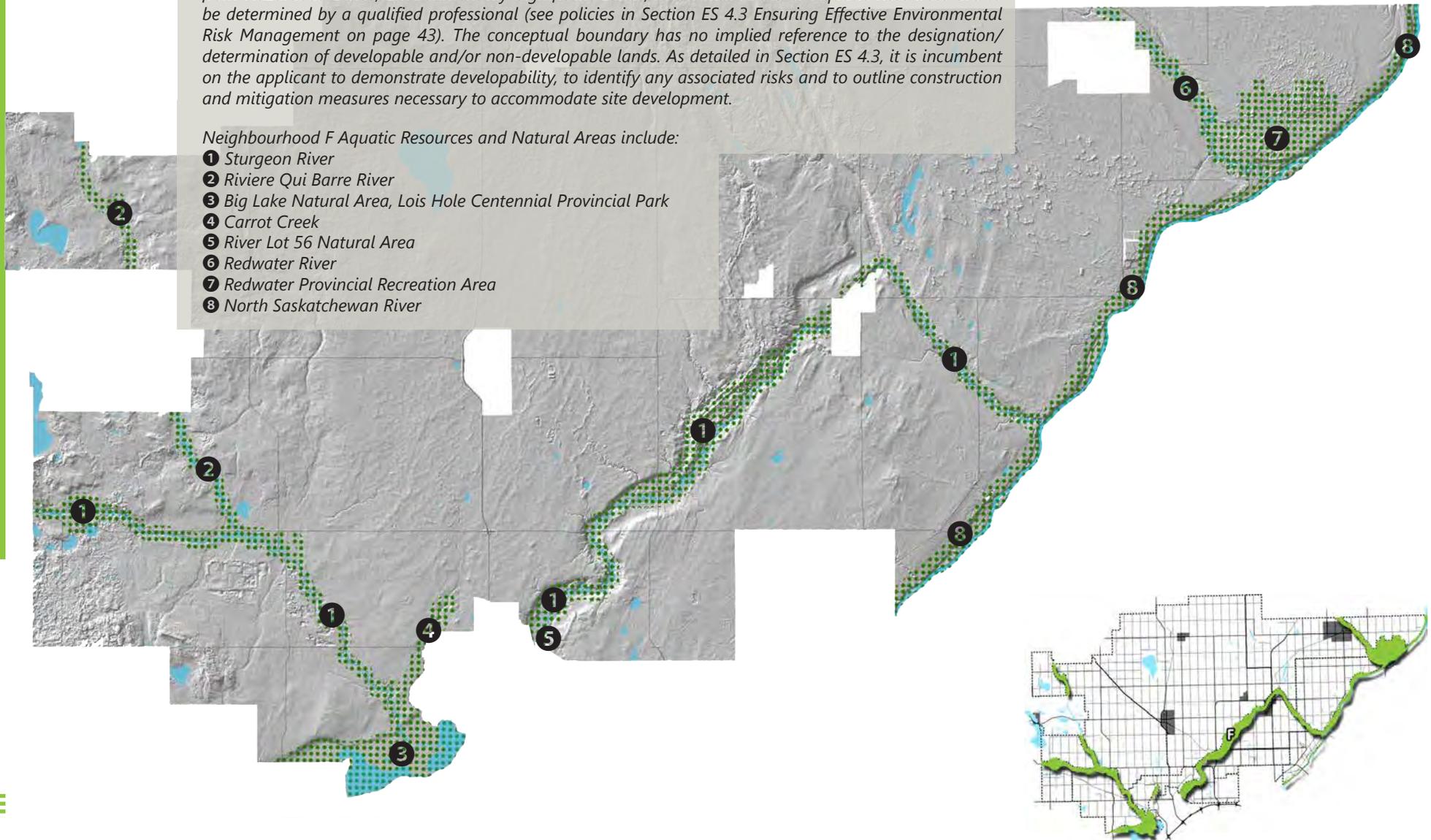
Residential development and agricultural practices along the Sturgeon River have removed significant vegetative buffers from prominent riparian communities.

Map 11: Neighbourhood F (overlay) - Context Map*

The conceptual boundary depicted on Map 11 is illustrative only and provides direction to where the Neighbourhood F (overlay) output actions are applicable. Determination of any recommended setbacks from Hazardous Lands, Environmentally Significant Lands, Flood Risk Areas or Aquatic Resources are to be determined by a qualified professional (see policies in Section ES 4.3 Ensuring Effective Environmental Risk Management on page 43). The conceptual boundary has no implied reference to the designation/determination of developable and/or non-developable lands. As detailed in Section ES 4.3, it is incumbent on the applicant to demonstrate developability, to identify any associated risks and to outline construction and mitigation measures necessary to accommodate site development.

Neighbourhood F Aquatic Resources and Natural Areas include:

- 1 Sturgeon River
- 2 Riviere Qui Barre River
- 3 Big Lake Natural Area, Lois Hole Centennial Provincial Park
- 4 Carrot Creek
- 5 River Lot 56 Natural Area
- 6 Redwater River
- 7 Redwater Provincial Recreation Area
- 8 North Saskatchewan River



F overlay

environmental stewardship outcomes

- F 1 Promoting Best Management Practices to ensure that proposed development activities adequately consider their associated environmental impacts.**
- F 2 Protecting Flood Risk Areas from inappropriate development.**
- F 3 Protecting Regionally Significant Natural Areas, wildlife habitat and the integrity of wildlife corridors.**
- F 4 Protecting the environmental integrity of the County's Aquatic Resources through application of recommended setback distances.**

Environmental stewardship involves ensuring that developments are reasonably safe from environmental hazards. This includes protecting the valley and the ravine system from developments that may compromise its integrity and long-term stability, preserving significant visual and natural amenity features and recognizing the ecological functionality of the County's natural areas. The major Aquatic Resources in the Neighbourhood are the North Saskatchewan River, the Sturgeon River, the Redwater River, the Riviere Qui Barre River and Big Lake. Regionally Significant Natural Areas include the Redwater Provincial Recreation Area, Big Lake Natural Area and Lois Hole Centennial Provincial Park. The desired intent is to protect regionally significant natural areas and promote environmentally responsible development.

F.1 through F.4 environmental stewardship output actions Sturgeon County will support the long-term outcomes of the Neighbourhood by:

F 1 Best Management Practices

- a** Liaising with the local agricultural community to minimize land-use conflicts by discouraging the creation or expansion of Confined Feeding Operations in the Neighbourhood.
- b** Referring to the Big Lake Stormwater Management Plan for recommended practices and policies regarding storm-water management, flood-plain management and sediment management in close proximity to the Sturgeon River and Big Lake.
- c** Initiating and developing Wildlife Connectivity Best Management Practices and Guidelines to maintain habitat connectivity across the remaining natural habitats via the County's major aquatic resource corridors. Best management practices will promote local and regional ecological connectivity and promote wildlife movement through developed areas.
- d** Initiating and developing Erosion and Sediment Control Best Management Practices and Guidelines to assist landowners, developers, consultants, contractors and County departments and staff in understanding erosion and sediment control issues affecting the major Aquatic Resources of the Neighbourhood.

F 2 Flood Risk Areas

- a** Protecting lands that have been identified as Flood Risk Areas (see map 15 within Appendix A-3) by restricting subdivision and development that would increase the risk of damage from flooding or disrupt normal hydrological activity. (see ES 4.3 policies on p. 43).
- b** Permitting no permanent structures within the 1:100 year flood plain of the major County Aquatic Resources (including the North Saskatchewan, the Sturgeon River, the Redwater River, the Riviere Qui Barre River and Big Lake). Where development is proposed near the 1:100 year flood plain, the developer will be responsible for defining the precise boundary/contour of the Flood Risk Area. (see ES 4.3 policies on p. 43).

F 3 Regionally Significant Natural Areas

- a** Applying Neighbourhood F as Sturgeon County's Conservation Buffer as indicated in the Capital Region Growth Plan Regional Buffers areas map.
- b** Working with the Province and stakeholders regarding conservation and recreation opportunities for the Redwater Provincial Recreation Area, River Lot 56 Natural Area, Big Lake Natural Area and Lois Hole Centennial Provincial Park. The development, implementation and enforcement of an Access Management Plan for the Provincially Significant Natural Areas will be completed in consultation with Sturgeon County residents and stakeholders.
- c** F.3.C Giving due regard to the key wildlife and biodiversity zones identified by the Edmonton Metropolitan Region Growth Plan (see Map 12A on page 177) and protect such zones in accordance with the relevant environmental legislation.

Aquatic Resources

Ⓐ Protecting significant Aquatic Resources by ensuring that proposed developments do not: (i) reduce water quality or impede the flow of water (ii) lead to soil erosion or shoreline damage (iii) adversely affect the natural amenity (iv) adversely affect recreational potential (v) restrict access to the water unless safety factors dictate otherwise (vi) adversely impact the visual quality of the natural amenity (vii) adversely affect fish and wildlife habitat (viii) result in excessive removal of tree cover and other vegetation.

Ⓑ Requiring that developments in all new or redeveloping areas abutting any of the major County Aquatic Resources provide a separation of development from the river valley, ravine or aquatic transitional zone identified by a qualified professional. The separation line (Development Line) shall demarcate the boundary between the Developable Area and the Non-Developable Area. (see ES 4.3 policies on p. 43).





ALBERTA PARKS
Provincial
Park
Boundary
Alberta



Neighbourhood G

Distinctive Neighbourhood Role

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

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

Edmonton Metropolitan Region Board Sturgeon Valley Special Study Area Policies

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

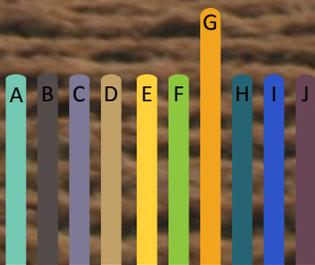
Key objectives include the following:

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

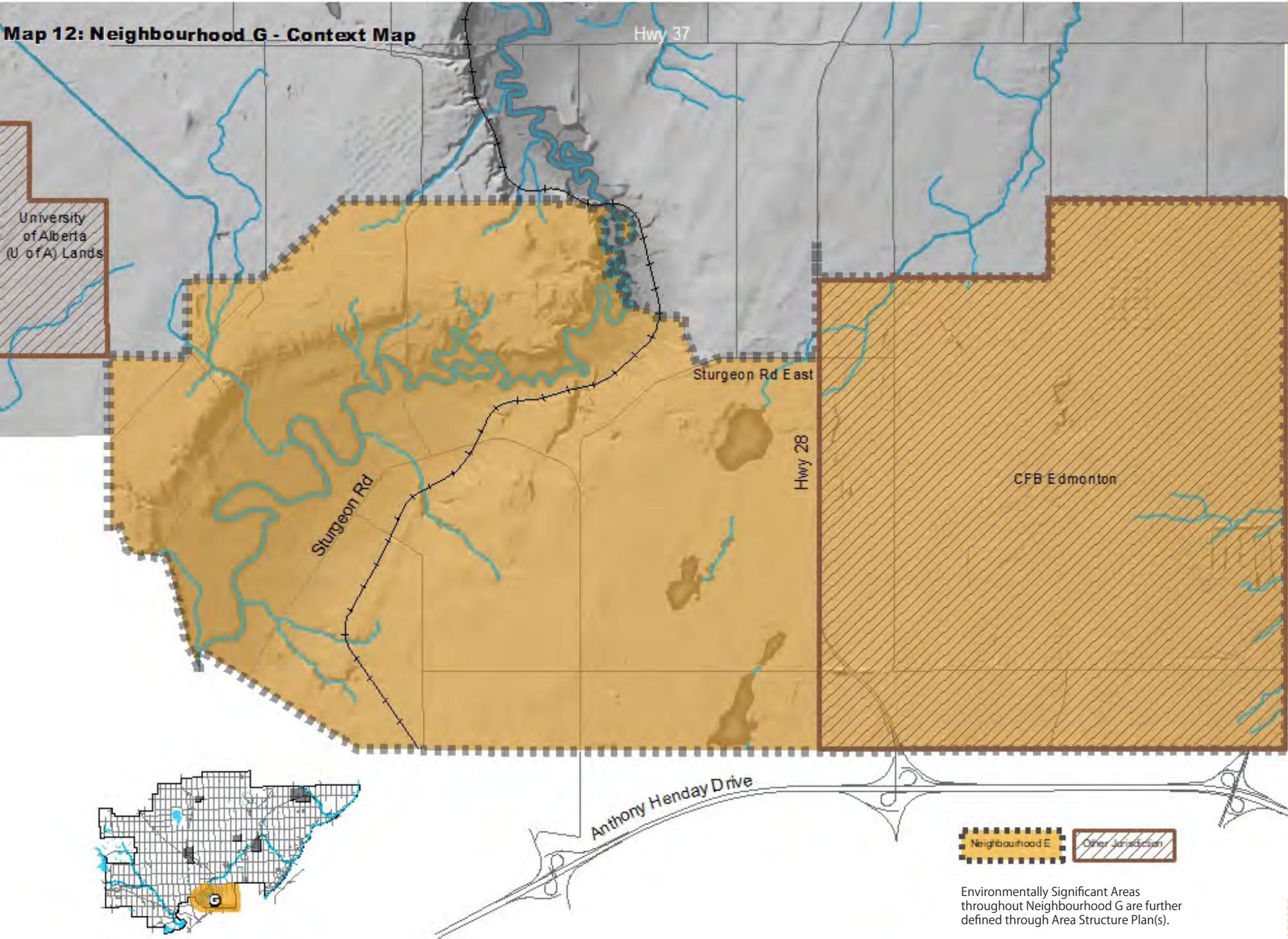
Neighbourhood Statistics

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

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



Map 12: Neighbourhood G - Context Map



Neighbourhood E
Other Jurisdiction

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

Placemaking Principles

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

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



Neighbourhood G Placemaking Principles

G

1.1

Responsible to the Regional Context, delivering Sustainable Places

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

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

G

1.2

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

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

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

G

1.3

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

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

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

G

1.4

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

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

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

G

1.5

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

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

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

Implementation of Neighbourhood G Placemaking Principles

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

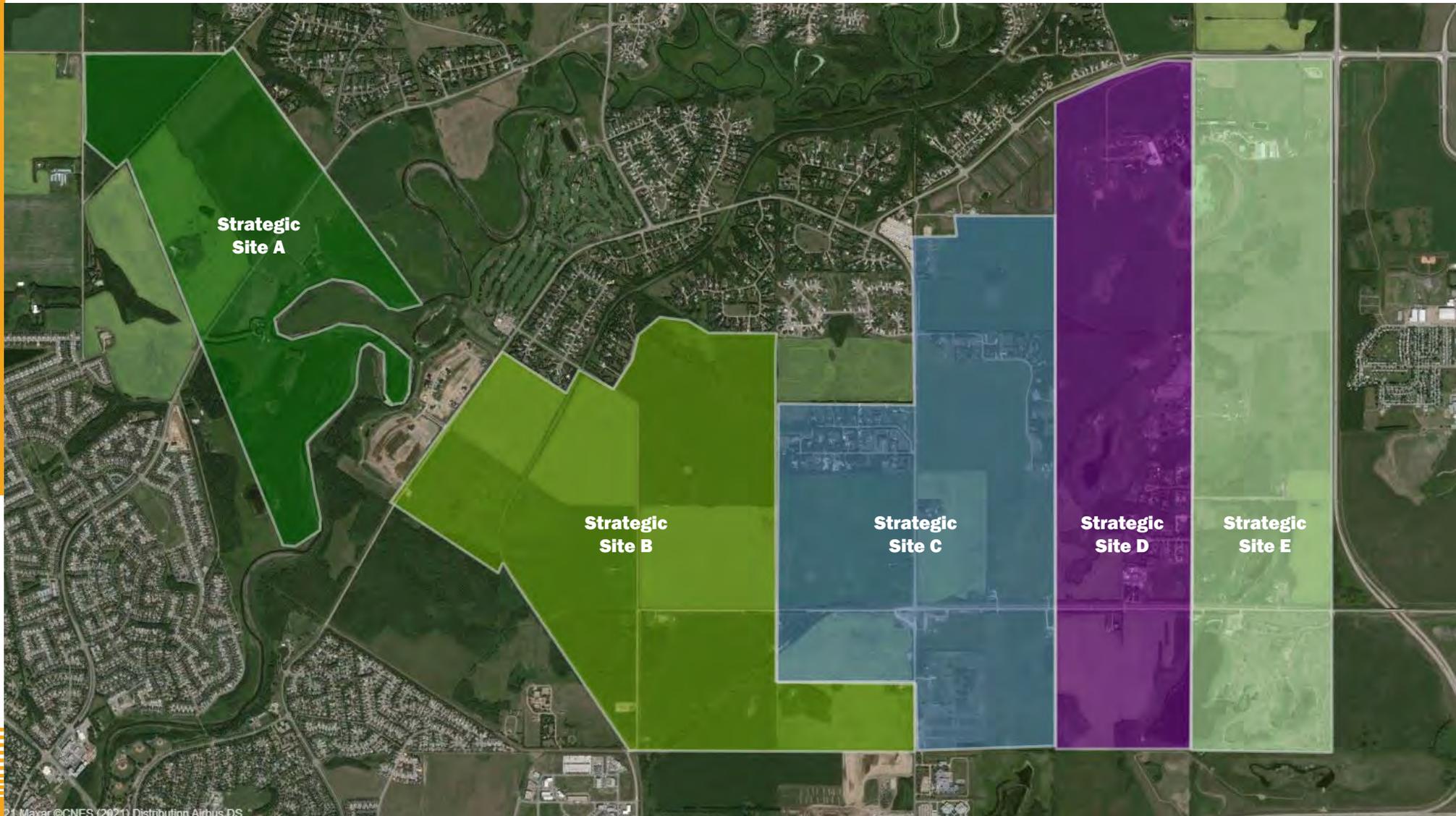
- a** Develop and contribute to the identity of the Sturgeon Valley, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the Neighbourhood.
- b** Foster key gateway points in and around the Sturgeon Valley,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



Strategic Sites

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

Map 12A: Strategic Sites



Strategic Sites - Future Planning Requirements

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

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

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

Strategic Sites - An Overview

Strategic Site A - Sturgeon Valley Innovation District

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

Strategic Site B - Sturgeon Valley Residential Mixed Use Core

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

Strategic Site C - Sturgeon Valley Centre

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

Strategic Site D - Sturgeon Valley Natural Heritage

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

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

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

Map 1: Detailed Strategic Site Map





Strategic Site A

Sturgeon Valley Innovation District

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

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

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

G.A Development Expectations the strategic site will:

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

Map 2: Detailed Strategic Site Map





Strategic Site B

Sturgeon Valley Residential Mixed Use Core

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

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

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

G.B Development Expectations the strategic site will:

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

Map 3: Detailed Strategic Site Map





Strategic Site C

Sturgeon Valley Centre

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

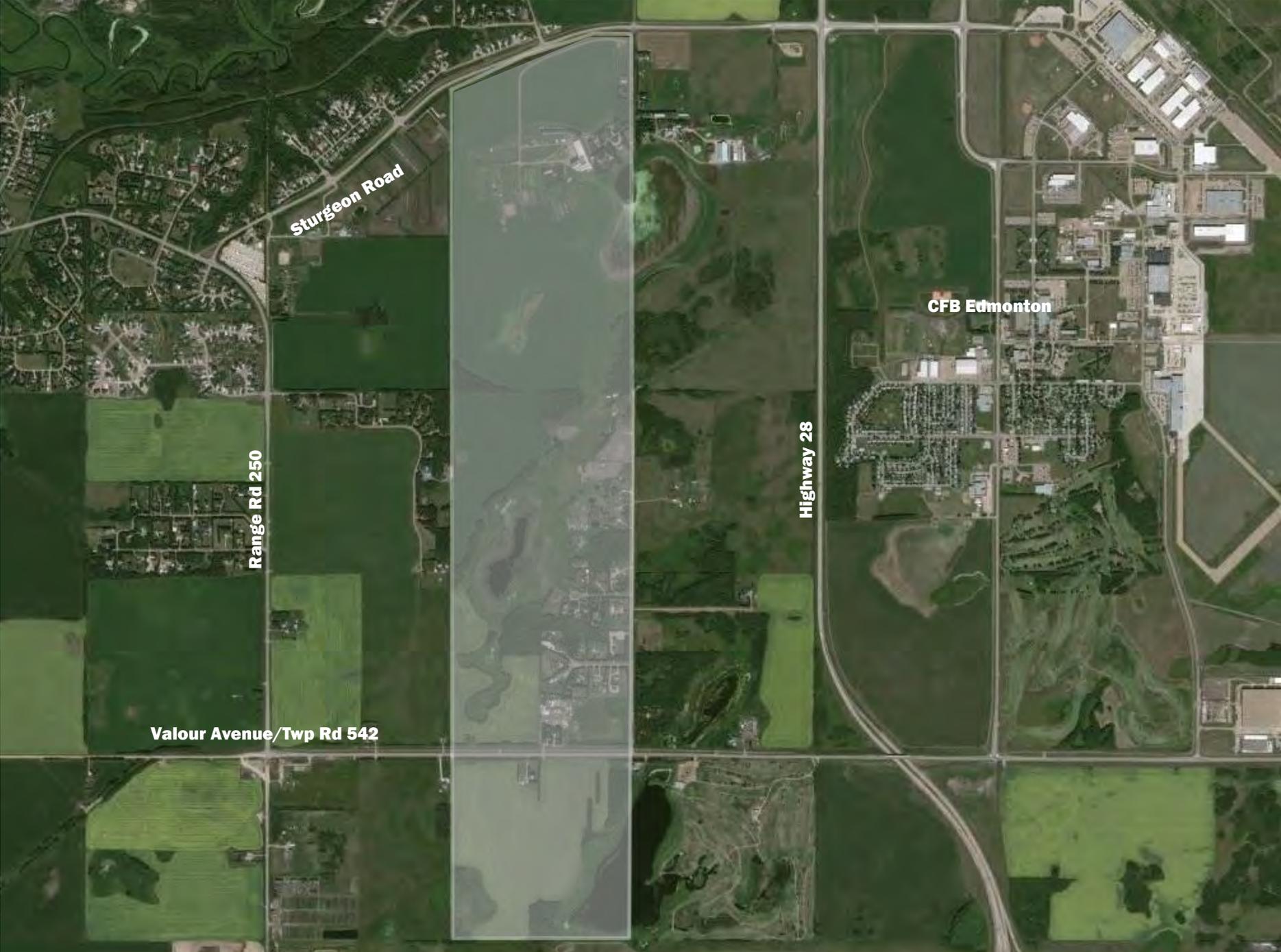
Using the Sturgeon Valley context and conscientious of adjacent areas, both developed and planned, the residential component of this strategic site will be developed as a hub for the Sturgeon Valley and surrounding area, embodying Sturgeon Valley's unique character and heritage whilst providing contiguous,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

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

G.C Development Expectations the strategic site will:

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

Map 4: Detailed Strategic Site Map





Strategic Site D

Sturgeon Valley Natural Heritage

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

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

G.D Development Expectations the strategic site will:

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

Map 5: Detailed Strategic Site Map





Strategic Site E

Sturgeon County Commercial and Light Industrial Local Employment Hub

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

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

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

G.E Development Expectations the strategic site will:

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

Neighbourhood H

Distinctive Neighbourhood Role

To recognize rural development opportunities, while respecting existing local constraints, in an effort to contour the agricultural interface.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- H 1 Providing regional stability and managing associated development expectations by applying practical and pragmatic design.
- H 2 Recognizing Namao as a community gathering space for cultural activities and learning opportunities.
- H 3 Identifying and addressing, in consultation with local landowners, the cumulative impacts of development on the local landscape.
- H 4 Supporting Non-Residential development and associated service delivery out of Namao.
- H 5 Ensuring the level of proposed development can be supported by the existing infrastructure or by proposed infrastructure improvements.

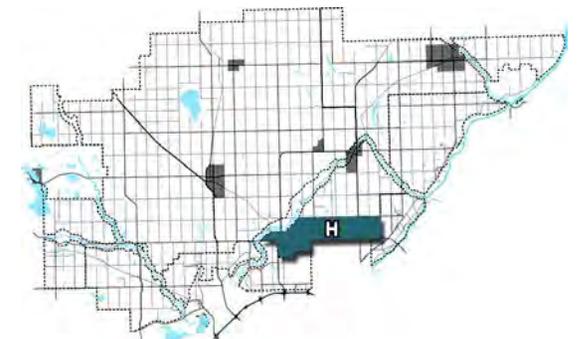
Neighbourhood Growth and Population Forecasts

Total of ±14,287ac (5,782ha) of land
Represents ±3% of SC land mass

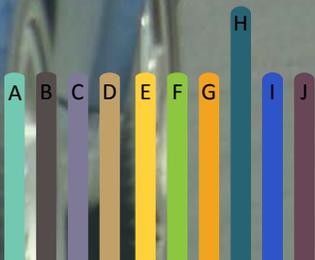
Current Population (2011 census): 366
Estimated Annual Growth Rate: 0.5%
Estimated Future Population (2042): 427
Estimated Change in Pop. Across Neigh H (▲61)

Key Regional Planning Documents

n/a



Neighbourhood



Neighbourhood Perspective

The Namao Agricultural Society maintains and upkeepes the community hall, sports grounds and outdoor skating rink.

Given the Neighbourhood's proximity to CFB Edmonton, certain developments must conform to the Edmonton Garrison Heliport Zoning Regulations.

Namao is home to one of Sturgeon School Division's oldest schools and provides Headstart to Grade Nine education for over 375 students.

Culvert and ditch maintenance is completed from April to November to maintain water flow and protect the integrity of road subgrades.

High traffic volumes are prevalent along Hwy. 37 (especially between Hwy. 2 and Hwy. 15), with traffic volumes in excess of 6,000 vehicles per day. The amount of heavy traffic on this stretch of highway (e.g., trucks with trailers and semi-trailer units with trailers) is increasing.

Alberta Transportation (AT) is responsible for managing proper and safe access to highways. It is estimated that 24% of all reported collisions on rural highways in Alberta are the result of a vehicle turning off the road.

At the Namao Museum, a historical home and barn display household and farm tools used in the late 1800s and early 1900s, including furniture, clothing, housewares and archives from this time period. Other historic sites in the Hamlet are the Namao United Church (dedicated over 125 years ago) and the Community Hall.

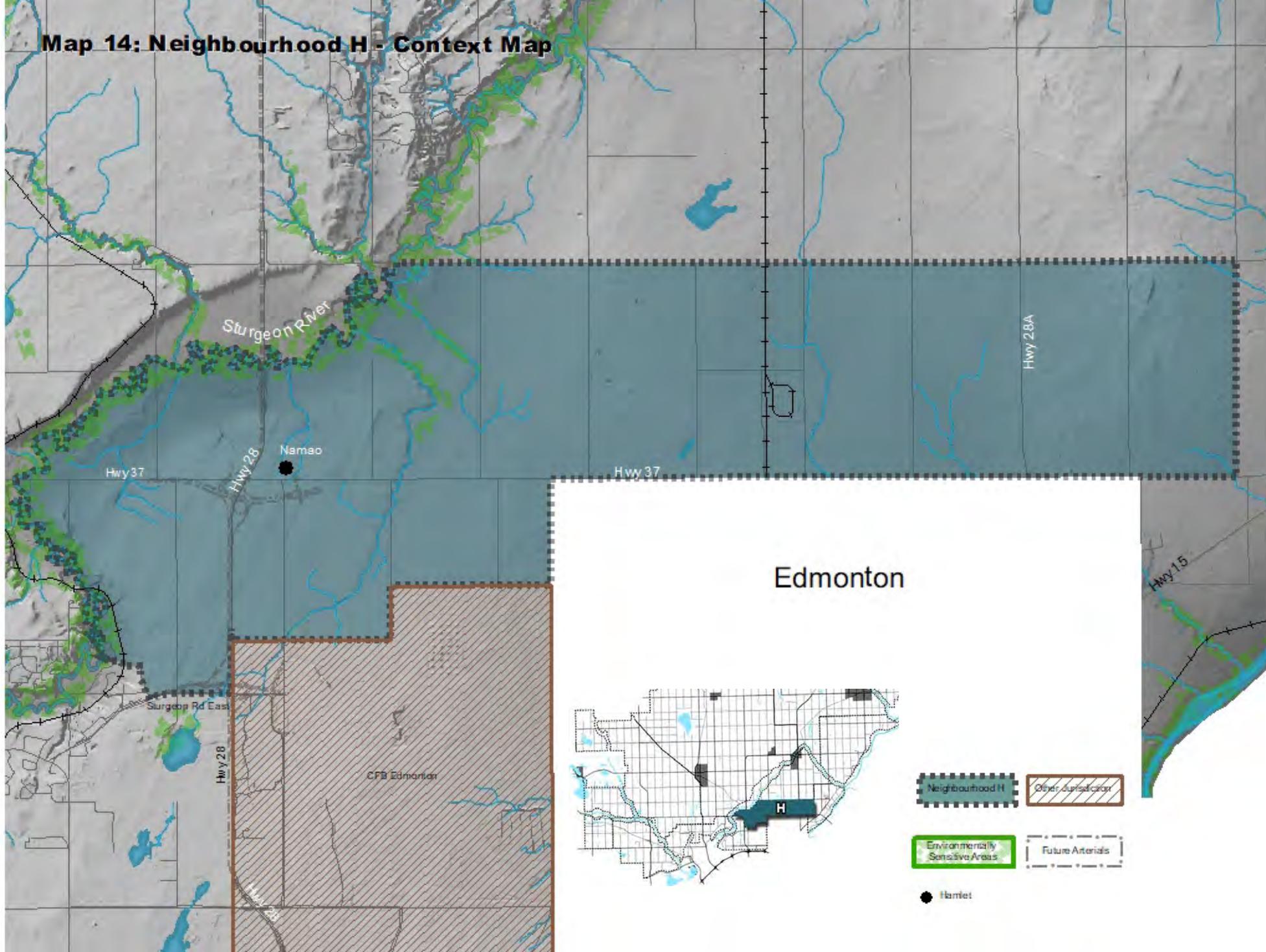
The City of Edmonton has designated lands directly south of the Neighbourhood for industrial development. The site covers an area of approximately 12,000 acres of largely vacant land on the northwest side of Manning Drive.

An interchange at Namao is being considered (10+ year time frame), along with interim and long-range improvements at the Hwy. 28/37 intersection.

Calcium chloride is used to control dust on roads that fulfill the criteria outlined in the County's dust control policy.

Local road construction and maintenance schedules are identified on both an annual and as-required basis. On average, a road is re-graveled every three to four years using 190 to 200 tonne/km. Gravel roads are repaired from May to October.

Map 14: Neighbourhood H - Context Map



Edmonton



- Neighbourhood H
- Other Jurisdiction
- Environmentally Sensitive Areas
- Future Arterials
- Hamlet



residential character outcome

Providing regional stability and managing associated development expectations by applying practical and pragmatic design.

With minimal residential development in the Hamlet of Namao, it has traditionally functioned as an institutional and service centre for surrounding rural residents. Development proposals across the Neighbourhood need to account for limited existing infrastructure resources, proposed access changes along Highway 37, potential impacts on the Integrated Regional Growth Strategy and the Capital Region Growth Plan, and issues arising from industrial activity from the Sturgeon Industrial Park and the Edmonton Energy and Technology Park (located in the City of Edmonton). New or expanding developments will be required to provide the necessary studies and infrastructure investment to support efficient and effective infrastructure servicing of new areas. The desired intent is to accommodate agricultural and rural residential development opportunities that build upon and improve the existing state of infrastructure.

H.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Strengthening the viability of a regional industrial strategy and agricultural operations (outside of the Hamlet of Namao) through the application of Residential Type 4 policies in the Neighbourhood.
- Ⓑ Establishing an administrative boundary for the Hamlet of Namao and implementing Residential Type 3 policies for residential development within that boundary. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where residential type policies are applicable.
- Ⓒ Requiring residential proposals for the Hamlet of Namao that result in amendments to Planning Documents to demonstrate (to the satisfaction of the approval agency) that the activity will not conflict with, nor affect the viability of developments in, the Sturgeon Valley, the identified Capital Region Growth Plan population targets and municipal infrastructure capacity
- Ⓓ Requiring proposed developments to undertake planning and consultation with landowners and stakeholders regarding long-term growth aspirations. Consultation shall address land use, servicing and access issues related to future development. Associated Planning Documents are to identify sustainable types and scales of Residential and Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.
- Ⓔ Ensuring that applicants for proposed developments collaborate with local school boards to address impacts to the existing school facilities and any required infrastructure upgrades.
- Ⓕ Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.

cultural vitality outcome**Recognizing Namao as a community gathering space for cultural activities and learning opportunities.**

Traditionally an institutional and cultural centre in the region, the Hamlet of Namao's role will evolve as Sturgeon Valley moves forward with residential development plans. The desired intent is to promote existing cultural ties that reflect the Neighbourhood's rural character and community.

H.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Developing reciprocal-use agreements with Canadian Forces Base (CFB) Edmonton and local school boards as a way to share resources and accommodate social services provision.
- b Building upon and seeking partnership opportunities with adjacent municipalities and CFB Edmonton to respond to evolving community recreation needs.
- c Assisting local community groups and cultural organizations to highlight the historical and cultural significance of the Hamlet of Namao.
- d Collaborating with the local agricultural society and volunteer organizations to identify recreation and cultural program needs and service delivery.
- e Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promote the diversity of the Neighbourhood.



H 3

environmental stewardship outcome

Identifying and addressing, in consultation with the local landowners, the cumulative impacts of development on the local landscape.

The existing drainage network needs to be more accurately assessed in consideration of the varied topography found across the Neighbourhood. Subdivision and development proposals are required to account for drainage-related responsibilities, such as the installation (and associated maintenance) of drainage infrastructure beyond the County's capabilities. The desired intent is to ensure that comprehensive drainage improvements are considered and provide a positive benefit for agriculture-related operations.

H.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Establishing a drainage study area to assess current and future drainage needs in the Neighbourhood. The study will provide direction regarding protection of existing drainage networks and identify specific targets to guide development.
- Ⓑ Requiring a drainage plan for subdivision proposals that exceed Residential Type 4 densities or are proposed for non-Primary Industry development activities.
- Ⓒ Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural land.



Supporting Non-Residential development and associated service delivery out of Namao.

Development in the Neighbourhood presents fiscal challenges to sustainable growth. With infrastructure servicing nearing capacity, development beyond the rural levels of service will require additional financial and resource input. The desired intent is to accommodate development that supports the objectives of the Integrated Regional Growth Strategy, while providing opportunities for rural development that is economically feasible to Sturgeon County.

H.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

a Considering and accommodating Non-Residential Type 3 developments in the Hamlet of Namao, when the Non-Residential type complements the residential and institutional nature of the community.

b Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of the Hamlet of Namao) will have limited adverse impacts to Primary Industry and activities within the Sturgeon Industrial Park.

c Encouraging Non-Residential Type 4 HBB (located outside of Namao) that complement local agricultural activities (such as agri-tourism, value-added agricultural, and agricultural support services) and that meet the HBB requirements found outlined in Land Use Bylaw.

d Requiring proposed or expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County. HBBs, where the Non-Residential type and scale conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or to an appropriate location identified in an approved Planning Document.

e Applying Canadian Forces Base (CFB) Edmonton's Approach Path overlay to ensure that the Federal government's development restrictions are enforced and that proposed development does not negatively infringe on CFB operations (see Map 21 within Appendix A-3).

f Giving regard to development opportunities for existing Non-Residential operations, where development objectives are local in nature and do not initiate regional infrastructure expansion not contemplated in the Capital Region Growth Plan.



H 5

infrastructure outcome

Ensuring the level of proposed development can be supported by the existing infrastructure or by proposed infrastructure improvements.

Continued development in the Neighbourhood is resulting in impacts to County infrastructure, including functional deficiencies and capacity constraints where County infrastructure connects to Provincial roadways and ongoing maintenance/repairs to County-related infrastructure (including road upgrades/repairs and drainage network improvements). Currently, there is a need for infrastructure investment for Non-Residential development in the Sturgeon Industrial Park (SIP), as opposed to accommodating or further encouraging adhoc developments. Development and the growth/expansion of Non-Residential operations are being encouraged to locate to Non-Residential Development Parks across the County. The desired intent is to ensure that infrastructure design corresponds with associated land uses.

H.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a** Limiting new or expanding Non-Residential development where there is no demonstrated commitment to infrastructure investment on behalf of the applicant. Proposed new developments are required to demonstrate that they will not exceed existing infrastructure capacities.
- b** Limiting Residential and Non-Residential development in the Hamlet of Namao according to existing infrastructure servicing capacity. Proposed new developments will demonstrate the ability to connect to existing municipal infrastructure systems.
- c** Designing and building road networks (outside of the Hamlet of Namao) to support Primary Industry activities. Non-gravel serviced roadways will be limited to the Neighbourhood, unless the traffic counts support an identified long-range need for upgrading.
- d** Collaborating with Alberta Transportation (AT) to ensure provincial highway design improvements adequately serve identified needs.
- e** Working with stakeholders, such as AT and the City of Edmonton, to identify and locate roadway corrections and intersections along Hwy 37 to ensure that future development does not impact road improvements.
- f** Recognizing future fire-fighting service requirements for the County and strategically situating new facilities to provide services to a variety of Sturgeon County residents.



Junction of Hwy. 37 and Hwy. 28A

Neighbourhood I

Distinctive Neighbourhood Role

To strengthen the strategic industrial corridor, by targeting infrastructure investment that supports and links regional economic growth.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- 1 Promoting a diverse range of employment opportunities that are supportive of the industrial activity within the Sturgeon Industrial Park.
- 1 Building on the cultural heritage of Lamoureux and recognizing the settlement's historic regional importance.
- 3 Ensuring that industrial activity does not negatively impact the natural environment and that the health and safety of residents is adequately considered.
- 4 Encouraging a range of manufacturing, logistics and support industries that ensure a diverse economic base and that complement activity in the Alberta Industrial Heartland and the City of Edmonton Energy and Technology Park.
- 5 Providing infrastructure services that facilitate economic growth for industrial users.

Neighbourhood Growth and Population Forecasts

Total of ±10,912ac (4,416ha) of land
Represents ±2% of SC land mass

Current Population (2011 census): 525
Estimated Annual Growth Rate: 1.5%
Estimated Future Population (2042): 836
Estimated Change in Pop. Across Neigh I (▲311)

Key Regional Planning Documents

South Sturgeon Area Structure Plan (Bylaw 407/81)



Neighbourhood



Neighbourhood Perspective

Sturgeon County is a founding shareholder of the River Valley Alliance (RVA), a joint municipality initiative in the Capital Region. The vision of the RVA is to transform a 88-kilometre stretch of the North Saskatchewan River Valley into a world-class metropolitan river front regional park.

Many Sturgeon County residents are employed in the manufacturing sector, which is a key contributor to the local economy. Growth in this sector is influenced by commodity prices, energy prices and domestic demand for goods and housing.

The START line is a major trunk sewer that conveys flow from the St. Albert lift station to the Alberta Capital Region Wastewater Commission treatment plant located south of Fort Saskatchewan.

The historic Our Lady of Lourdes Roman Catholic Church (1901) continues to serves parishioners in and near Lamoureux. The site includes the church, rectory, parish hall and grotto.

Topographic variations across the County produce micro-climates; notable micro-climates are found along the North Saskatchewan and Sturgeon Rivers.

TWP Rd 570 and RR 224 (Opal Road), near the Sturgeon Industrial Park, have no load bans or overhead wires and are built for wide loads.

Several national historic sites are found in Sturgeon County and reflect the region's rich history. Edmonton House, Fort Augustus and Lamoureux are all located in the County and are some of the first known European settlements in the Edmonton area.

The Sturgeon Industrial Park is ideally located for light and medium industry to capitalize on multi-billion dollar developments in the Alberta Industrial Heartland (AIH). With over 400 acres of serviced land and 800 acres of raw industrial zoned land available, the Sturgeon Industrial Park can support small, medium and large light industries.

An existing waste water collection pipeline services Sturgeon Industrial Park. The pipeline has been designed to accomodate additional flow.

Alberta Health Services provides Sturgeon County residents with a variety of medical services. Sturgeon County residents in Neighbourhood I have access to 24-hour emergency services at healthcare centres in Fort Saskatchewan.

The Vegreville Subdivision rail line runs along the east side of the County, near the North Saskatchewan River, past Fort Saskatchewan, and heads east towards Vegreville. This line connects to all Canadian eastern destinations following Highway 16 into Saskatchewan and beyond.

Map 16: Neighbourhood I - Context Map

The Sturgeon Industrial Park

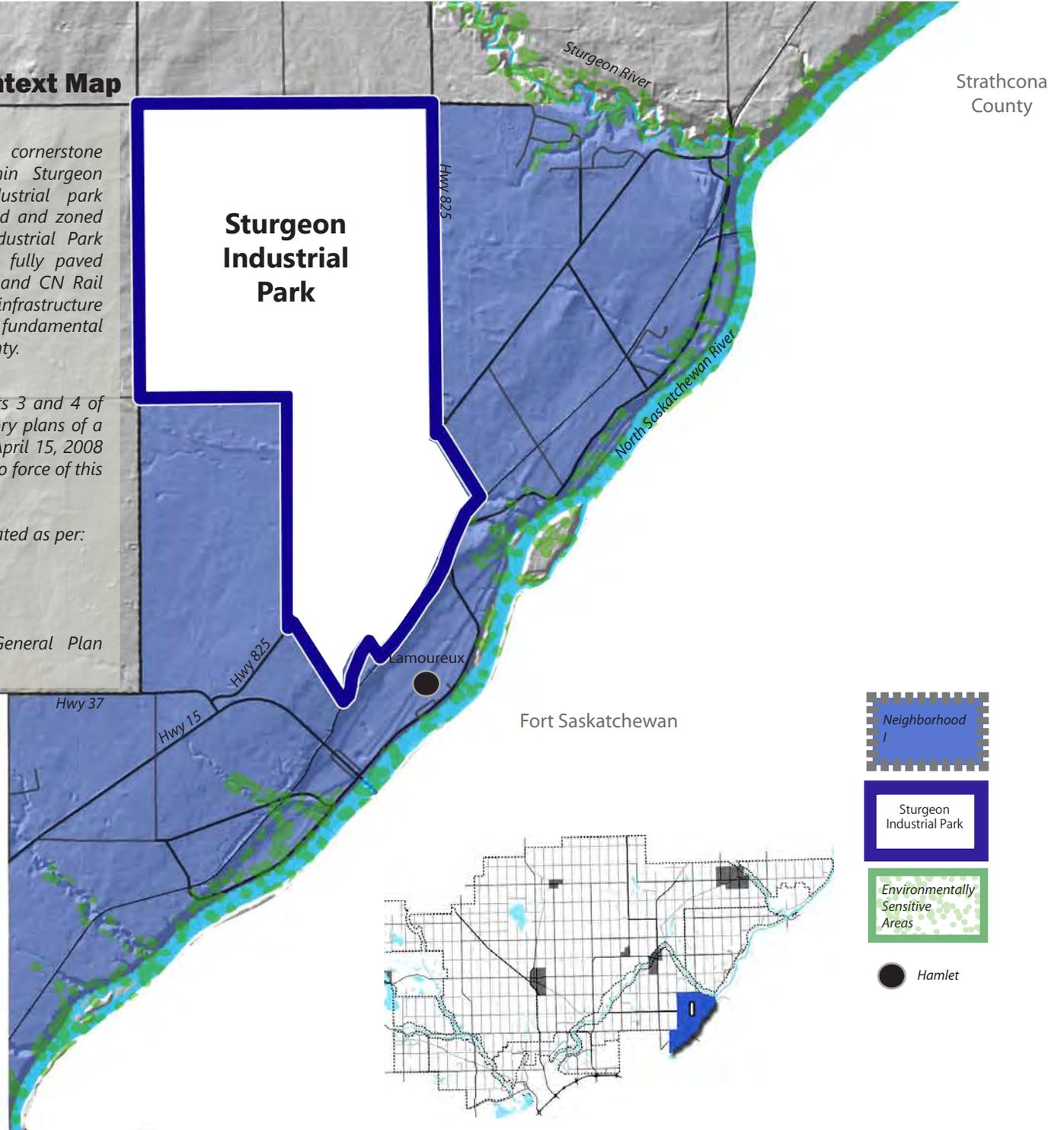
The Sturgeon Industrial Park has been the cornerstone of light and medium industrial activity within Sturgeon County since the 1970's. The existing industrial park currently contains over 1,200 acres of designated and zoned industrial land. Features of the Sturgeon Industrial Park include regional water and sanitary servicing, fully paved roads, access to an extensive highway network and CN Rail access. Sturgeon County has supported local infrastructure improvements, to make Sturgeon Industrial Park a fundamental non-residential growth area within Sturgeon County.

CRB Regulation - Part 5 Section 23

"For greater certainty, except as provided in Parts 3 and 4 of the Regulation and Part 17 of the Act, all statutory plans of a participating municipality that were in effect on April 15, 2008 and have not been repealed before the coming into force of this Regulation remain in full force and effect."

The full area of Sturgeon Industrial Park is designated as per:

- Sturgeon County MDP (Bylaw 818/96)
- Sturgeon County LUB (Bylaw 819/96)
- South Sturgeon ASP (Bylaw 407/81)
- Sturgeon County Bylaw 160-72
- Edmonton Regional Planning Commission General Plan adopted July 1972 (see ERPC file no 76-SC-198)





residential character outcome

Promoting a diverse range of employment opportunities that are supportive of the industrial activity within the Sturgeon Industrial Park.

Development in the Neighbourhood is closely aligned with industrial sector growth in the Alberta Industrial Heartland (AIH). Industrial growth will continue to provide Sturgeon County with an increasing and significant employment base. As such, residential development within Neighbourhood I should complement and not distract from the opportunities that the Sturgeon Industrial Park provides. The desired intent of the Neighbourhood is to ensure the successful co-existence of existing residential and proposed Non-Residential development activities.

I.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Strengthening the viability of agricultural operations, the regional industrial strategy and Sturgeon Industrial Park (outside of the Hamlet of Lamoureux) through the application of Residential Type 4 policies in the Neighbourhood.
- b Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural lands.
- c Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- d Requiring proposed developments to provide a compatible land-use transition between the City of Edmonton, residential development and existing Primary Industry.
- e Limiting the infill of existing country residential subdivisions and Hamlets until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development.
- f Establishing an administrative boundary for the Hamlet of Lamoureux and implementing Residential Type 3 policies for residential development within that boundary. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where residential type policies are applicable.
- g Giving regard to the existing residential character of the Hamlet of Lamoureux by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- h Requiring residential infill in the Hamlet of Lamoureux to be limited to on-site septic development and setback standards.



cultural vitality outcome**Building on the cultural heritage of Lamoureux and recognizing the settlement's historic regional importance.**

Fort Augustus and Edmonton House were initially located in the Lamoureux area prior to being relocated within the City of Edmonton boundaries in 1801. These significant historical sites contribute to Sturgeon County's cultural connection with the Capital Region. The desired intent is to acknowledge these historical features and work with the River Valley Alliance (RVA) to inform residents of the importance of these unique heritage features.

I.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ⓐ Establishing partnerships with key stakeholders (such as the RVA and the Provincial and Federal government cultural ministries) to identify significant cultural and natural sites and to develop management strategies for their preservation and conservation.
- ⓑ Collaborating with the RVA to promote and facilitate regional parks and open space initiatives.
- ⓒ Promoting active dialogue between County residents (in close proximity to industrial operations) and industry stakeholders to determine issues affecting residents across the Neighbourhood.
- ⓓ Recognizing Lamoureux as a historically significant community in the Capital Region and protecting the area from development that may detract from its value.
- ⓔ Requiring cash in lieu of municipal reserve land dedication in the Neighbourhood to support municipal service provision and land acquisition in the Hamlet of Lamoureux or to a location identified by Sturgeon County.



National Historic Site - Sturgeon County



environmental stewardship outcome

Ensuring that industrial activity does not negatively impact the natural environment and that the health and safety of residents is adequately considered.

While the Sturgeon Industrial Park (SIP) is well-suited to support the Alberta Industrial Heartland (AIH), an organized set of enhanced environmental practices is required to ensure adequate consideration of the overall impact of industrial development on residents' quality of life. The desired intent is to plan industrial developments with the ecological capacity of the landscape in mind, paying particular attention to the assimilative capacity of the air, water (surface and ground) and drainage connectivity.

I.3 environmental stewardship output actions

Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Working with the Province and regional partners to establish baseline environmental health and quality-of-life indicators for Sturgeon County residents, in order to understand the effects of cumulative emissions from industrial sources in and near the AIH.
- b Promoting active dialogue between County residents and industry stakeholders regarding environmental stressors and quality-of-life issues caused by increased industrial developments in the Neighbourhood.
- c Ensuring regulatory bodies and industry stakeholders (including Alberta Environment and the Fort Air Partnership) continue to monitor air-quality parameters in the Neighbourhood and report the findings to Sturgeon County.
- d Ensuring industrial operations continue to monitor groundwater supply and quality to ensure groundwater is not adversely affected by industrial activities.
- e Requiring industrial approval holders to submit plans for the protection of groundwater supplies.
- f Ensuring appropriate risk management standards are established and in place for any industrial development that might impact Sturgeon County residents, including those developments proposed for the cities of Edmonton and Fort Saskatchewan and the County of Strathcona.
- g Encouraging adequate transition between industrial activity and existing multi-lot residential properties in an effort to reduce negative impacts to County residents' quality of life.
- h Considering the type, scale and location of Non-Residential industrial developments on regional viewsheds by consulting with County residents and neighbouring municipalities.
- i Initiating and developing best-management policies and practices regarding storm-water management, flood-plain management and sediment management in close proximity to the Sturgeon River and the North Saskatchewan River.
- j Requiring a drainage plan for any subdivision proposal that exceeds agricultural densities (Residential Type 4) or is proposed for non-agricultural development activities.

economic health outcome**Encouraging a range of manufacturing, logistics and support industries that ensure a diverse economic base and complement activity in the Alberta Industrial Heartland (AIH) and the City of Edmonton Energy and Technology Park (ETP).**

To ensure fiscal sustainability as outlined within the Integrated Regional Growth Strategy, the diversification of industrial activities in the Sturgeon Industrial Park (SIP) is required. Promoting economic diversification that attracts targeted sectors requires investment and continued development focus for SIP. The desired intention is to support initiatives that will transform the SIP into a competitive alternative for industrial development and growth within Sturgeon County.

I.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Ensuring proposed developments for the Neighbourhood demonstrate limited adverse impact on the activities, growth or viability of the SIP.
- b Ensuring the continued viability and growth of SIP by promoting Non-Residential Type 2 developments in the SIP that support and build on development activity in the AIH and the ETP.
- c Locating proposed or expanding Non Residential developments to the Non-Residential Development Park (SIP). If there is a demonstrated need identified by Sturgeon County to create additional industrial development opportunities in the Neighbourhood, priority will focus on land contiguous to the existing Non-Residential Development Park and will necessitate an MDP amendment.
- d Developing and adopting an Area Redevelopment Plan for SIP in an effort to establish an industrial corridor linking the heavy industrial activity in the AIH to the eco-industrial activity proposed in the ETP.
- e Undertaking a Needs Assessment and adopting an Economic Development Strategy for SIP to ensure that the Non-Residential Development Park is a premier destination for value-added industrial activity and supportive industrial service for the AIH.
- f Investigating and establishing Floor Area Ratio targets for Non-Residential Development in the SIP, in an effort to balance municipal infrastructure development with tax revenue.
- g Supporting a variety of Non-Residential uses that complement development activity and serve the local employment sector of the SIP.
- h Promoting Non-Residential Commercial that provides support services to developments in SIP and the AIH. Non-Residential Commercial will be considered at key strategic locations to assist further diversification of the SIP and AIH industrial base.
- i Requiring Non-Residential proposals that result in amendments to Planning Documents to demonstrate (to the satisfaction of the approval agency) that the activity will not conflict with, nor affect the viability of developments in SIP and municipal infrastructure capacity.
- j Requiring Non-Residential proposals to undertake planning and consultation with landowners and stakeholders regarding long-term growth aspirations. Consultation shall address land use, servicing and access issues related to future development. Associated Planning Documents are to identify sustainable types and scales of Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.



Sturgeon Industrial Park - Sturgeon County

Providing infrastructure services that facilitate economic growth for industrial users.

Sturgeon County has historically experienced challenges in addressing local servicing capacities throughout the Neighbourhood due to development pressures and required infrastructure improvements. Building off the 2008 South East Sturgeon Utility Assessment report, Sturgeon County has developed a series of infrastructure master plans to accommodate the full build out of the existing Sturgeon Industrial Park. These master plans outline the local infrastructure improvements required to support continued phased development of existing industrial zoned lands. The desired intent is to ensure the availability of a competitive supply of serviced industrial land at SIP in order to grow County industrial assessments.

I.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a** Apply the current industrial zoned lands as the administrative boundary for the Sturgeon Industrial Park (see Map 16 on page 132). Sturgeon County will not contemplate adjustments to the SIP administrative boundary that initiate regional infrastructure expansion not contemplated in the Capital Region Growth Plan (see Map 19 of Appendix A-3).
- b** Creating an infrastructure capacity and servicing implementation plan for the SIP to ensure its long-term viability and growth. The Plan will include a schedule and financial plan to support the infrastructure (water, waste water, storm water, transportation) required for continued industrial growth.
- c** Developing Annual Servicing Assessments to determine new infrastructure requirements for the SIP. Assessments will consider any priorities that may have changed due to new or stalled developments.
- d** Requiring new and expanding developments in the SIP to connect to the existing municipal infrastructure network and be serviced for full fire-flow protection.
- e** Creating, reviewing and updating SIP off-site levy rates to finance future infrastructure projects.
- f** Working with the Province and regional partners to ensure adequate regional transportation infrastructure is in place for continued commercial and industrial growth in the SIP and the Alberta Industrial Heartland (AIH).
- g** Engaging with and seeking formal commitment from the Province regarding intersection improvements and highway realignments of Provincial roadway infrastructure including (but not limited to) Highway 825.
- h** Making efficient use of the existing rail network in the SIP and exploring options for expansion.
- i** Promoting a clustering of industry in Sturgeon Industrial Park (SIP) that works together to reduce resource intensity, control pollution and minimize collective waste inputs. Businesses are encouraged to use resource-efficient infrastructure, buildings and processes that recognize an organized set of enhanced environmental principles and practices.
- j** Requiring any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, to be borne by the benefiting lands. Potential funding mechanisms may include a combination of levies and/or local improvement-tax programs.
- k** Implementing the SIP Stormwater Master Plan and completing updates when sufficient drainage improvements and/or significant industrial developments occur.
- l** Implementing a monitoring plan to assess the integrity of existing and future storm-water conveyance systems in the SIP (including drainage channels and culverts).
- m** Engaging with the Province regarding potential North Saskatchewan River bridge crossing alternatives to facilitate and accommodate heavy industrial traffic to the AIH.
- n** Working in collaboration with the AIH, the Edmonton Metropolitan Region Board, Alberta Transportation and other stakeholders to identify park-and-ride locations in the SIP and the AIH.



Neighbourhood J

Distinctive Neighbourhood Role

To focus heavy industrial activity within Sturgeon County, while being an active contributing partner, in order to become an emergent industrial leader.

Sturgeon County will support the distinctive Neighbourhood Role through the following Outcomes:

- J 1** Aiming to be a major industrial employment generator for the Capital Region.
- J 2** Encouraging corporate industry to invest in Sturgeon County's social, cultural and environmental initiatives.
- J 3** Complying with Federal and Provincial regulations in an effort to maintain safe communities and natural environments.
- J 4** Facilitating and accommodating the growth of Alberta's energy sector, which contributes to the overall viability of Sturgeon County's future.
- J 5** Ensuring efficient infrastructure networks to accommodate a wide range of industrial needs.

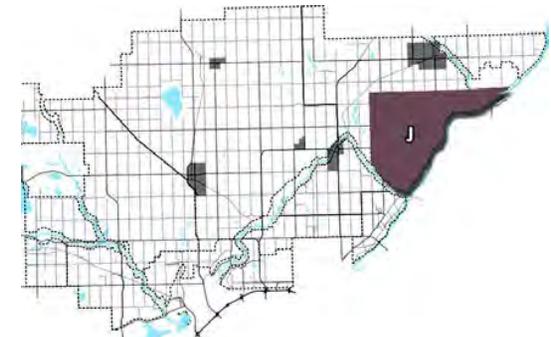
Neighbourhood Growth and Population Forecasts

Total of ±35,986ac (14,563ha) of land
Represents ±7% of SC land mass

Current Population (2011 census): 299
Estimated Annual Growth Rate: -1.5%
Estimated Future Population (2042): 188
Estimated Change in Pop. Across Neigh J (▼111)

Key Regional Planning Documents

Statutory Plan: Alberta Industrial Heartland Area Structure Plan



Neighbourhood



Neighbourhood Perspective

In 1998, Sturgeon County became a founding member of the Alberta Industrial Heartland Association (AIHA). Encompassing 582 square kilometres and five municipalities, the AIHA is one of Canada's largest hydrocarbon processing regions.

The goal of the AIHA is to increase the region's bitumen upgrading capacity, pipeline network and petrochemical processing capabilities.

With continued industrial growth in the Heartland region, developments are seeking to adopt "dark-sky" design principles to reduce light pollution.

Sturgeon County's municipal boundaries fall within airsheds monitored by the Alberta Capital Airshed Alliance (ACAA) and the Fort Air Partnership (FAP). The FAP has numerous air monitoring stations directly within Sturgeon County (within the Industrial Heartland boundaries and extending west to Hwy 28/803).

A transportation study for the AIH region was completed and approved in 2011. AIHA is working with the province and Capital Region Board to utilize the study and enhance transportation planning for the region.

The Northeast Capital Industrial Association administers Alberta's Industrial Heartland Voluntary Residents Property Purchase Program (VPPP). The VPPP was initiated by AIHA and several NCIA members in 2004 to find fair and practical ways to address long-standing resident concerns about the cumulative impact of industrial activity and development in the Heartland policy area.

In the northern portion of the Capital Region, it is anticipated that the majority of job growth will centre on the petrochemical industry. The "Refine It Where You Mine It" philosophy promotes value-added processing of oil sand by-products and is a key mandate of the Alberta Industrial Heartland Association (AIHA).

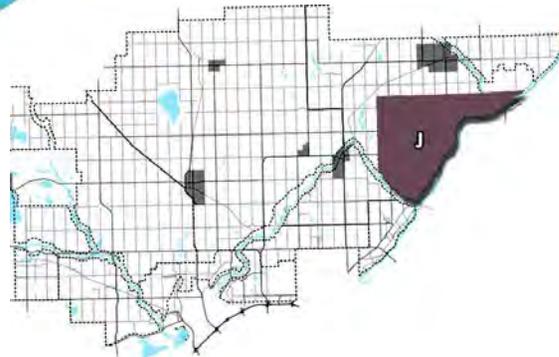
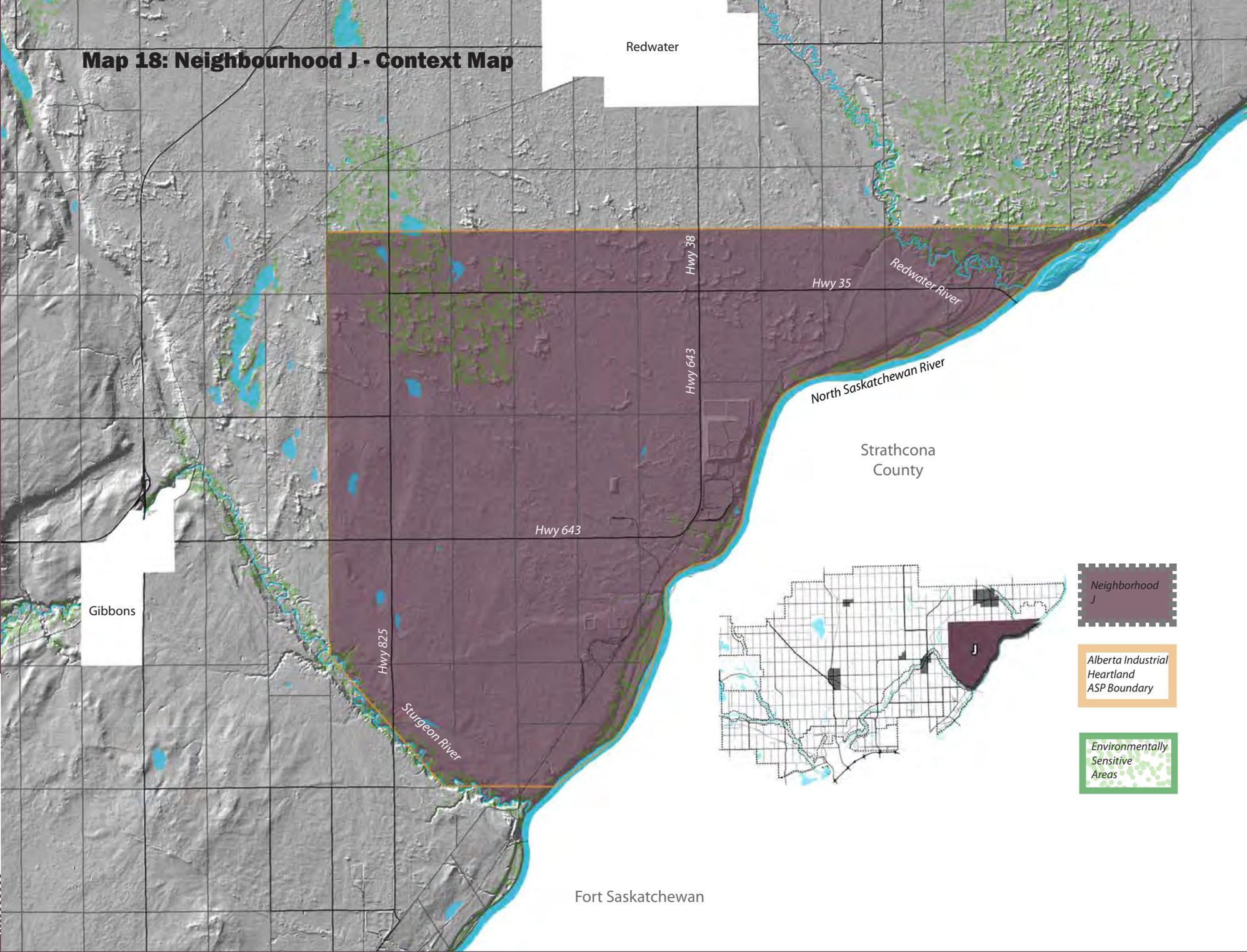
The Water Management Framework for the Industrial Heartland and Capital Region provides overarching principles for the management of river water from Devon to Pagan.

The Northeast Capital Industrial Association, in collaboration with the Energy Resources Conservation Board (ERCB), has designed a regional approach to managing noise in the AIH. Industrial noise levels are required to comply with the ERCB's Noise Control Directive 038.

A major regional groundwater quality study began in 2003, conducted in collaboration with Alberta Environment. It is designed to help industries, governments and the community in understanding and maintaining the quality of the region's groundwater.

Sturgeon County is a member of Northeast Region Community Awareness Emergency Response. The organization was formed in 1991 as a regional non-profit mutual-aid emergency response association.

Map 18: Neighbourhood J - Context Map



- Neighbourhood J
- Alberta Industrial Heartland ASP Boundary
- Environmentally Sensitive Areas



residential character outcome

Aiming to be a major industrial employment generator for the Capital Region.

In conjunction with the adoption of the Alberta Industrial Heartland (AIH), the long-term potential of the Neighbourhood shifted from an agrarian community to a heavy industrial development. The desired intent is to reduce land-use conflicts between future heavy industrial operations and residential populations.

J.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- a Strengthening the viability of Non-Residential activities, and associated employment, by prohibiting new residential development in the Neighbourhood.
- b Reducing land-use conflicts associated with Non-Residential Type 1 operations by applying the AIH Area Structure Plan (ASP) in the Neighbourhood.
- c Reviewing and updating the existing ASP for the AIH, in partnership with other AIH member municipalities.
- d Encouraging Primary Industry activities on lands not yet ready for Non-Residential development, as an interim use in the Neighbourhood.
- e Liaising with the local agricultural community to minimize land-use conflicts by discouraging the creation or expansion of Confined Feeding Operations in the Neighbourhood.
- f Ensuring that Non-Residential development activities comply with the associated AIH ASP document and provide the Capital Region with diverse employment opportunities.
- g Reviewing and updating emergency Planning Documents developed for the AIH.



Encouraging corporate industry to invest in Sturgeon County's social, cultural and environmental initiatives.

Heavy industrial operations and development in the Neighbourhood are essential for the long-term fiscal viability of Sturgeon County. Therefore, no new residential development potential exists for the Neighbourhood. The desired intent is to collaborate with corporate communities to facilitate County initiatives that contribute to an improved quality of living for all Sturgeon County residents.

J.2 cultural vitality output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ⓐ Promoting active dialogue between County residents (in close proximity to industrial operations) and industry stakeholders to determine issues affecting residents across the Neighbourhood.
- ⓑ Assisting in the facilitating of funding and corporate sponsorship opportunities for cultural and recreation services in Sturgeon County.



J
3

environmental stewardship outcome

Complying with Federal and Provincial regulations in an effort to maintain safe communities and natural environments.

Continued development in the Alberta Industrial Heartland (AIH) creates competition for land resources, and results in known and potential impacts to wetlands, groundwater, soils, habitats and landscapes in general. While Alberta Environment (AENV) is responsible for legislating and enforcing large scale industrial developments in the AIH, innovative approaches are needed from municipalities, local land owners, industry and the Province to address the impacts of industrial growth. Currently, the AIH Area Structure Plan is the primary planning framework that ensures an adequate supply of land base for future heavy industrial uses. The desired intent is to ensure that the environmental strategies developed for the AIH mitigate negative changes to wetlands, groundwater and landscapes, and maximize opportunities such as soil conservation and reclamation.

J.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:



- a Promoting active dialogue between County residents and industry stakeholders regarding environmental stressors and quality-of-life issues caused by increased industrial developments in the AIH.
- b Ensuring the series of comprehensive, science-based targets, outcomes and actions that have been set for the AIH to protect air, land and water safeguard the well-being of current and future Sturgeon County residents.
- c Ensuring Federal and Provincial government regulations for industrial activities in the AIH are met and enforced.
- d Ensuring regulatory bodies and industry stakeholders (including AENV and the Fort Air Partnership) continue to monitor air-quality parameters in the Neighbourhood and report their findings to Sturgeon County.
- e Working with the Province and regional partners to establish baseline environmental health and quality-of-life indicators for Sturgeon County residents living in or near the AIH, in order to understand the effects of cumulative emissions from industrial and urban sources.
- f Ensuring industrial operations in the AIH continue to monitor groundwater supply and quality to ensure that groundwater is not adversely affected by industrial activities.

- g Applying the Safety and Risk Management Buffer for Neighbourhood J as indicated in the Capital Region Growth Plan Regional Buffers areas map.
- h Ensuring appropriate risk management standards and emergency Planning Documents are established and in place for any industrial development that might impact Sturgeon County residents, including those developments proposed for the City of Fort Saskatchewan and the Counties of Strathcona and Lamont.
- i Promoting industrial developments that reduce disturbance, protect environmental functions and implement progressive reclamation measures where possible. New or retrofitted facilities will be encouraged to use "green" technologies.

economic health outcome**Facilitating and accommodating the growth of Alberta's energy sector, which contributes to the overall viability of Sturgeon County's future.**

Heavy industrial development generates significant revenue for Sturgeon County and provides residents with associated infrastructure and employment opportunities that could not be achieved with smaller-scale developments. The desired intent is to provide economic and employment opportunities that will sustain the long-term financial success of Sturgeon County and its residents.

J.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Ensuring proposed non-Primary Industry activities in the Neighbourhood demonstrate limited adverse impact on Non-Residential Industrial Type 1 operations or activities (as outlined in the Alberta Industrial Heartland (AIH) Area Structure Plan).
- Ⓑ Applying 64 hectares/160 acres as the basic Non-Residential land unit, and unless otherwise indicated in the AIH ASP, the maximum Non-Residential density is four (4) parcels for every 64 hectares/160 acres. Subsequent density increases require an amendment to the AIH ASP and the submission of a Planning Document.
- Ⓒ Developing economic development initiatives that promote the diversification of Non-Residential Type 1 development activity in the AIH.
- Ⓓ Ensuring proposed development demonstrates a positive overall contribution to the Capital Region economic developments vision and goals.
- Ⓔ Supporting the ongoing development of regional industrial networks that increase the viability of the AIH.
- Ⓕ Locating future development of the energy production sector to the AIH in an effort to become an energy production leader in Alberta.
- Ⓖ Encouraging the clustering of heavy industrial activity to promote efficient service delivery and waste stream sharing.



J
5

infrastructure outcome

Ensuring efficient infrastructure networks to accommodate a wide range of heavy industrial needs.

The Alberta Industrial Heartland (AIH) will continue to be the major focus of heavy industrial growth in Sturgeon County over the next 30+ years due to the level of investment in upgrading and service facilities. The desired intent is to ensure that regional plans recognize and account for future needs associated with heavy industrial development in Sturgeon County's portion of the AIH.

J.5 infrastructure output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- Ⓐ Supporting the continued development of the AIH through effective land and infrastructure planning that maximizes synergies and minimizes impacts. Planning for land use, infrastructure, transportation and utility corridors will be effectively communicated to all stakeholders.
- Ⓑ Promoting a clustering of industry in the AIH that works together to reduce resource intensity, control pollution and minimize collective waste inputs. Industry will be encouraged to use resource-efficient infrastructure, buildings and processes that recognize an organized set of enhanced environmental principles and practices.
- Ⓒ Working with the Province and regional partners to identify strategies that maximize efficient traffic flow as development in the area progresses. Infrastructure improvements to specific highways and intersections will ensure viable long-range transportation networks in and around the AIH region.
- Ⓓ Working with the Province, the Energy Resources Conservation Board and regional partners to formulate a consolidated pipeline plan for locating new pipeline right-of-ways in the AIH region.
- Ⓔ Working with the Province, regional partners and industry to prioritize future water and utility requirements and the orderly development of associated infrastructure needs.



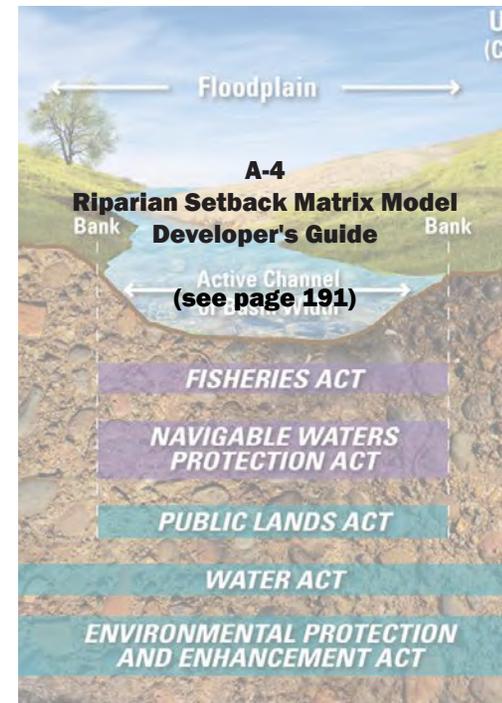
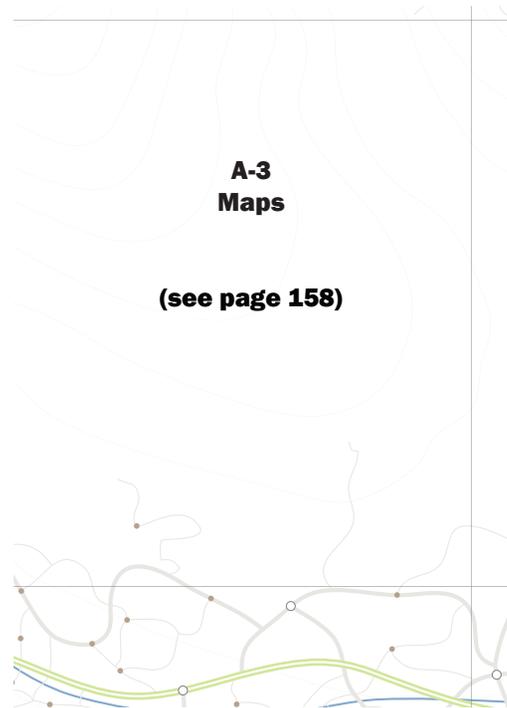
Appendices

A	
B	
C	
D	
E	A-1
F	Glossary and Acronyms
G	
H	(see page 148)
I	
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	

A-2
Planning Referral and Process

(see page 154)

Appendices



Acronyms

- AB ESA:** Province of Alberta identified Environmentally Significant Area
- AENV:** Alberta Environment
- AIH:** Alberta Industrial Heartland
- ASP:** Area Structure Plan
- CCRA-O:** Cluster Country Residential Area - 0
- CFB:** Canadian Forces Base
- CRB:** Capital Region Board
- CRGP:** Capital Region Growth Plan
- ERCB:** Energy Resources Conservation Board
- ETP:** City of Edmonton Horse Hills Energy Technology Park
- IRGS:** Integrated Regional Growth Strategy
- LUB:** Land Use Bylaw
- MDP:** Municipal Development Plan
- MGA:** Municipal Government Act
- PGA:** Priority Growth Area
- RSMM:** Riparian Setback Matrix Model
- RVA:** River Valley Alliance
- SIP:** Sturgeon Industrial Park

Glossary

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

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V

W

X

Y

Z

A

Administrative Boundary: A boundary established by Sturgeon County that delineates the exterior limits of a Sturgeon County Hamlet or Historic Settlement.

Alberta Industrial Heartland: A non-profit association comprised of municipalities with an interest in promoting chemical, petrochemical, oil and gas investment in Fort Saskatchewan, Lamont County, Strathcona County, Sturgeon County and Edmonton.

Alberta Land Stewardship Act: The provincial regulation that created the authority to develop seven regional land-use plans which cover the whole of Alberta.

Access Management Plan: A management plan that details the type and degree of resource protection and management needed to assure the ecological integrity of a natural area and its cultural resources. The Plan may also provide information on the type, character and locale of visitor facilities, activities and services

Acreage Lot: A Residential-use lot created during the agricultural subdivision process. In Sturgeon County, the typical acreage lot size is 1 hectare (2.47 acres) and its density reflects Residential Type 4.

Agriculture: The cultivation of animals and plants, and associated industries.

Agricultural Beneficial Management Practices: The Province of Alberta's environmental manual for crop producers.

Agri-Tourism: Attractions and activities that take place in agricultural areas, involve low levels of tourism development and provide visitors with the opportunity to experience agricultural and/or natural environments. (source: Government of Alberta)

Agriculture Operations Practices Act The provincial legislation that sets manure management standards and ensures environmental protection.

Agriculture Viability Strategy: A framework that provides tools to assist with land-use policy decision making about the ongoing sustainability of the Agriculture industry.

Agricultural Parcel: A parcel of agricultural/Primary Industry-use land created during the agricultural subdivision process. In Sturgeon County, a typical parcel of land is 30 hectares (75 acres) or greater and its density reflects Residential Type 4.

Alexander First Nation Treaty Land Entitlement Settlement Agreement: The agreement between Alexander First Nation and the Governments of Canada and Alberta regarding land provision (through Treaty 6) and the future expansion and acquisition of lands for the First Nation.

Aquatic Resources: Natural water habitats, which include but not limited to lakes, wetlands and watercourses.

Area Master Plan: An overarching policy document that is regional in context and is used by Sturgeon County Council and Administration to provide the general framework for development and its associated impacts in an identified area. In Sturgeon County, implementation of the Area Master Plan requires additional localized and detailed supportive Planning Documents. These plans can be either statutory or non-statutory documents.

Area Redevelopment Plan: A Planning Document, adopted by Council, that provides a framework for the redevelopment of lands (as outlined in Section 634 of the MGA).

Area Structure Plan: A Planning Document, adopted by Council, that provides a framework for the subdivision and development of lands (as outlined in Section 633 of the MGA).

B

C

Canadian Land Inventory Land Capability for Agriculture: A system for assessing the limiting effects of climate and soil characteristics on the land for growing common field crops. The CLI is used as a preliminary evaluation tool for classifying prime and marginal agricultural soils and landscapes to emphasize the potential capability of soils. Present land use and management of a given area may or may not be reflective of its potential soil capability.

Capital Region Board: A board established under Section 2 of the Capital Region Board Regulation A.R. 38/2012, which consists of participating municipalities in the Edmonton Capital Region, persons appointed by the Lieutenant Governor, and if applicable, the interim chair.

Capital Region Board Growth Plan (CRGP): The regional land-use planning framework for the 24 member municipalities in the Capital Region and enacted through the Province of Alberta's Municipal Government Act (MGA).

Capital Region Board Intermunicipal Transit Network Plan: The regional intermunicipal transit network plan for the Capital Region, which strives to achieve economic, social and environmental objectives by making transit a convenient and competitive mode of transportation in the Capital Region.

Community Enhancement Fund: Funding allocated by Sturgeon County Council to support County-recognized community associations and service groups using the Community Aggregate Payment (CAP) Levy. The CAP Levy is imposed on sand and gravel mining aggregate extraction operations. Administered by Sturgeon County, the Levy provides funding to community groups and supports local area infrastructure improvements.

Community Guiding Principles: : A series of value statements, adopted by County Council, that support the Community Vision.

Community Services Master Plan: A long-range planning document that helps guide Sturgeon County's decision making regarding social programming and facility development for County residents.

Community Vision: : A statement, adopted by County Council, that encapsulates the future identity and ideals of the community. The statement guides overarching policy regarding community growth, principles and values.

Commercial Development: Development that includes the sales, service and support industries.

Confined Feeding Operations: Defined and regulated through the AOPA, a CFO is a fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Country Cluster Residential: Defined by the Capital Region Board as rural land that has been subdivided to create multiple Residential lots that are connected to communal services, and designed to group or “cluster” Residential uses together on smaller lots in order to maximize the retention of open space.

Country Cluster Residential Area 0: Area identified in the CRGP as country cluster Residential growth.

Crime Prevention through Environmental Design: The design and effective use of the built environment to reduce fear and incident of crime while improving overall quality of life.

Cultural Master Plan: A long-range planning document that helps guide Sturgeon County’s decision making regarding cultural programming and facility development for County residents.

Cultural Mapping Plan: A series of qualitative and quantitative techniques for understanding how people experience place, culture, and their relationship to a community. Cultural mapping often involves engaging specific communities in creative processes to map their environment, priorities, perceptions, experiences and identities in order to build understanding and dialogue that contribute to an interpretation of locality and identity.

Cultural Resources: Resources of various kinds (natural, historic, tangible and intangible) that are identified as having heritage value to a community or social group.

D ■■■■■■■■■■

Density: A form of measurement representing the ratio of dwelling units per net Residential area.

Density Bonus: The process by which the County Administrator agrees to increase Residential densities or Floor Area Ratios in exchange for additional community amenities or improved development standards.

Development Line: An area to be delineated, by a qualified professional within which a proposed development can safely proceed without negatively impacting natural features.

Development Park: see non-residential development park

Development Permit: A certificate or document permitting a specified development, which includes (where applicable) a plan or drawing or a set of plans or drawings, specifications or other documents.

Drainage Master Plan: A technical document, endorsed by Council, that examines drainage catchment considerations and management of groundwater and surface water hydrology as they relate to land-use activities.

E ■■■■■■■■■■

Economic Development Strategy: The document that identifies Sturgeon County’s long-term economic development goals and objectives and outlines the supportive implementation tools needed to achieve them.

Eco-tourism: The travel and use of natural areas for recreational and leisure purposes while conserving the natural environment and improving the well-being of local residents.

Energy Resources Conservation Board: The independent agency regulating the safety and development of Alberta’s energy resources: oil, natural gas, oil sands, coal, and pipelines.

Environmental Indicators: Measurable established environmental considerations pertaining to the natural environment.

Environmental Management Plan: A document, endorsed by Council, that identifies Sturgeon County’s long-term environmental goals and objectives and outlines the supportive implementation tools needed to achieve them.

Environmental Reserve: The land designated as Environmental Reserve by a subdivision authority or a municipality under provisions of the Municipal Government Act.

Environmental Reserve Easement: An easement created under the provisions of the Municipal Government Act.

Environmentally Sensitive Areas: Landscape elements or areas that have important and/or unique environmental characteristics that are essential to the long-term maintenance of biological diversity, soil, water or other natural processes, both within the ESA and in a regional context. The most recent ESA study completed for Sturgeon County is dated March, 1989.

Environmentally Significant Areas (AB ESA): Provincially-designated environmentally significant areas that are vital to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes at multiple spatial scales.

Environmentally Significant Lands: All lands in Sturgeon County that are: (a) a swamp; (b) a gully, ravine or coulee; (c) an escarpment; (d) a natural drainage course; (e) riparian lands adjacent to the beds and shores of rivers, streams, creeks, watercourses and natural drainage courses; (f) wetlands; (g) lands subject to flooding, including Flood Risk Areas, floodways, and flood fringes; (h) unstable lands; (i) natural areas including forests, woodlands, meadows and prairies; or (j) contaminated lands.

F ■■■■■■■■

Federal Policy on Wetland Conservation: The Government of Canada document that outlines environmental commitments with the aim of assisting decision makers on matters such as wetlands, grading permits, construction facilities, buying, selling or leasing land and land-use planning.

Fiscal Impact Assessment: An evaluation study that measures the impact of proposed development on Sturgeon County’s net operation and capital expenditures against the net assessment and community’s benefit over the project’s life cycle. A proposed development should demonstrate a “positive” ratio of tax:expenditure result.

Floor Area Ratio: The ratio that measures a structure’s floor area relative to the site area on which it is built.

Flood Risk Area: Lands at risk of flooding (such as a 1-in-100-year flood event) as identified through the Canada Alberta Reduction Program or through a hydrological evaluation conducted by a qualified professional.

Fragments: see Land Fragmentation.

G

General Municipal Servicing Standards: The latest edition of standards, adopted by Council, that form part of the requirements for the design and construction of any project in Sturgeon County.

Green Area: Public land administered under the Public Lands Act and owned by the government of Alberta is divided into two categories: White Areas and Green Areas. In Green Areas, public land is managed for timber production, watershed, wildlife and fisheries, recreation and other uses. Agricultural use is limited to grazing where it's compatible with other uses.

Greenfield Land: Land that has not previously been significantly developed, including agricultural areas, reclaimed natural resource extraction areas, natural areas and parks.

H

Hazardous Lands: Lands that are, or may be, inappropriate for subdivision or development due to inherent or natural environmental hazards, such as susceptibility to flooding, erosion, poor drainage, organic soils, steep slopes or any physical condition or limitation that, if developed, may lead to the deterioration or degradation of the environment, cause property damage or loss of life. Additional hazards may include surface and subsurface features, such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

Heritage Assets: The tangible and intangible features of a community that contribute to its historical and cultural significance, such as oral histories, beliefs, languages and attitudes.

Historical Resource Database: The Historical Resources Act empowers the Minister of Culture and Community Spirit to designate a site as a Provincial Historic Resource, if its preservation is in the public interest. These sites are recorded in the Historical Resource Database.

I

Intermunicipal Development Plan: A Planning Document, adopted by two or more Councils of neighbouring municipalities, that provides a framework for the subdivision and development of agreed upon lands within the neighbouring municipalities (as outlined in Section 631 of the MGA).

Industrial Needs Assessment: A document that outlines the amount, location, type and size of industrial development required in Sturgeon County. This can encompass information from other industrial strategies, such as the Industrial Lands Assessment. The most recent study is dated May 05, 2011.

Infill: The use of undeveloped land for intensified development, generally referring to and resulting in, increased Residential densities in the local community or subdivision.

Infrastructure Master Plan: A document, endorsed by Council, that identifies Sturgeon County's long-term infrastructure needs and priorities and outlines the supportive implementation tools needed obtain to them.

Infrastructure Management Strategies: Short-term infrastructure initiatives used by Sturgeon County administration to support the Infrastructure Management Plan.

Institutional: Land uses which serve a community's social, educational, health, cultural and recreational needs. This may include government owned and operated facilities or not-for-profit organizations.

Integrated Regional Growth Strategy: Sturgeon County's long-term growth and development strategy, as implemented within the Municipal Development Plan.

J**K****L**

Land Fragmentation: Land fragmentation occurs when a natural or man-made boundary, such as a stream or river, transportation network or registered drainage course, physically divides the landscape. Lands identified as riparian zones or intermittent (unregistered) natural or man-made drainage ways do not constitute grounds for fragmentation.

Land Use Assessment Ratio: The measurement of the associated tax generation of agricultural, Residential, commercial and industrial land uses, to every one dollar of County expenditure for the identified land use.

Land Use Bylaw: A regulatory bylaw that divides a municipality into land-use districts and establishes procedures for processing and deciding upon development applications. It also sets out rules that affect how each parcel of land in a municipality may be used and developed, and is adopted by County Council.

Landscaping Standards: A set of standards regarding the modification and enhancement of a site through the use of any or all of the following elements (a) soft landscape consisting of vegetation such as trees, shrubs, hedges, grass or ground cover (b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, wood or tile and (c) architectural elements such as sculptures.

Levy: As defined in the Municipal Government Act (Division 6), a levy refers to the imposition and payment to the municipality, in accordance to the bylaw, during the subdivision process (including off-site levies and recreation levies).

Life Cycle Costing: An economic evaluation methodology that measures the cost of a building, development or infrastructure investment over the lifespan of a project. Life Cycle Costs may outline finance and risk management strategies that measure impacts on development and infrastructure investment.

Local Planning Document: : A planning tool that provides detailed information on a site-specific land parcel, regarding the current land use, subdivision or development. The document builds upon and supports the Regional Planning Document and provides additional details regarding the implementation of the plan.

M

Master Plan: An overarching policy document that is regional in context and is used by Sturgeon County Council and Administration to provide the general framework for development and its associated impacts in an identified area. In Sturgeon County, implementation of the Master Plan requires additional localized and detailed supportive Planning Documents. These plans can be either statutory or non-statutory documents.

Market Affordable Housing: Defined in the Capital Region Growth Plan, Market Affordable Housing refers to housing supplied by the private market without direct government subsidy.

Municipal Development Plan: A Planning Document, adopted by Council, that provides land-use policy direction for planning and development activity over a prescribed period of time (as outlined in Section 632 of the Municipal Government Act).

Municipal Development Plan State of Sturgeon Background Report: The background research report compiled for Sturgeon County's 2013 Municipal Development Plan project.

Municipal Emergency Operations Plan: A document, endorsed by Council, that identifies Sturgeon County's long-term emergency response plan to a disaster or emergency.

Municipal Government Act: Province of Alberta legislation establishing the powers, duties and function of a municipality. The purpose of the MGA is to provide policy direction that ensures good government, services and facilities for municipalities and safe and viable communities.

N

Natural Resources: Biotic and abiotic resources that are found naturally in the earth's ecosystem, such as organic materials (such as fossil fuels, forests, fish) or non-organic materials (such as aggregate, iron, air and water).

Needs Assessment: A document that outlines the amount, location, size and type of Residential, commercial or industrial development (and any associated or supportive services) required in Sturgeon County. This systematic assessment should demonstrate a positive net benefit to Sturgeon County by meeting the current and future needs of the residents. The assessment should include statistical data that measures land-use availability, future development trends and needs, distribution and timing of development, amenity contribution to Sturgeon County and infrastructure servicing requirements. It should also demonstrate support for the County's economic development initiatives.

Neighbourhood: The IRGS policy areas that are formed from common spatial clusters that naturally emerge because of primary features related to landscape characteristics and the communities that occupy them.

Neighbourhood Development Strategy: The implementation framework for Sturgeon County's ten (10) defined spatial areas, which responds to unique characteristics used to establish distinctive roles.

Neighbourhood Outcome: A series of statements in the Municipal Development Plan, regarding the social, cultural, environmental, economic and infrastructure contexts that support unique Neighbourhood Roles.

Neighbourhood Role: The overarching statement in the Municipal Development Plan that summarizes the unique capacity and function of each Neighbourhood.

Non-Market Affordable Housing: The Capital Region Growth Plan defines non-market affordable housing as housing created, operated or funded through direct government subsidies.

Non-Residential Type: Any development that is not Primary Industry or housing focused. In Sturgeon County, Non-Residential development includes (but is not limited to) commercial, industrial or institutional uses.

Non-Residential Development Park: A planned development in which a mixture of complementary Non-Residential uses are located at varying intensities, including any combination of the following: a business park, a commercial park, an industrial park or an institutional campus.

Non-Statutory Plans: Planning Documents, used by Sturgeon County Council and Administration to administer policies and procedures.

O

Offsite Levy: see Levy

Open Space Plan: A document, endorsed by Council, that identifies Sturgeon County's long-term open space needs and priorities and outlines the supportive implementation tools to achieve them.

Outline Plan: A land-use Planning Document, adopted by Council, that supports an overarching planning document/regional plan and provides specific content and detail to a localized site during the subdivision process.

Outcome: : A desired result or consequence that occurs when various planning processes and applications are implemented. Guiding Principle Outcomes include a series of supporting statements that link individual directives to an associated Guiding Principle. Neighbourhood Outcomes provide increasing levels of detail and outline specific areas for investment and/or initiatives required to move towards achieving the distinctive Neighbourhood Role.

Output: Supportive actions that fall into five general categories: advocacy, information, regulation, strategy and process. Output actions are linked to either a Community Guiding Principle Outcome or a Neighbourhood Outcome.

P

Planning Document: A tool used to provide long-range or current land-use planning direction. It can refer to either a Regional or Local Planning Document.

Primary Industry: Defined by the Government of Canada as land-use activities that harvest or extract raw material from nature, such as Agriculture, oil and gas extraction, forestry, mining, fishing and trapping.

Province of Alberta's Beneficial Management Practices: The manual developed by Alberta Agriculture, Food and Rural Development outlining beneficial management practices to maintain or improve a farm's soils, water, air and wildlife habitat resources. Associated BMPs contribute to the farmstead's overall sustainability and to the economic and environmental health of the farm family, as well as the surrounding landscape and community.

Provincial Wetland Restoration and Compensation Guide: A Government of Alberta's document regarding wetland restoration/compensation guide.

Priority Growth Area B: Defined by the Capital Region Growth Plan as lands encompassing Edmonton, St. Albert and Sturgeon County, where growth is directed, including Major Employment Areas, due to existing or planned multi-modal transportation corridors, the proximity to existing or proposed major employment areas, the redevelopment or intensification opportunities in an existing urban area and the ability to utilize and maximize existing infrastructure or logically and efficiently extend that infrastructure.

Preferred Action Plan: Background investigation and associated finding for Sturgeon County growth scenarios. On March 31, 2011, Sturgeon County Council endorsed the findings of the Preferred Plan of Action and established the Integrated Regional Growth Strategy as the framework for the MDP direction and policy creation.

Public Lands Act: The Province of Alberta legislative document governing public land. This includes all lands not privately owned and which are also referred to as Green Lands.

Q

R

Recreation Master Plan: A document, endorsed by Council, that identifies Sturgeon County's long-term recreation strategy, needs and priorities, while outlining the supportive implementation tools to achieve success.

Regional Buffer Area: Refers to the definition provided by the Capital Region Growth Plan. Regional Buffer Areas are areas of land that separate significant regional uses from other land uses for the purposes of safety and risk management, compatibility, or conservation. Regional buffer areas ensure that appropriate setbacks from significant regional land uses (i.e. Edmonton International Airport, Transportation and Utility Corridors, Alberta's Industrial Heartland, petrochemical clusters, and major river valleys) are provided to protect these uses, and the land uses in proximity to them. Regional buffer areas can accommodate land uses including but not limited to recreation corridors, transitional development, agricultural land and passive open space.

Regional Planning Document: A planning tool that provides general information about land-use planning and investment for a large spatial area in Sturgeon County (or Neighbourhood). Examples include (but not limited to): Intermunicipal Development Plans, Area Structure Plans and Area Redevelopment Plans. For additional information see page 18 of the MDP.

Residential Density Bonus: see Density Bonus.

Residential Infill see Infill

Residential Type: refers to a type and scale of housing built form reflective of development pressures and infrastructure requirements..

Residential Type 1: see pages 34-35.

Residential Type 2: see pages 34-35.

Residential Type 3: see pages 34-35.

Residential Type 4: see pages 34-35.

Riparian Setback Matrix Model: The model developed by Aquality Environmental Consulting Ltd. as a scientifically and legally defensible method for establishing Environmental Reserves and development setbacks. Rather than using a prescribed setback distance across an entire jurisdiction, the model takes into account variations in conditions between and within sites. The RMSS seeks to balance the protection of the natural environment and the needs of developers, taking only the minimum setback or Environmental Reserve required to protect the aquatic environment from pollution.

River Lot: A type of lot surveyed before the establishment of the Dominion Land Survey, that varies in size and shape from a traditional "Quarter Section (160 acres)," and is always found adjacent to a river.

River Valley Alliance: A non-profit company established to promote, coordinate and facilitate the protection, preservation and enhancement of the North Saskatchewan River Valley in partnership with the Alberta's Capital Region.

S

Sandy Lake Wilderness Area: An environmentally sensitive area located on the eastern shores of Sandy Lake.

Statutory Plans: Include Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans adopted by a municipality under Division 4 of the MGA.

Strategic Plan: An overarching document that determines how Sturgeon County Council establishes policies and how Sturgeon County Administration enacts the established policies into programming, services and infrastructure.

Subdivision and Development Regulation: The Province of Alberta's Act that established the baseline process, legislation and regulation regarding subdivision and development within Alberta.

T

Top of Bank: see Development Line

Transition: A spatial term that refers to the change of both the type and character of development across a large spatial area. In the context of Neighbourhood G, it relates to moving from intensive urban built forms at one boundary to primary industry at the other boundary. The concept of transition is not to be applied or interpreted on a site-by-site basis. Transition has no implied reference to density transfers, establishing buffers or density reductions on particular parcels in the PGA. CRB Member municipalities are required to achieve the density targets assigned to PGAs through adoption and implementation of statutory plans.

Transportation Master Plan: A document that identifies how the County will address existing and future transportation needs.

Transportation Off-Site Levy: see Levy

U

V

Value-Added: The process of producing higher-value goods from raw resources.

W

Water Act: Province of Alberta legislation for managing and protecting water resources.

Watershed Management Plan: A document developed to assist the County, as well as resource managers, to make informed water management and land-use decisions and to provide information to the public. The WMP addresses general watershed guidelines and provides an overall plan for economic development, fisheries management, community health, Agriculture management, commercial endeavors and industrial development. The initiation of such a plan would require the creation of a Watershed Advisory Committee to oversee its development and implementation.

X/Y/Z

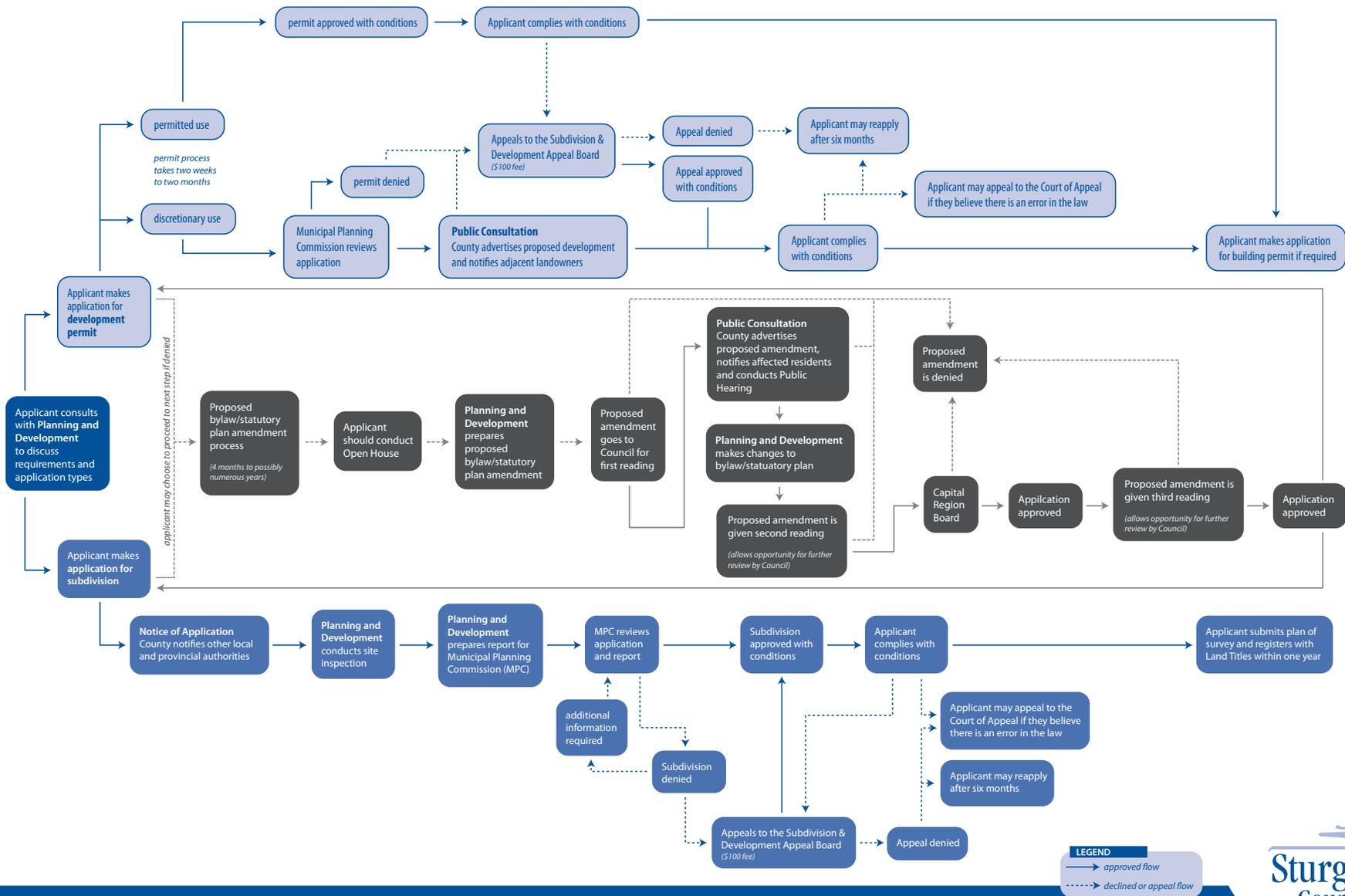
Planning Referral

Type of Referral	Referred To	Response Time
Statutory Plans and Amendments	All adjacent municipalities to the applicable Neighbourhood	21 days except for Municipal Development Plans or amendments to Municipal Development Plan which are 28
Areas with no Area Structure Plan, Area Redevelopment Plan or Developed Area	All adjacent municipalities with areas within 1.6km of adjacent municipal boundary to the applicable Neighbourhood	21
Any Industrial Development	All adjacent municipalities with areas within 1.6km of adjacent municipal boundary to the applicable Neighbourhood	21
Extractive Resource Operations (including sour gas)	All adjacent municipalities with areas within 1.6km of adjacent municipal boundary to the applicable Neighbourhood	21
Confined Feeding Operation Proposals	All adjacent municipalities/affected parties as per the AOPA affected party notification reference schedule ¹	21
Road Closure Bylaw	All adjacent municipalities with areas within 1.6km of adjacent municipal boundary to the applicable Neighbourhood	21

¹Agricultural Operation Practices Act (AOPA) Affected Party Notification Reference Schedule

Distance of Affected Party From the Boundary of the Land on which the CFO is or is to be Located	Total Proposed Animal Units
0.8 km (0.5 mile)	500 or fewer
1.6 km (1 mile)	501-1,000
2.4 km (1.5 miles)	1,001-5,000
3.2 km (2 miles)	5,001-10,000
4.8 km (3 miles)	10,000-20,000
6.4 km(4 miles)	20,001 or more

Sturgeon County Planning and Development Process Chart

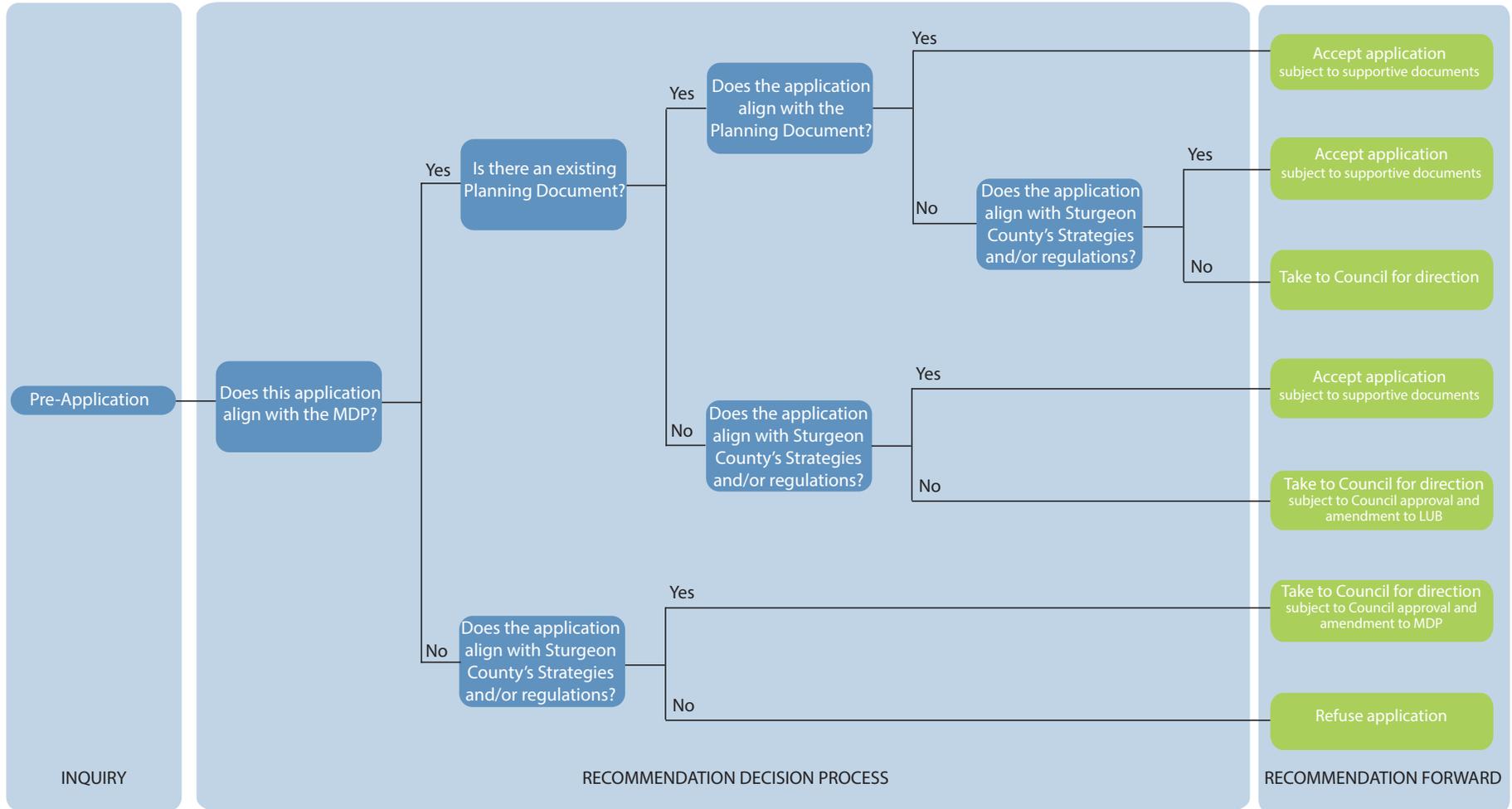


Planning and Development Approval Process

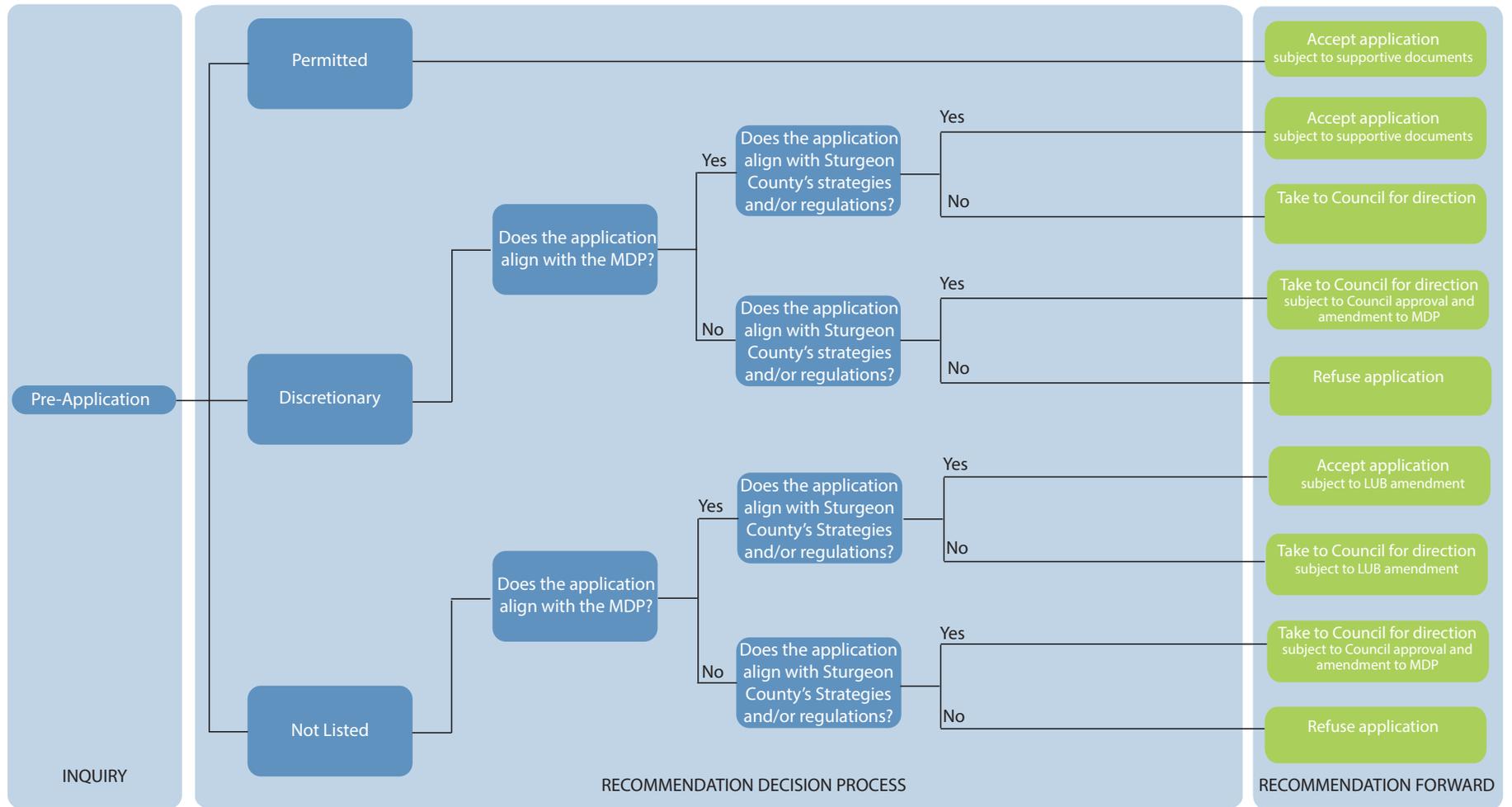
Revised February 10, 2011



Sturgeon County Amendment Applications



Sturgeon County Development Permit Applications





A-3: Maps

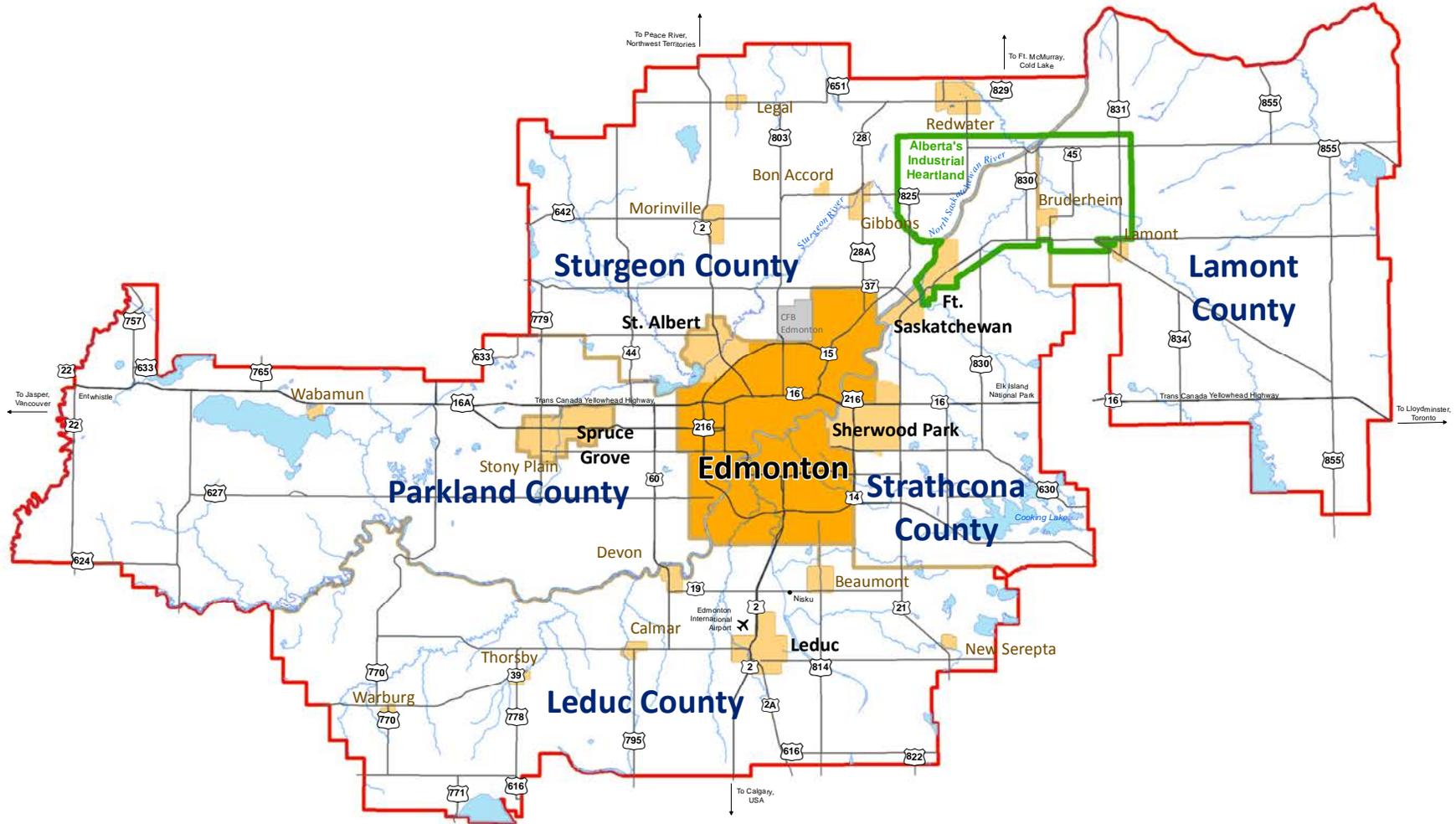
Map 1	Edmonton Metropolitan Region Board Member Municipalities
Map 2	Context
Map 3	Communities
Map 4	Area Structure Plans
Map 5	Amenities and Culture
Map 6	Sturgeon Valley Open Space Amenities
Map 7	Sturgeon Subwatershed
Map 7A	Sturgeon Subwatershed
Map 8	River Valley Alliance - Sturgeon County Overlay
Map 9	Topography and Drainage
Map 10	Land Cover
Map 11	Soil Capability
Map 12	Environmentally Significant Areas
Map 12A	Environmentally Significant Areas

A-3: Maps

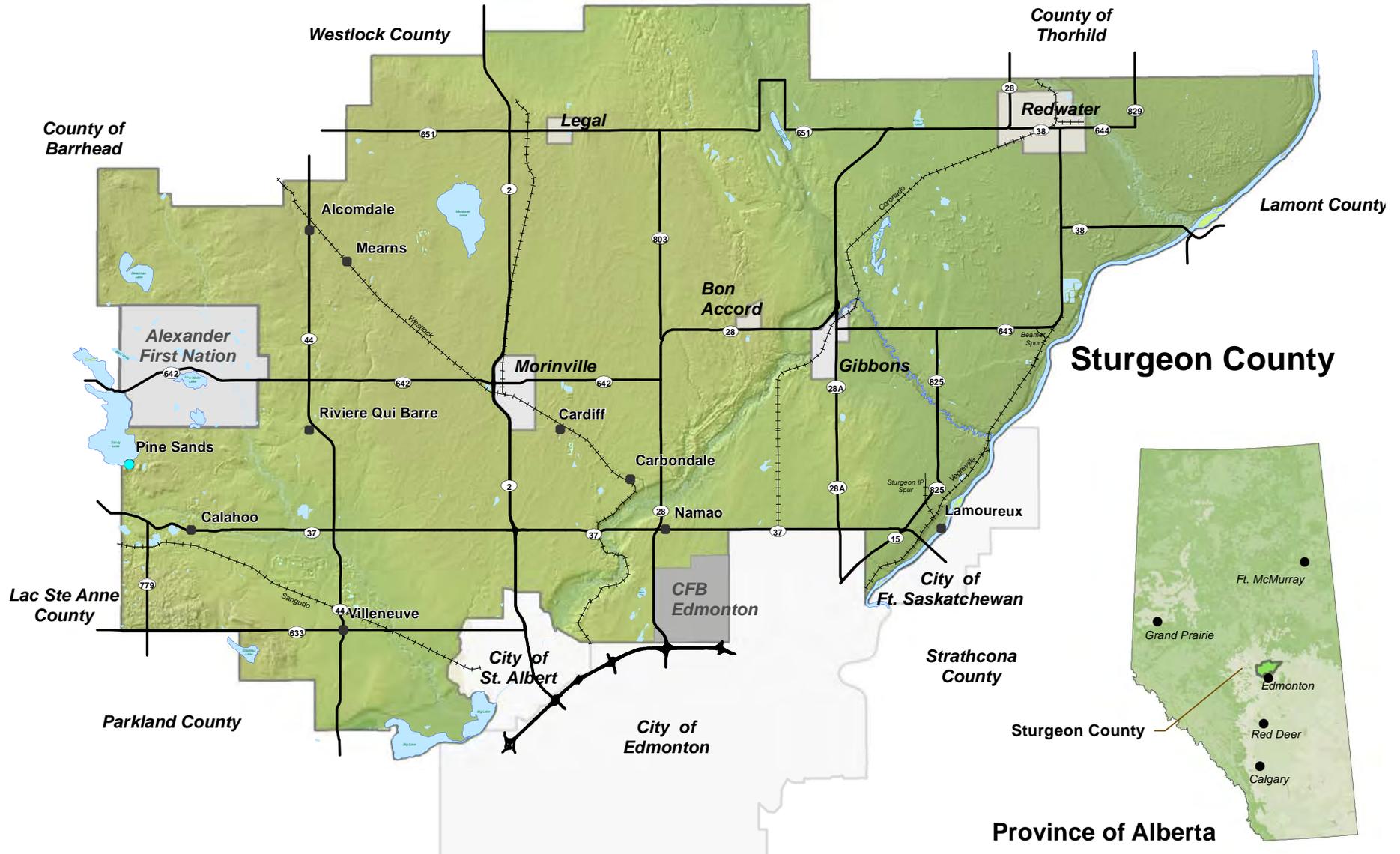
Map 13	Risk of Groundwater Contamination
Map 14	Historic Mining Activity
Map 15	Flood Prone Areas
Map 16	Existing Road Network
Map 17	Long Range Transportation
Map 18	Regional Transportation Network
Map 19	Regional Water and Wastewater Infrastructure
Map 20	Sturgeon County Existing Water and Wastewater Infrastructure
Map 21	Sturgeon County Long Range Water and Wastewater Infrastructure
Map 22	Sturgeon Valley Existing Utilities
Map 23	Sturgeon Valley Long Range Water and WastInfrastructure
Map 24	Sturgeon Valley Long Range Wastewater Infrastructure
Map 25	Sturgeon Valley Long Range Stormwater Infrastructure
Map 26	Sturgeon Industrial Park Long Range Water and Wastewater Infrastructure
Map 27	Canadian Forces Base Edmonton Approach Path Overlay
Map 28	Subdivision and Parcel Clusters



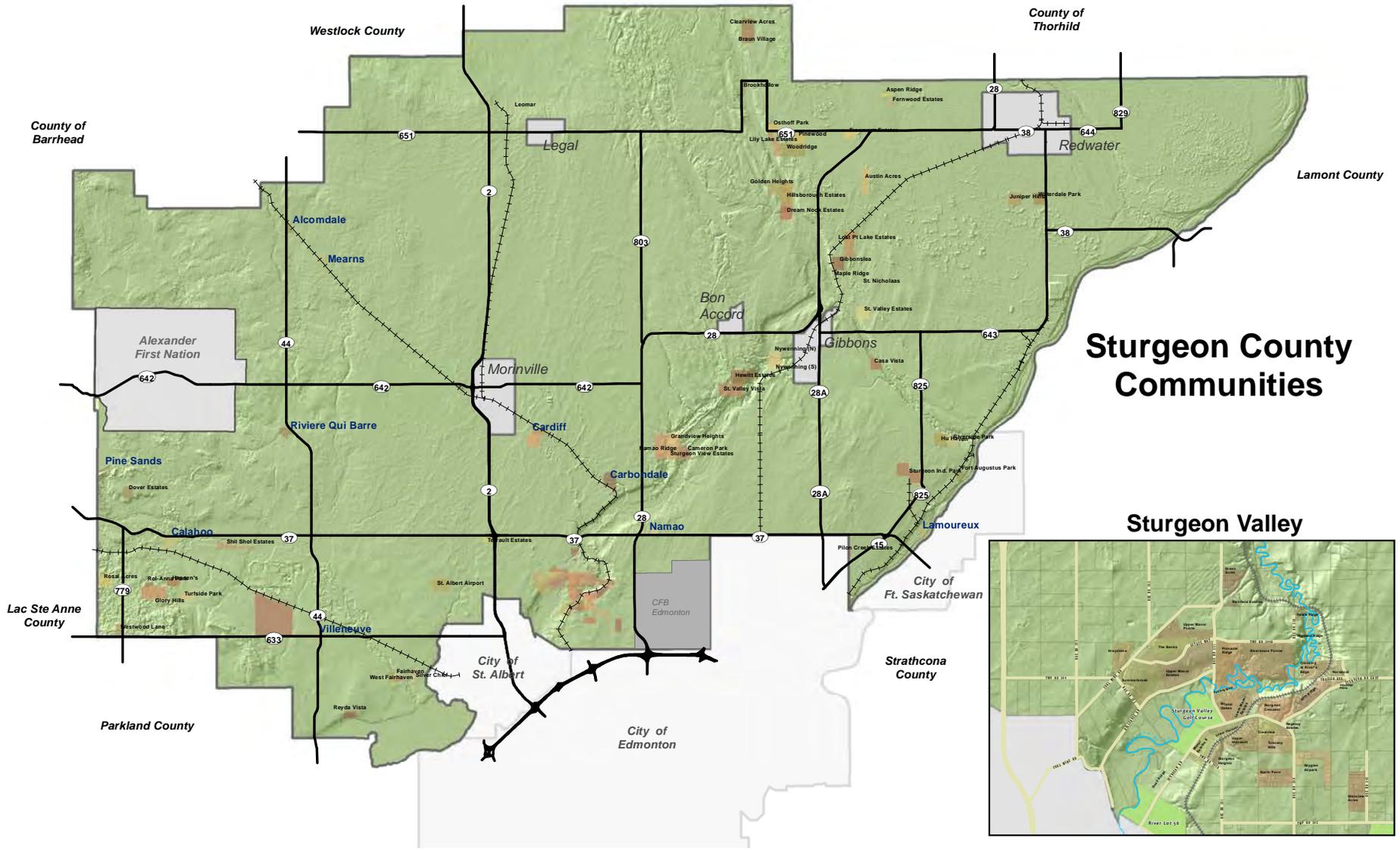
Map 1 Edmonton Metropolitan Region Board Member Municipalities



Map 2 Context



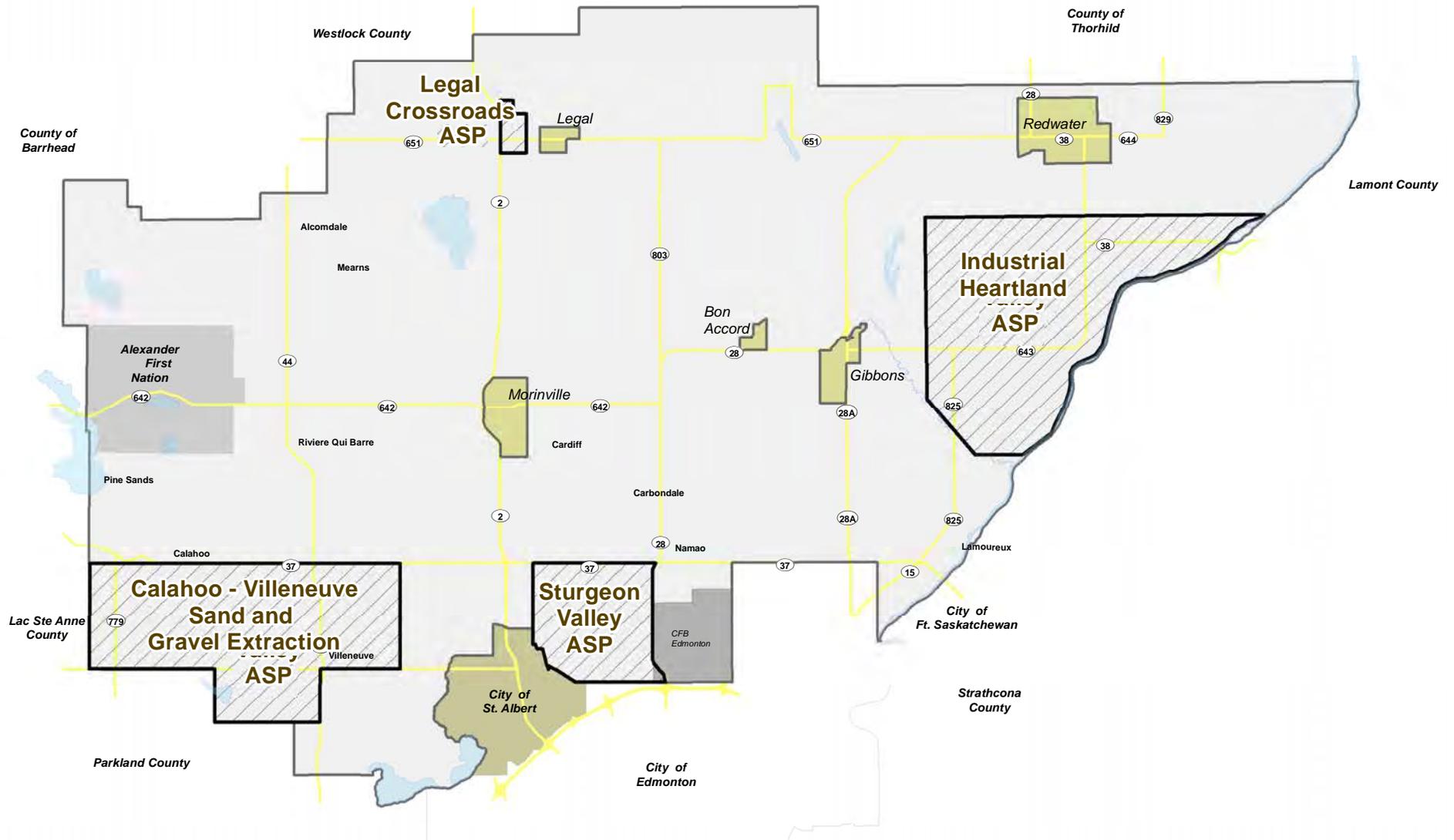
Map 3 Communities



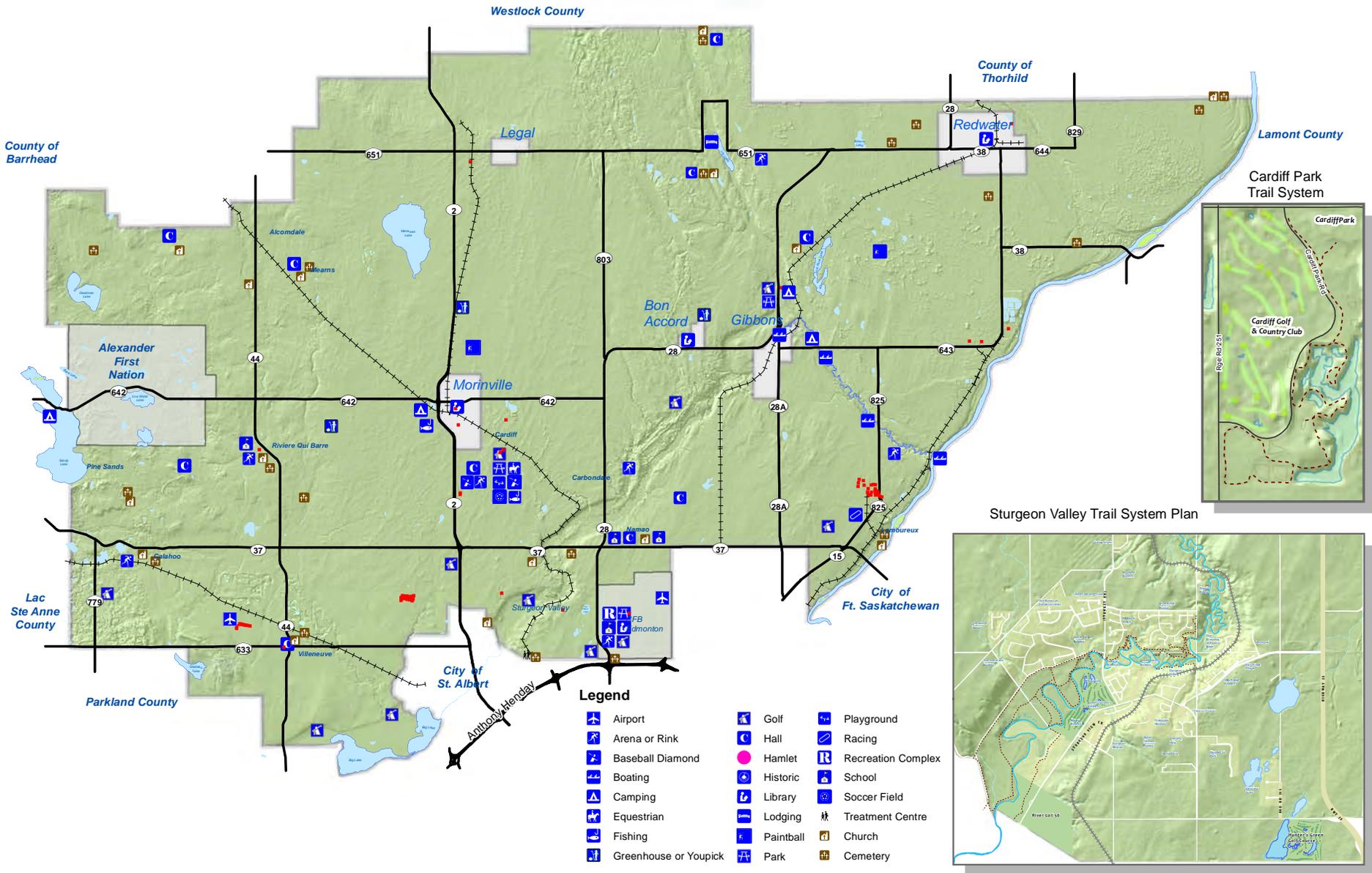
Sturgeon County Communities

Sturgeon Valley

Map 4 Area Structure Plans



Map 5 Amenities and Culture



Map 6 Sturgeon Valley Open Space Amenities

LEGEND

Trail Network Strategy

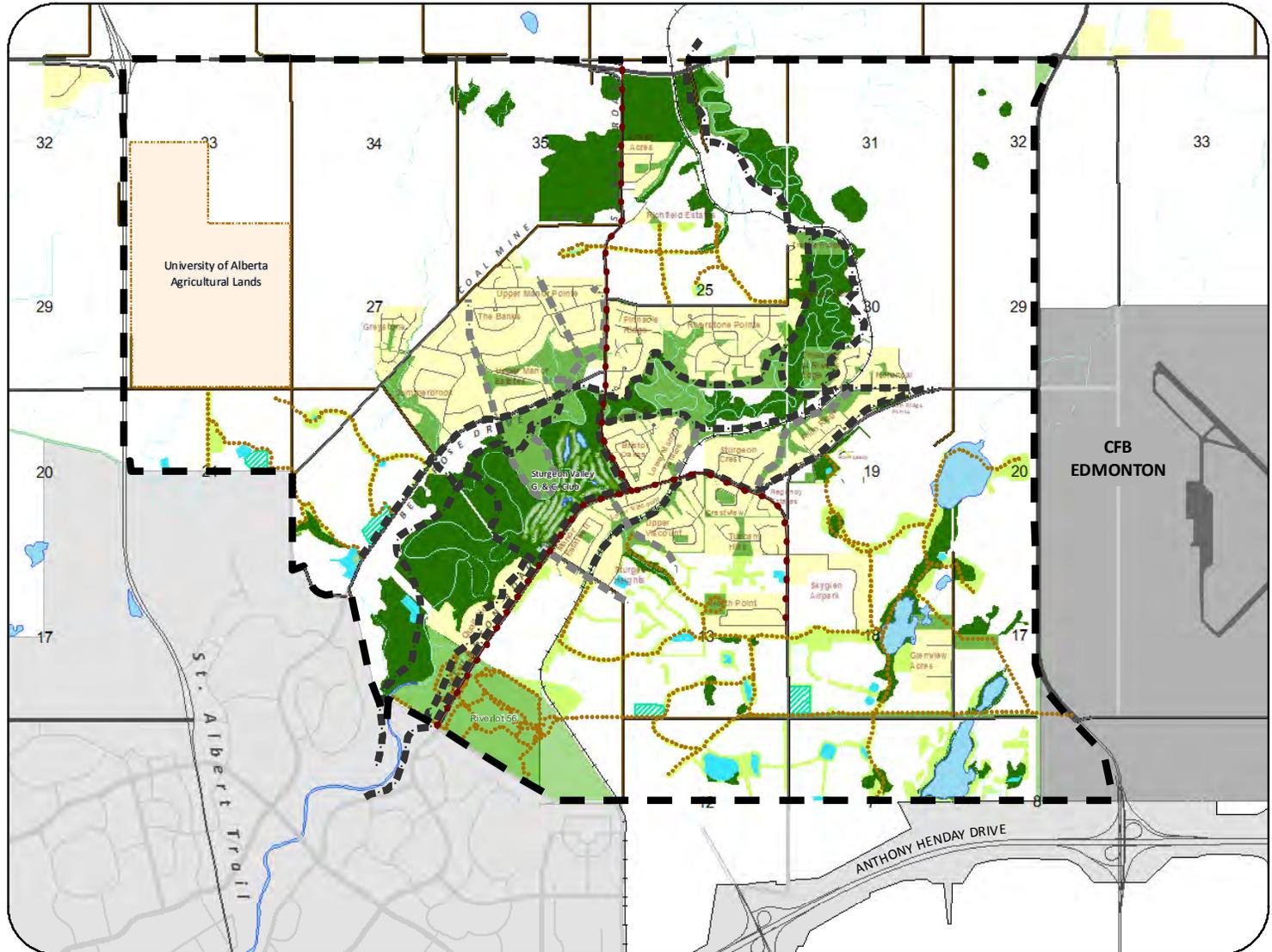
Trail Type

- Primary
- Secondary
- Tertiary
- Conceptual
- UNIVERSITY LANDS
- PUBLIC LAND
- ENVIRONMENTAL AREA
- OPEN SPACE (Conceptual)

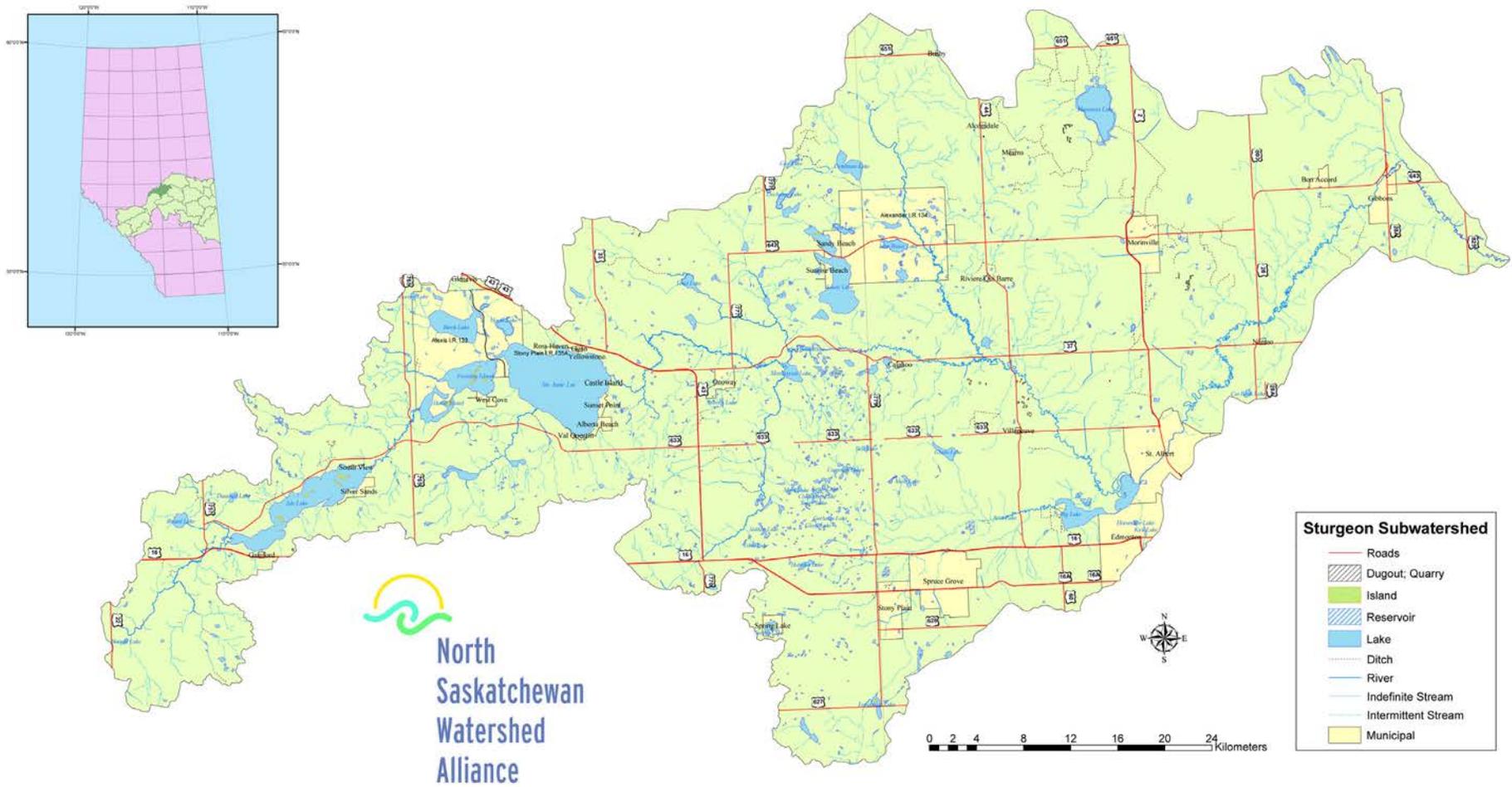
Projection: 10TM (CM 115)
Datum: NAD 83



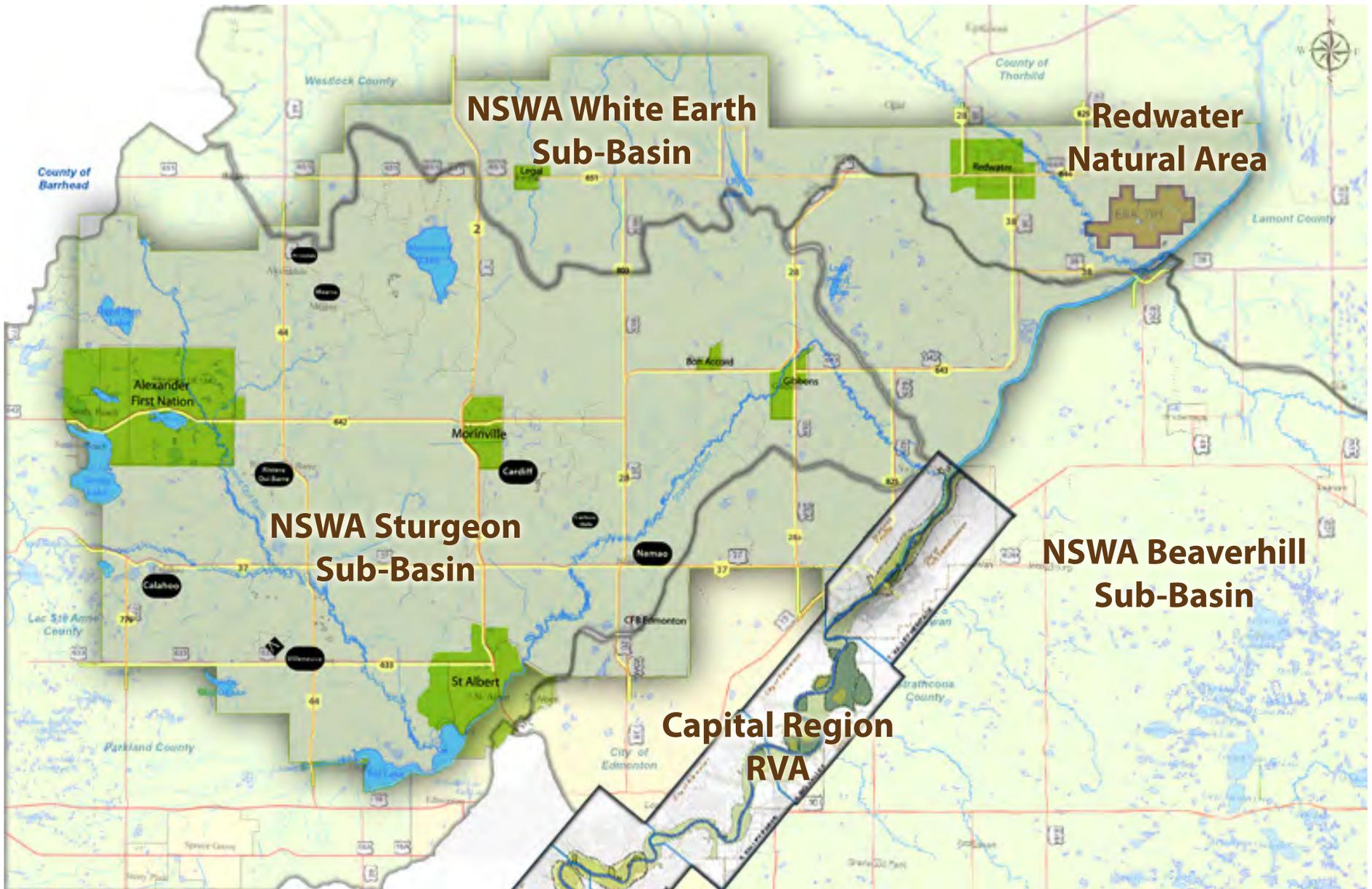
This map is intended to provide a geographical representation of features understood to be as accurate as possible based on the date of creation and/or revision.



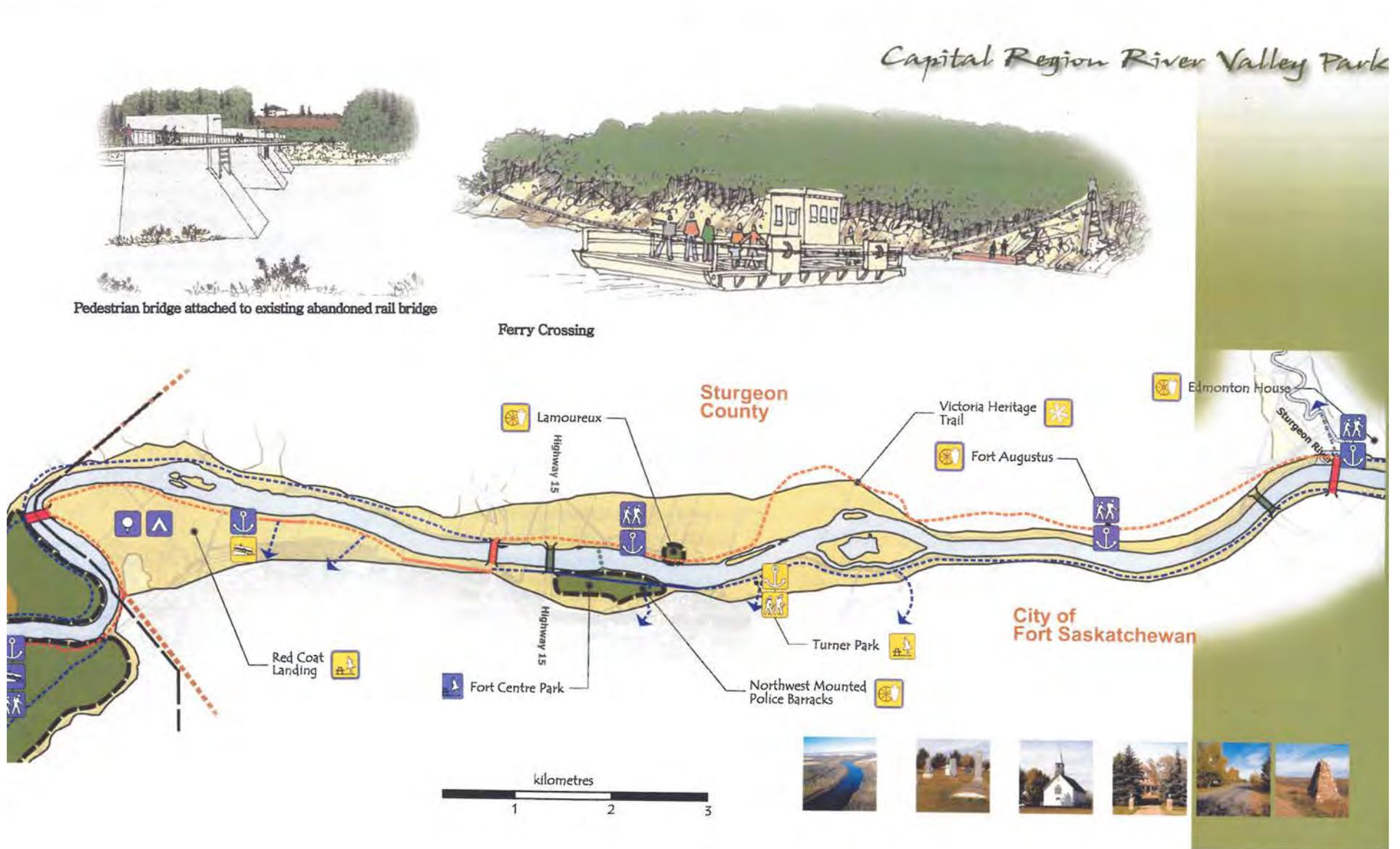
Map 7 Sturgeon Subwatershed



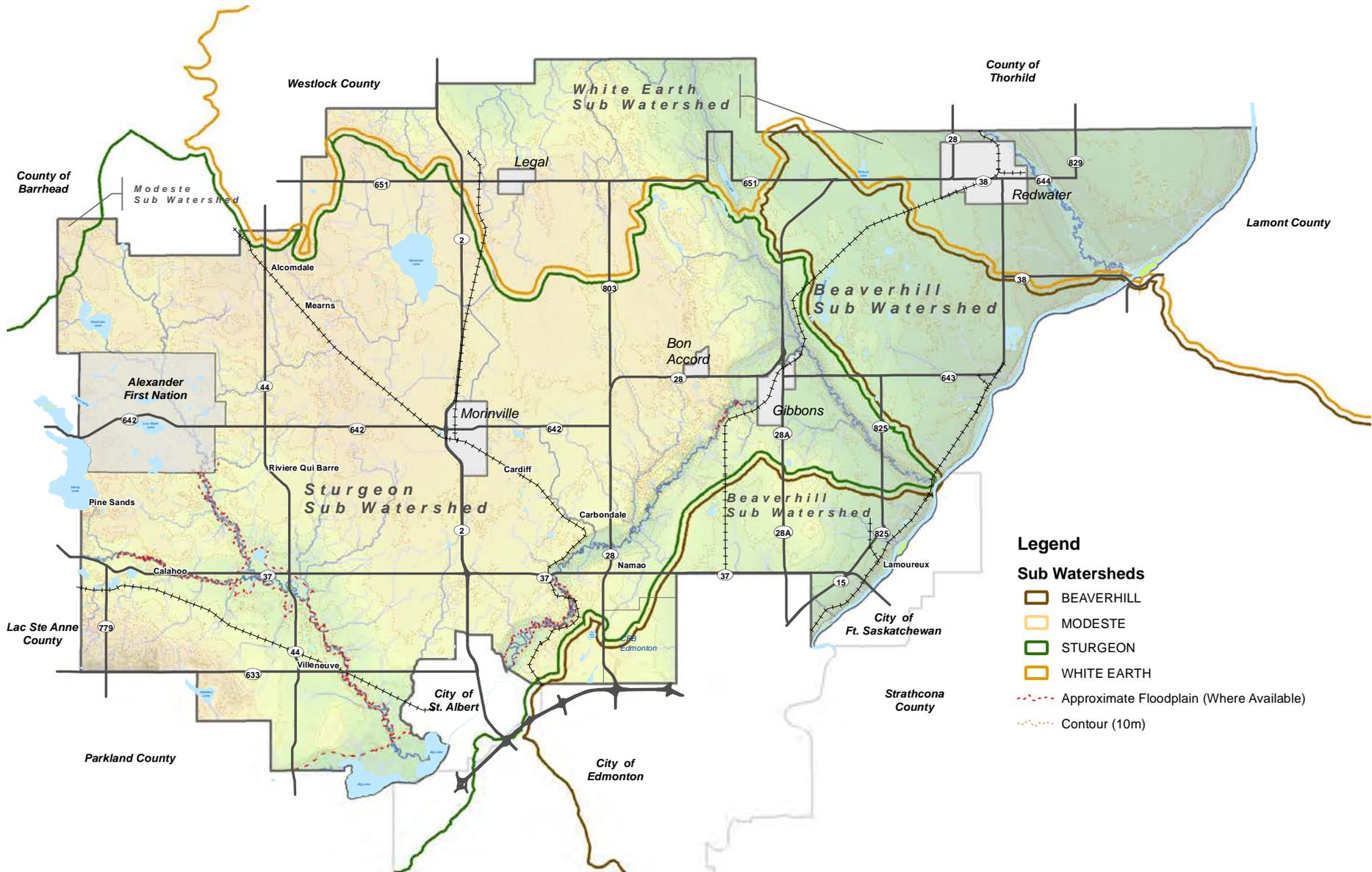
Map 7A Sturgeon Subwatershed



Map 8 River Valley Alliance - Sturgeon County Overlay



Map 9 Topography and Drainage

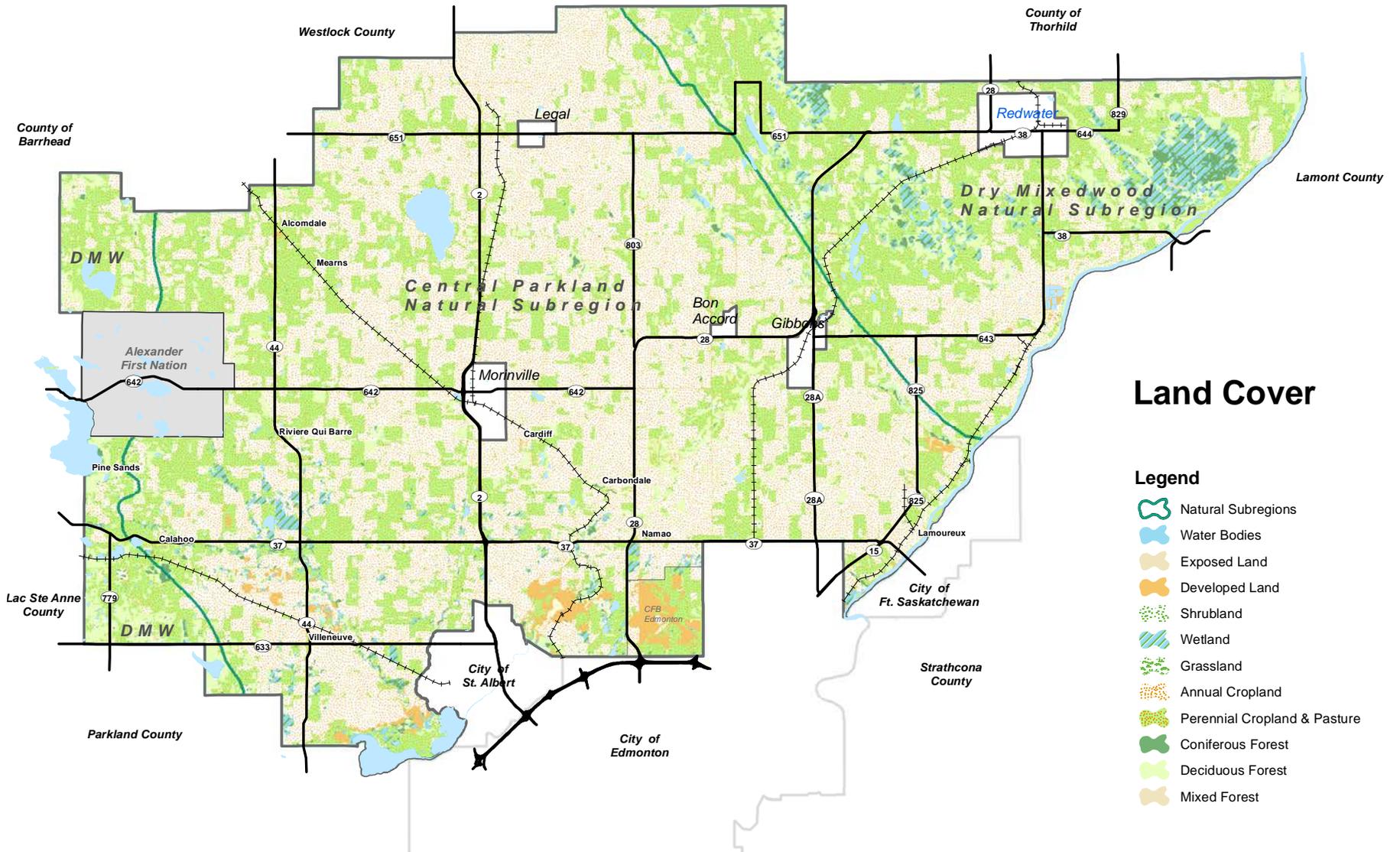


Legend

Sub Watersheds

- BEAVERHILL
- MODESTE
- STURGEON
- WHITE EARTH
- Approximate Floodplain (Where Available)
- Contour (10m)

Map 10 Land Cover

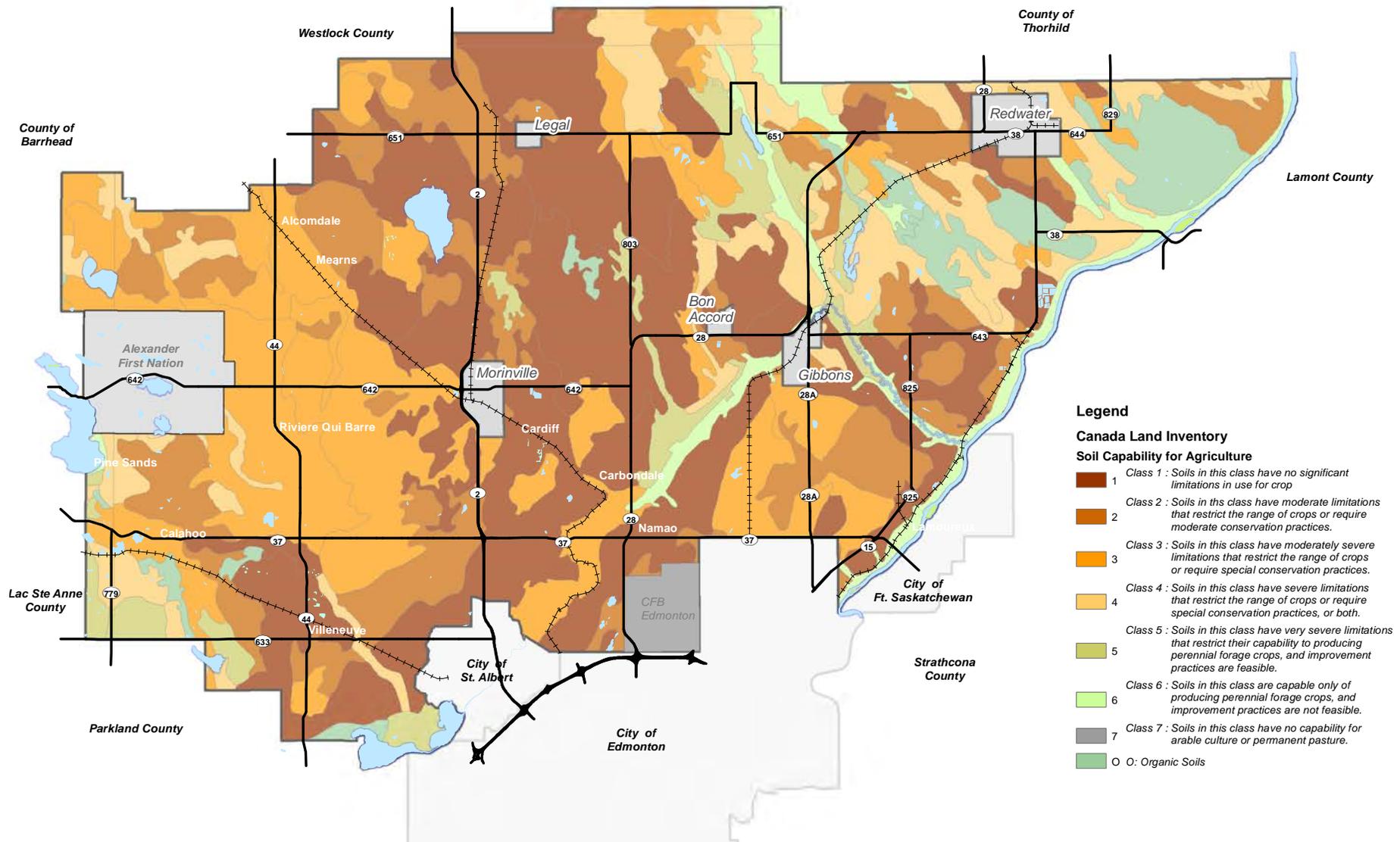


Land Cover

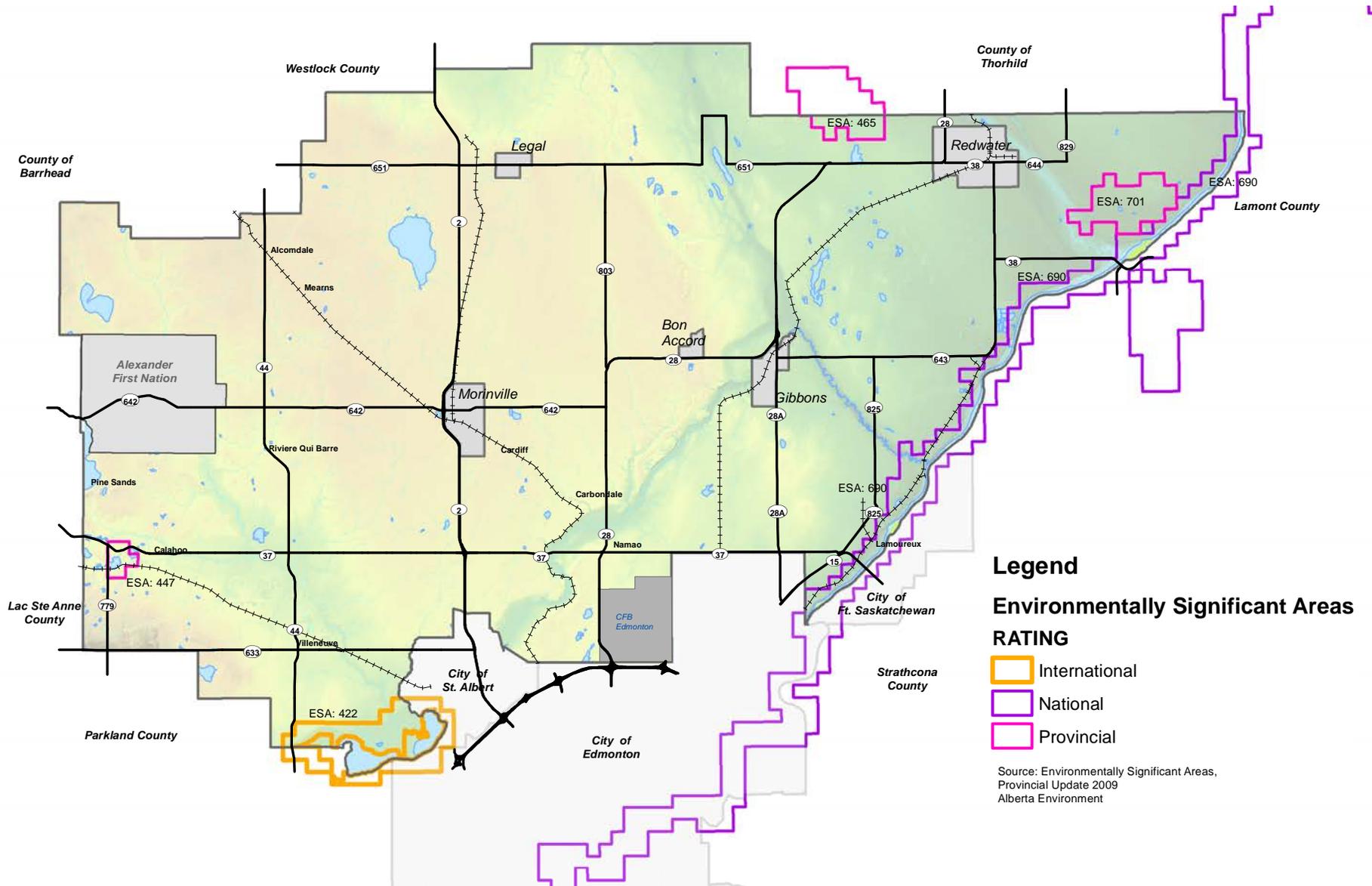
Legend

- Natural Subregions
- Water Bodies
- Exposed Land
- Developed Land
- Shrubland
- Wetland
- Grassland
- Annual Cropland
- Perennial Cropland & Pasture
- Coniferous Forest
- Deciduous Forest
- Mixed Forest

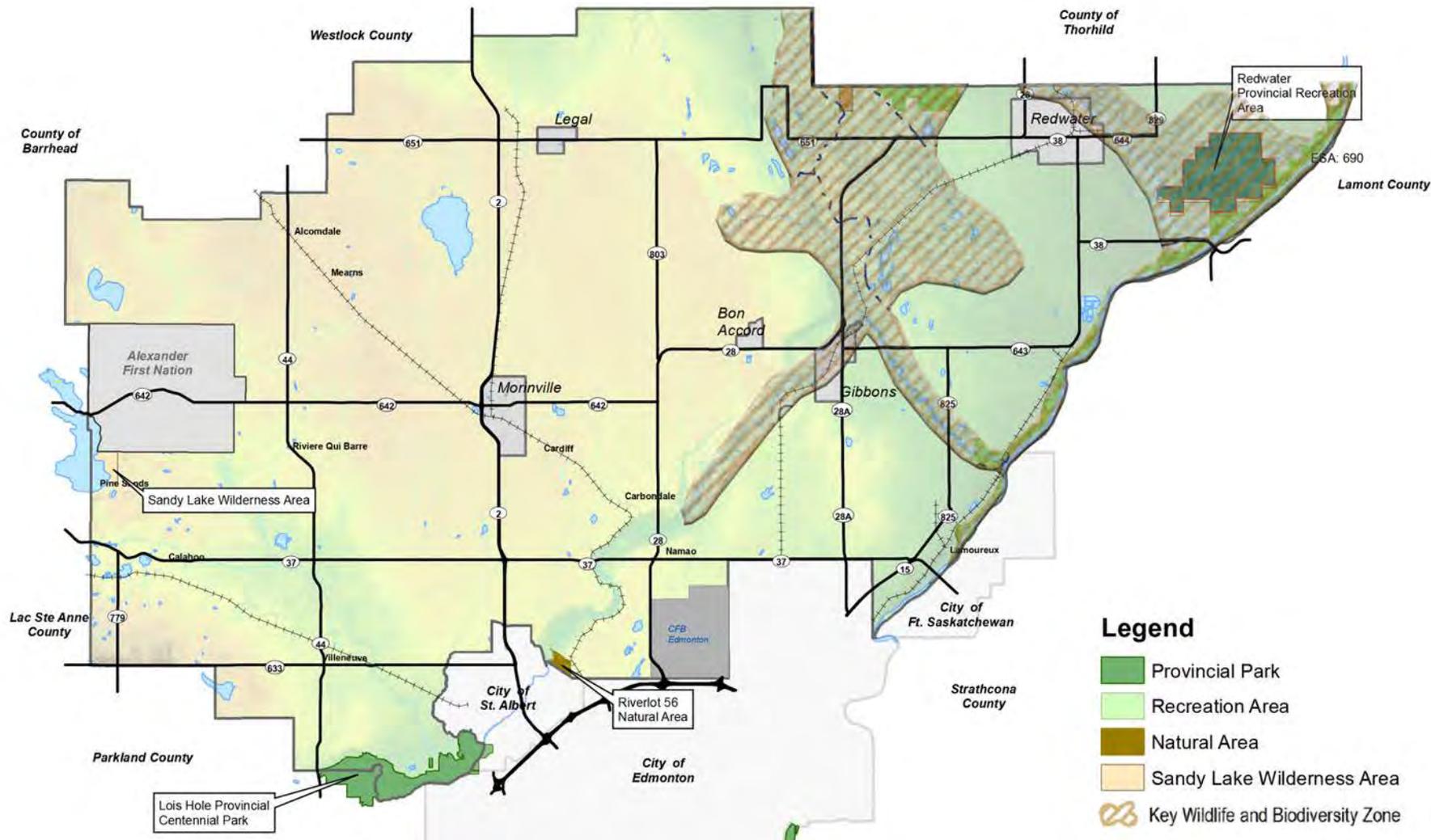
Map 11 Soil Capability



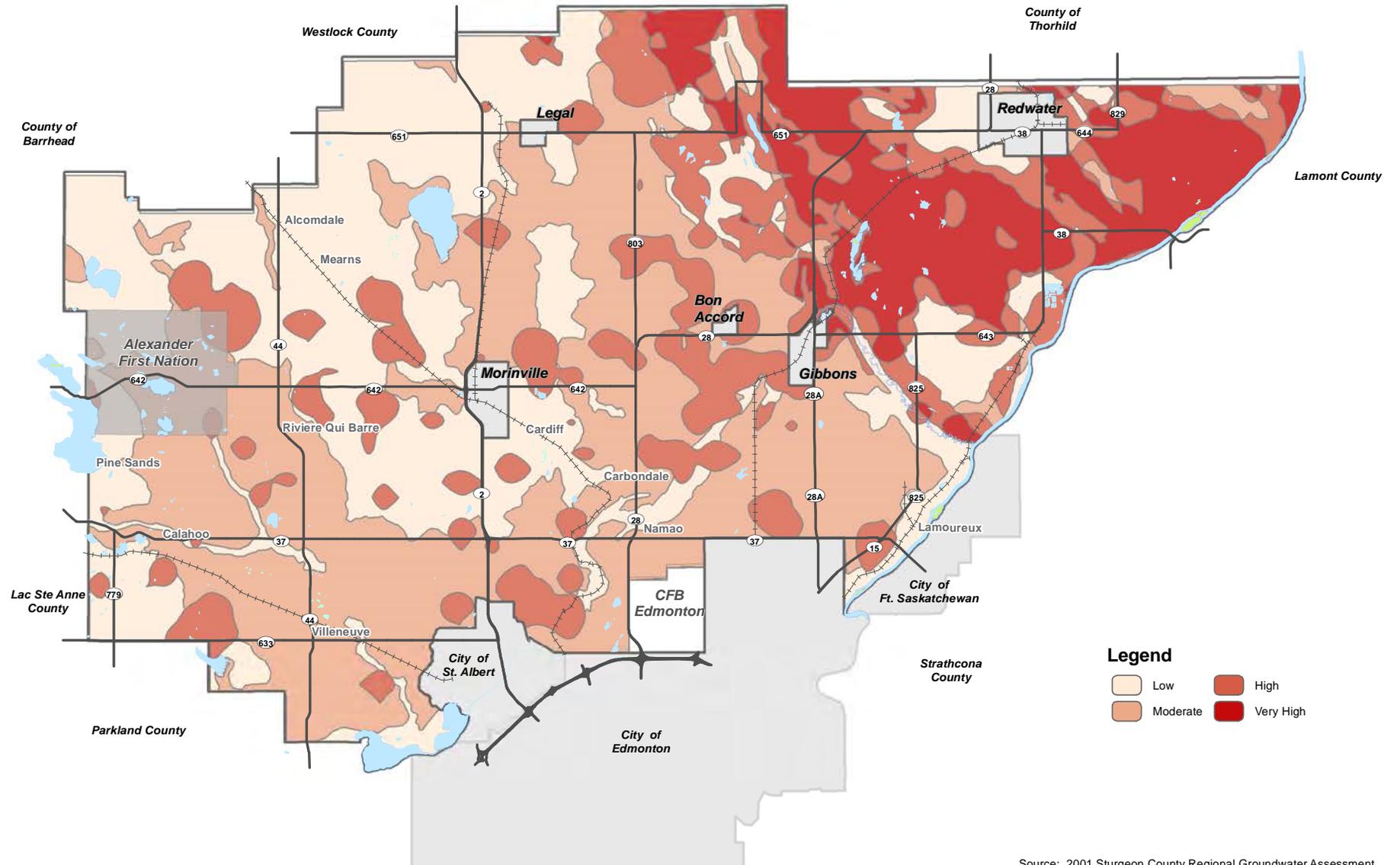
Map 12 Environmentally Significant Areas



Map 12A Environmental Significant Areas



Map 13 Risk of Groundwater Contamination



Source: 2001 Sturgeon County Regional Groundwater Assessment

Map 14 Historic Mining Activity

Footnote01 - Historic Mining Activity

According to subsection 4(5)(c) of the Subdivision and Development Regulation of the Municipal Government Act, the subdivision authority may require an applicant to submit an assessment of the land's subsurface characteristics, including information on susceptibility to slumping and subsidence. In areas of known historical mining activity, an undermining desk study is recommended to identify areas of mining-related risk. The study outlines site development concerns and provides recommendations for follow-up field investigations. The intent of the preliminary review (of any available historic data) is to identify areas of relative risk to conventionally constructed Residential buildings, which could be caused by abandoned underground coal mines near the site.

Risks to development, in areas of historical mining, can be mitigated by reviewing historical data and applying prudent measures (such as setback offsets) to plan the appropriate locations for development and to delineate the need for subsequent field investigations. Areas of historical mining may be suitable for activities such as gardens, landscape areas, uncovered parking, etc., without further investigation, recognizing that increased maintenance costs may arise due to mine subsidence in the future. Areas in close proximity to a mined area also pose a risk because unrecorded workings could be present. To address the possibility of unrecorded workings, special attention should be exercised during excavation and construction for any signs of historic mining activity or instability. When signs of former mining activity or instability are encountered, a geotechnical engineer should be consulted during construction to detail the preventative engineering measures required to ensure that the lands are suitable for the proposed development. In such a case, confirmatory geotechnical investigations should be completed to further identify/refute the presence of potential tunnels and voids caused by former underground mining activity.

Carbondale



near Manawan Lake



near Hwy 37 and RR 251



Cardiff



Flood Prone Areas

Footnote01 - Confluence of Sturgeon River and Riviere Qui Barre River

A low-lying area at the confluence of the Sturgeon River and Riviere Qui Barre River is prone to flooding. The Sturgeon River Basin Study estimated that during a 1:100 year flood event in the basin, the Riviere Qui Barre River would carry a peak flow of 93 m³/s and the Sturgeon River a peak of 85 m³/s. By contrast, the Sturgeon River channel has a bankfull capacity of approximately 17 m³/s at the confluence. Consequently, a large area of agricultural land at the confluence is subject to seasonal flooding.

The Sturgeon River Basin Study (SRBS) concluded that no technical solution is available to address flooding at this location. It is also important to note that flood storage serves to reduce the river flows, and the flooding in effect acts as a lake, creating a storage volume of approximately 60 million m³ and results in substantial attenuation of peak flows downstream of this location. Therefore, any solution that would reduce the flood storage at this location would increase downstream flows and transfer the problem downstream.

The SRBS reported that in the April 1974 flood, about 850 ha of land was flooded (50% cultivated, 50% hayfields). To date, there has never been a reported case of flooding to structures or the nearby highway. Historically, Sturgeon County has received few complaints from residents in this particular area, which implies flooding is accepted as a natural occurrence that cannot be changed. As flooding is seasonal, it generally occurs in spring, not summer, as a result of snowmelt. Spring snowmelt typically peaks in late March to early May. Rainfall events can also cause high flow levels. These events are normally limited to June and July.

Footnote02 - Province of Alberta Flood Hazard Study

The Canada-Alberta Flood Damage Reduction Program, initiated in 1989, was created to standardize and cost-share production of flood hazard studies and mapping, increase public safety and awareness of flood hazards, and mitigate flood damages.

The program ended in 1999, with flood hazard studies and mapping completed for a number of communities. Alberta Environment continues to produce studies and mapping under the Flood Hazard Identification Program.

Footnote03 - Big Lake 1:100 Year Floodplain Delineation

Big Lake is a very shallow lake. A hydrographic chart prepared by Alberta Environment in 1977 shows the lake is approximately 0.5 m deep at its lowest level, but water levels can rise to as high as 3.5 m during major flooding events. The shorelines of Big Lake are very flat, especially on the north and west sides (both of which are located within Sturgeon County). Consequently, when the lake levels rise during flood events, extensive areas surrounding the lake are inundated with water.

As part of the Big Lake Basin Study, the 1:100 year flood plain was mapped and two flood delineation lines were generated: the 1:100 year flood level and the 0.5 m factor of safety delineation. Although no uniform definition is in place for how frequently flooding needs to occur for an area to be included in the flood plain, in Alberta, the 1:100 year flood level has been used as a general guideline. There are many uncertainties inherent in any estimate of a 1:100 year water level; therefore, a factor of safety is required.

Footnote04 - Sturgeon River 1974 Flood Delineation

The most extensive Sturgeon River flooding event (in the Sturgeon Valley) occurred in April 1974 and coincided with one of the greatest snowfall accumulations in the Capital Region. Aerial photographs taken at the time were used to map the flood boundary. In general, Sturgeon River flood frequency is based primarily on snowmelt events and summer rainstorms. Snowmelt events are considered more critical in the overall context of the sub-basin and yield higher volumes of run off (but at lower rates). Rainstorms are considered more significant on a localized level, as major rainstorms are unlikely to affect the entire sub-basin at the same time.

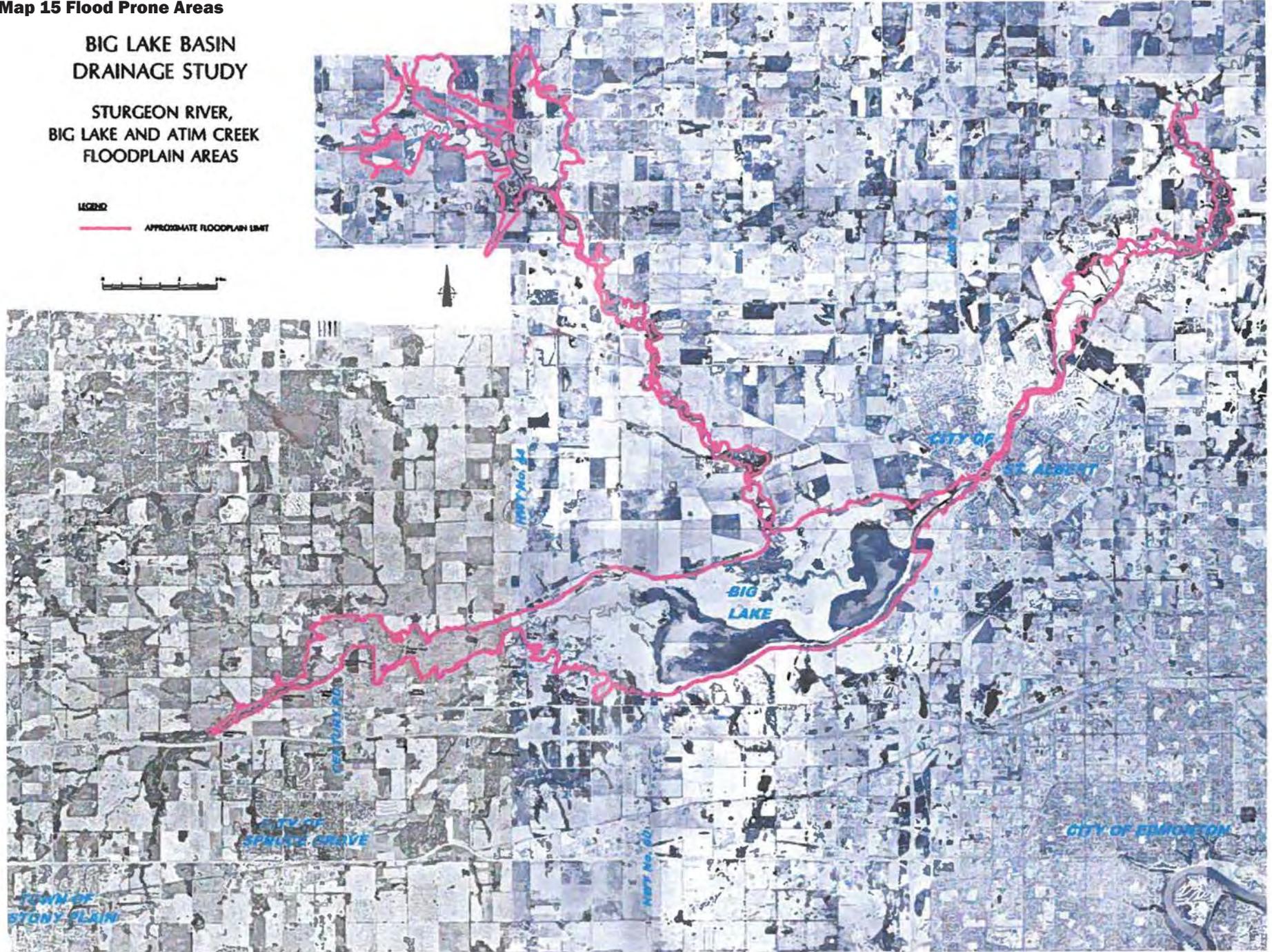
Map 15 Flood Prone Areas

BIG LAKE BASIN
DRAINAGE STUDY

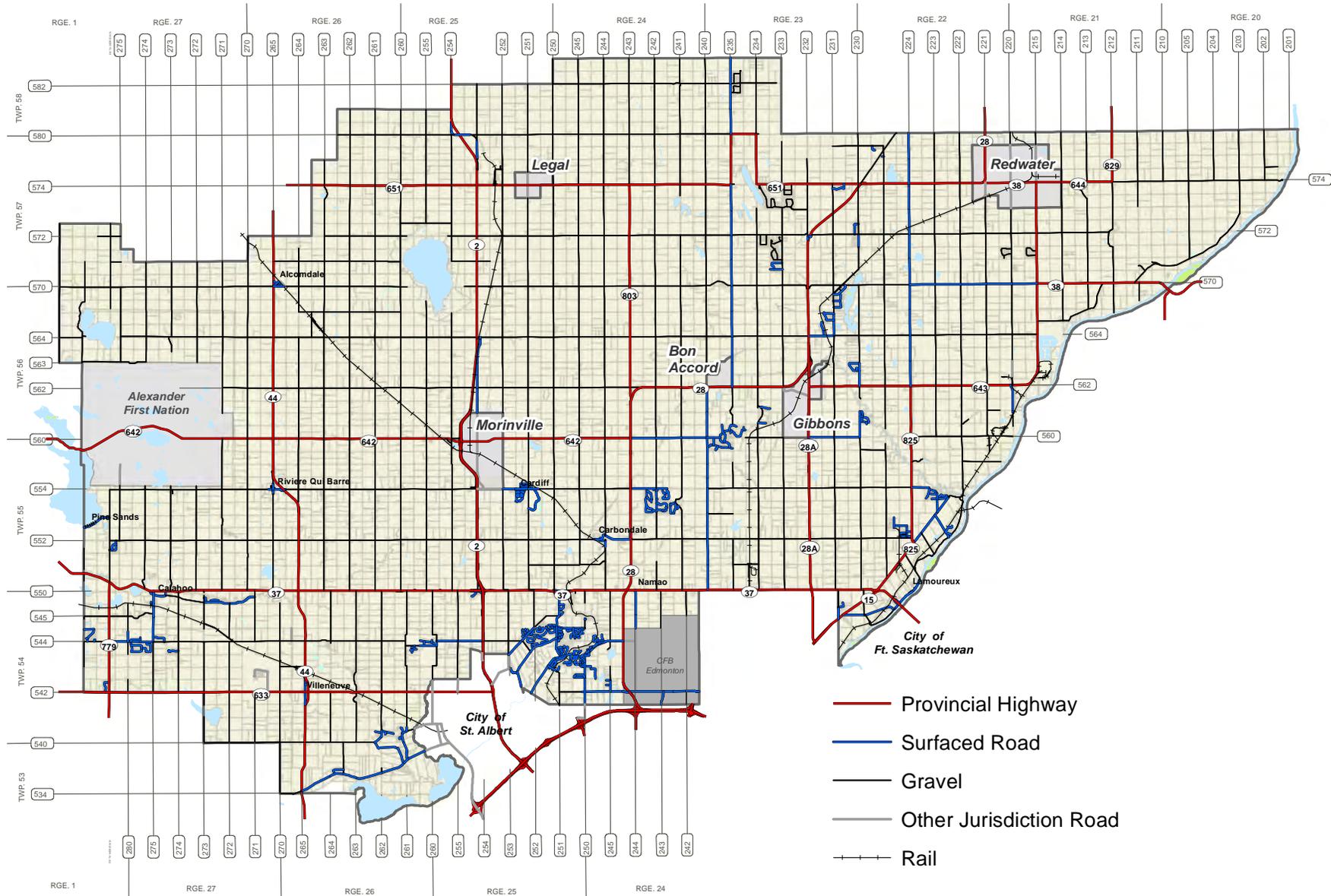
STURGEON RIVER,
BIG LAKE AND ATIM CREEK
FLOODPLAIN AREAS

LEGEND

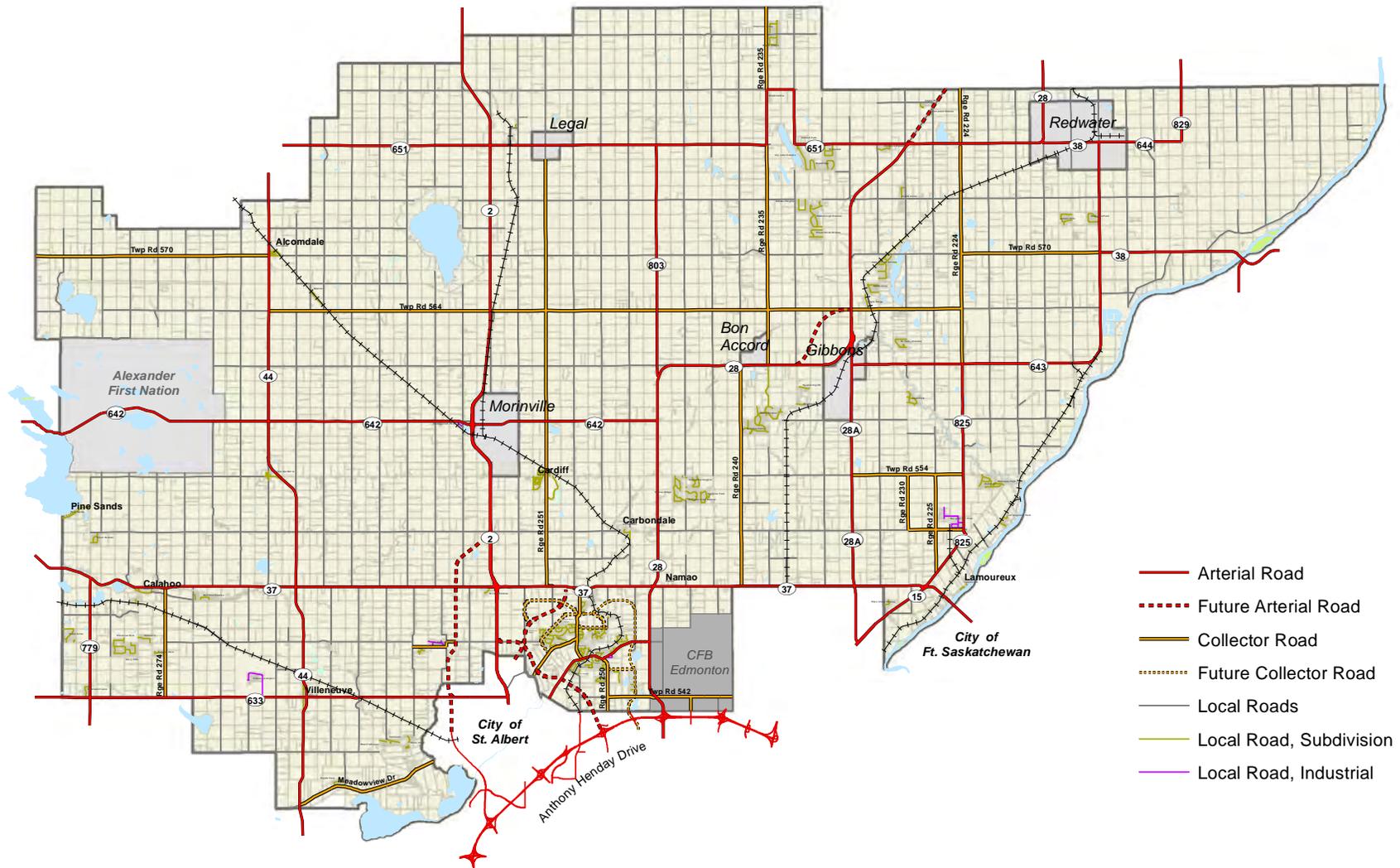
— APPROXIMATE FLOODPLAIN LIMIT



Map 16 Existing Road Network

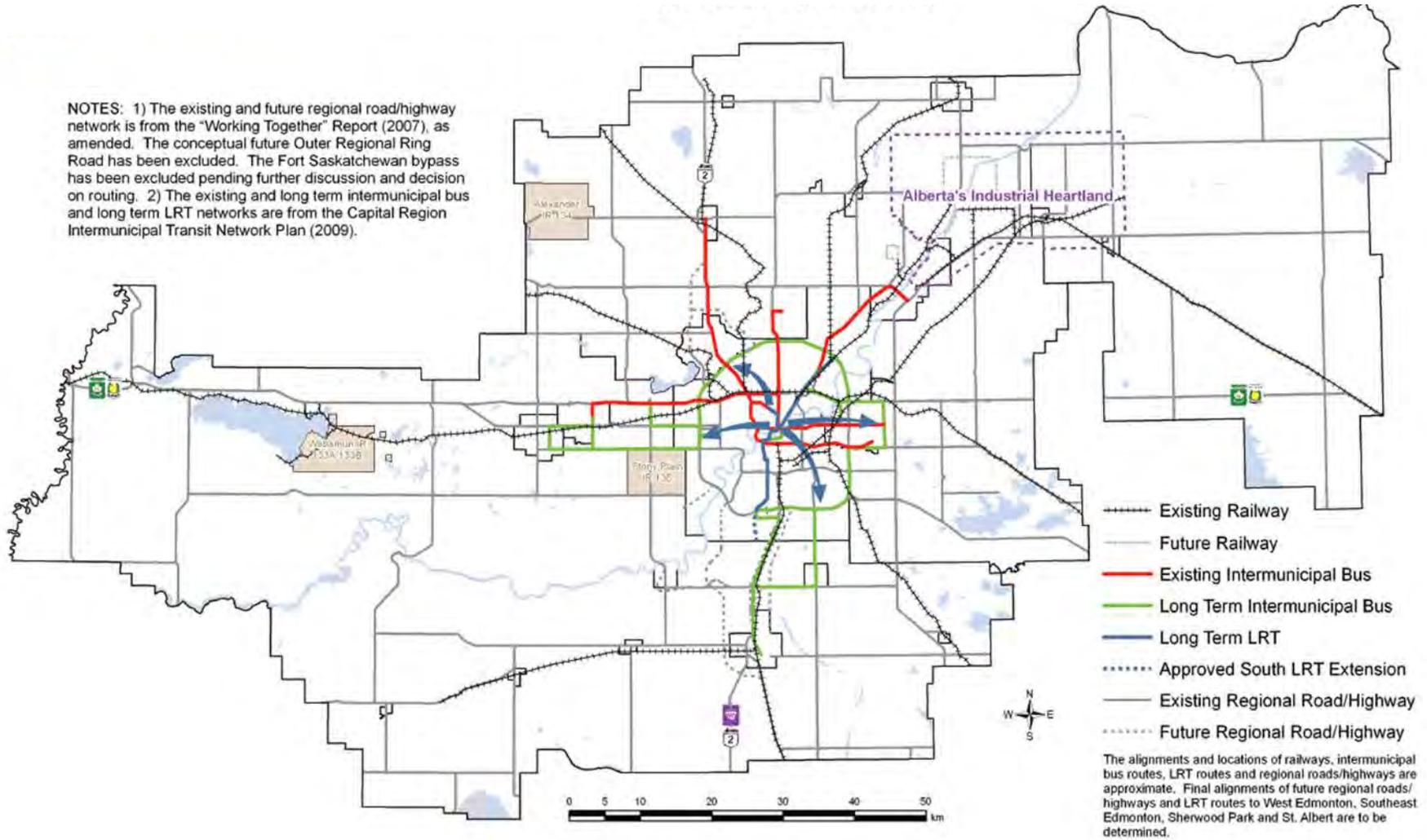


Map 17 Long Range Transportation Network



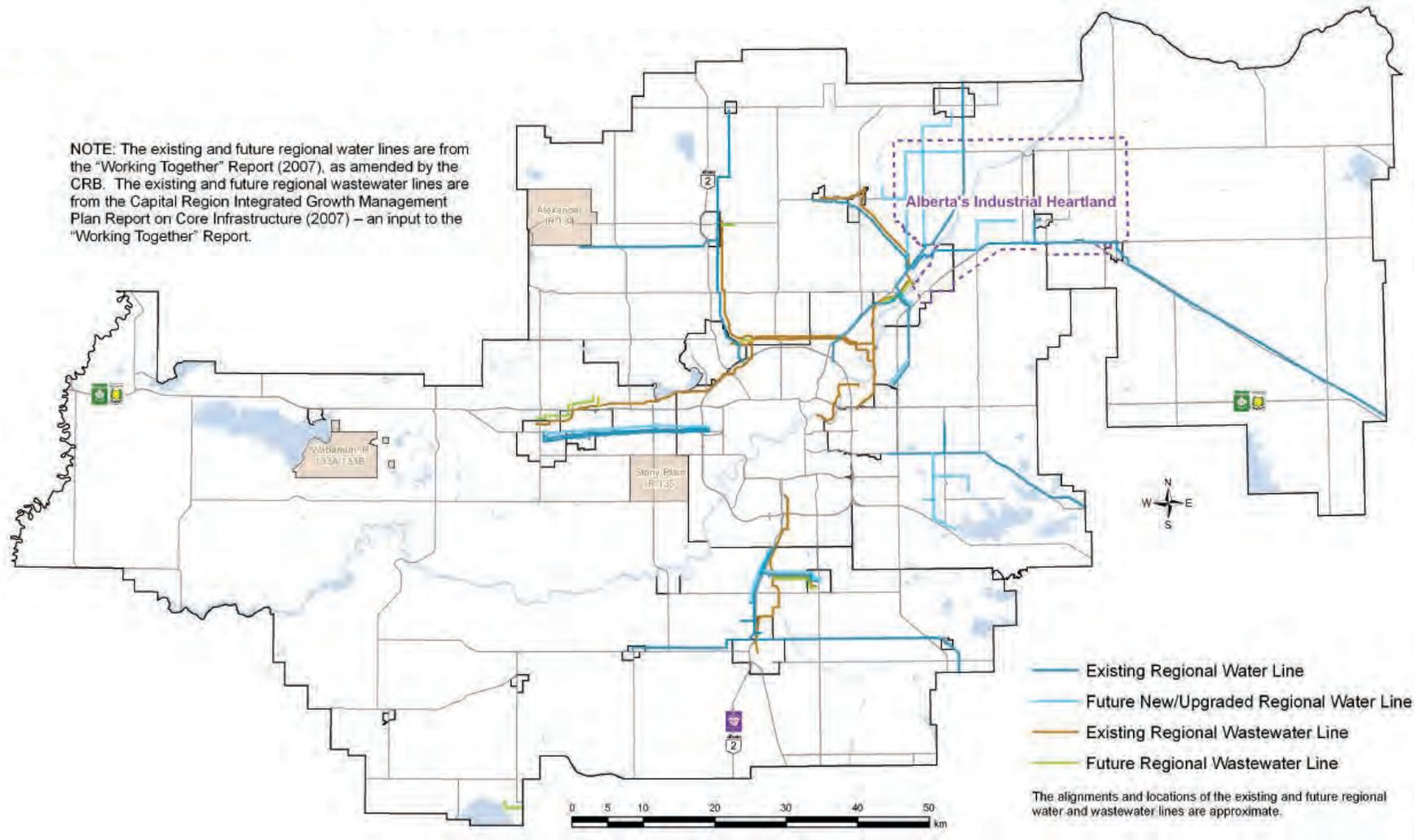
Map 18 Regional Transportation Network

NOTES: 1) The existing and future regional road/highway network is from the "Working Together" Report (2007), as amended. The conceptual future Outer Regional Ring Road has been excluded. The Fort Saskatchewan bypass has been excluded pending further discussion and decision on routing. 2) The existing and long term intermunicipal bus and long term LRT networks are from the Capital Region Intermunicipal Transit Network Plan (2009).

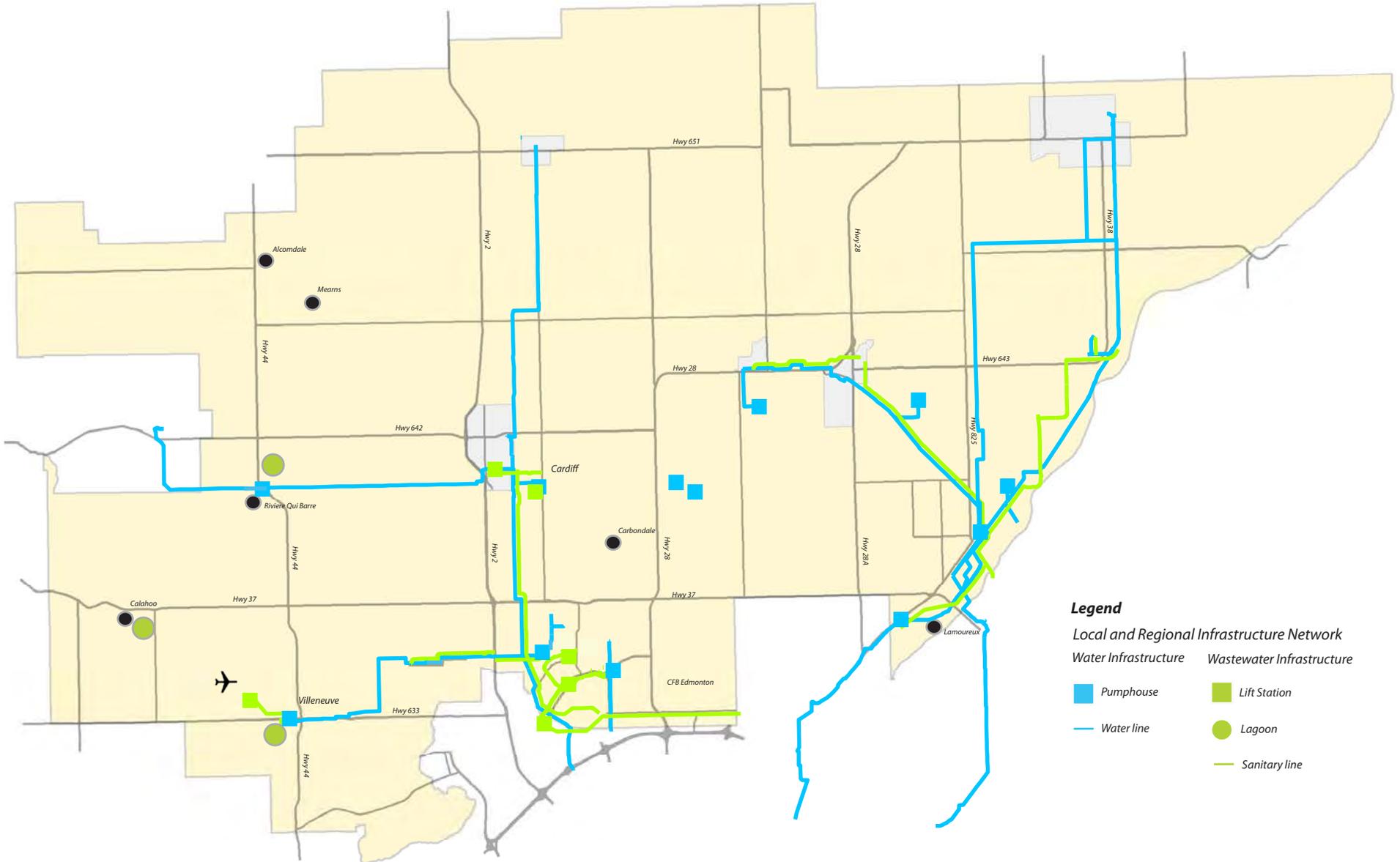


Map 19 Regional Water and Wastewater Infrastructure

NOTE: The existing and future regional water lines are from the "Working Together" Report (2007), as amended by the CRB. The existing and future regional wastewater lines are from the Capital Region Integrated Growth Management Plan Report on Core Infrastructure (2007) – an input to the "Working Together" Report.



Map 20 Sturgeon County Existing Infrastructure

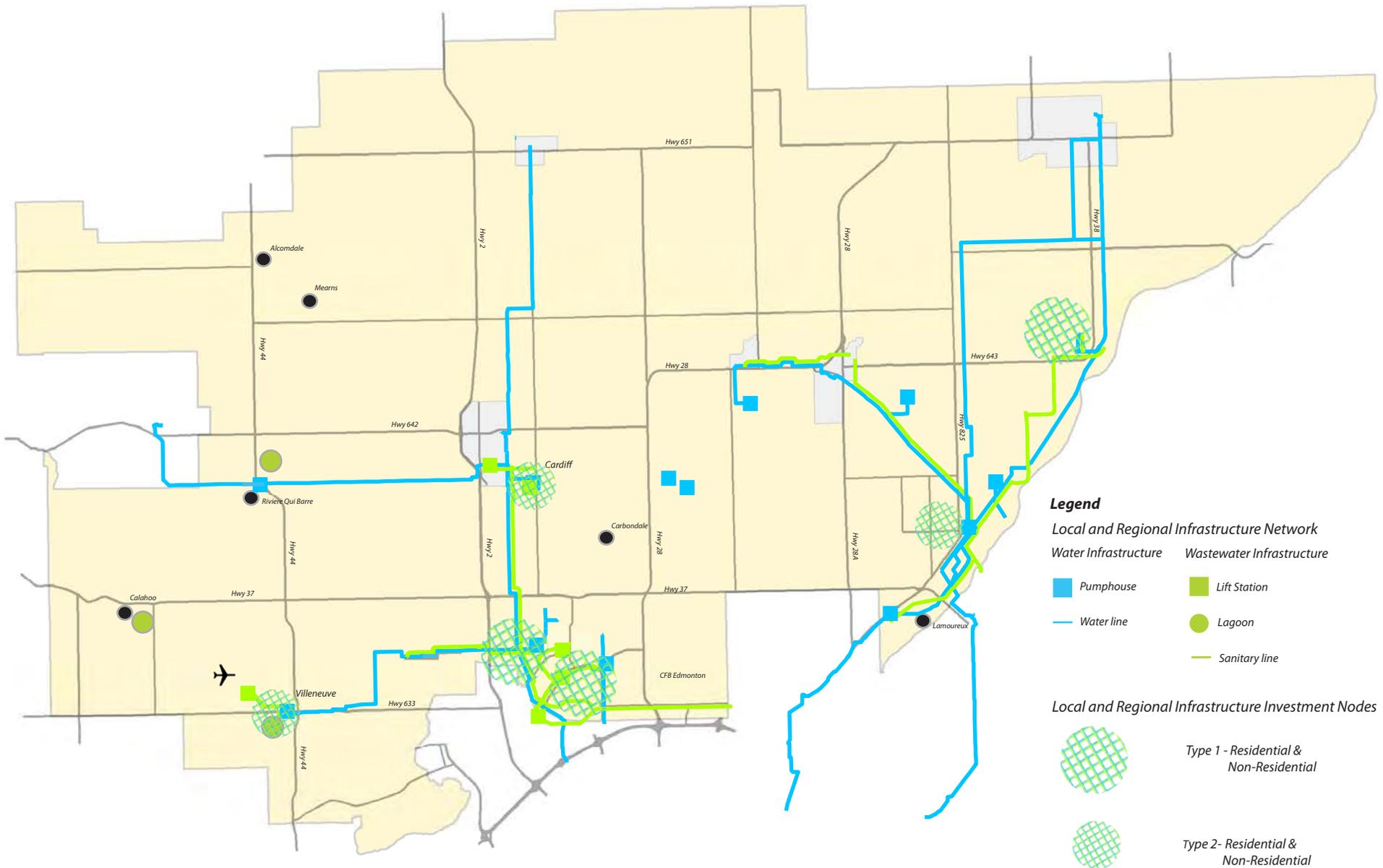


Legend

Local and Regional Infrastructure Network

Water Infrastructure	Wastewater Infrastructure
Pumphouse	Lift Station
Water line	Lagoon
	Sanitary line

Map 21 Sturgeon County Long Range Infrastructure



Legend

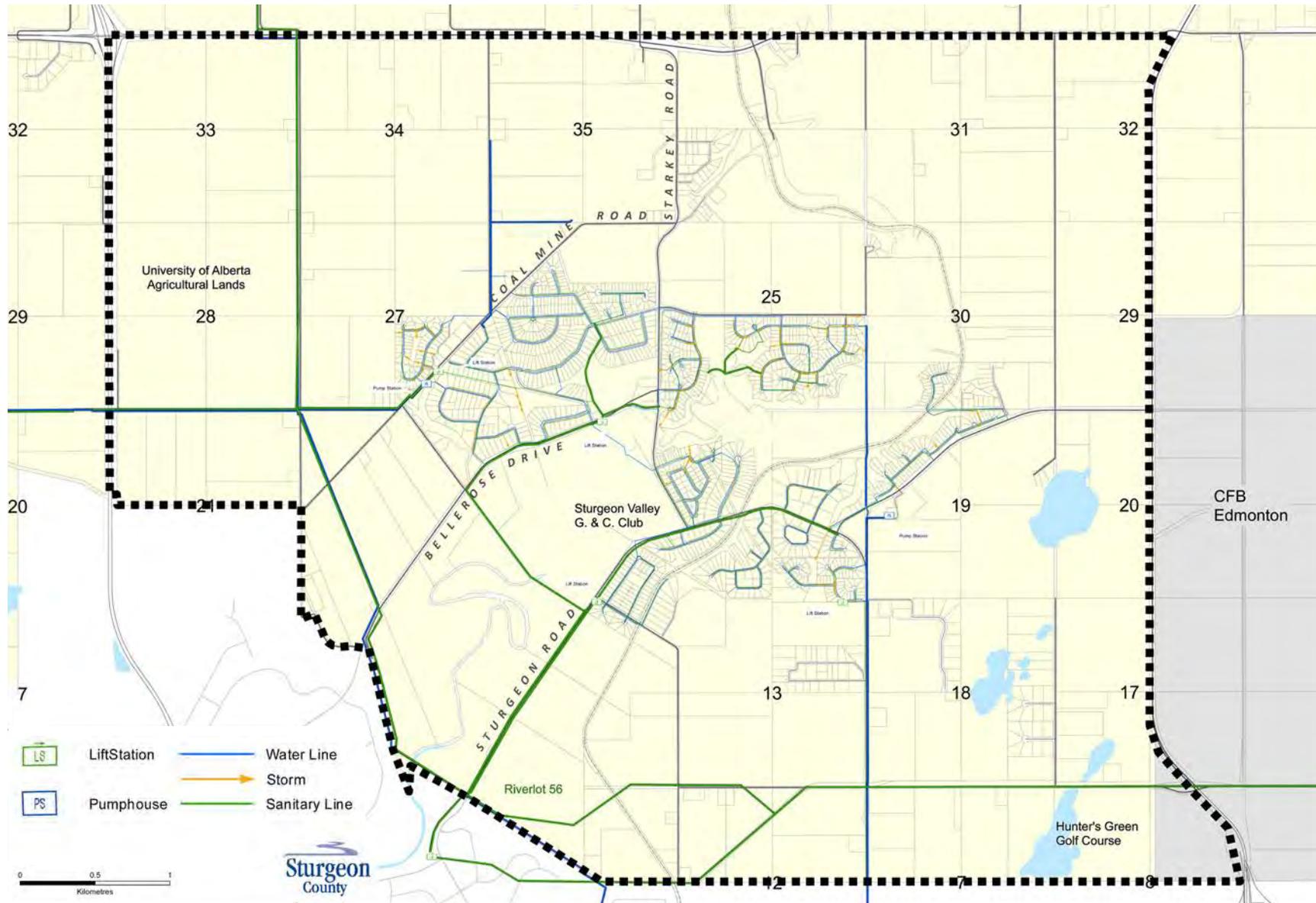
Local and Regional Infrastructure Network

<i>Water Infrastructure</i>	<i>Wastewater Infrastructure</i>
Pumphouse	Lift Station
Water line	Lagoon
	Sanitary line

Local and Regional Infrastructure Investment Nodes

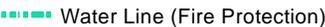
	Type 1 - Residential & Non-Residential
	Type 2 - Residential & Non-Residential

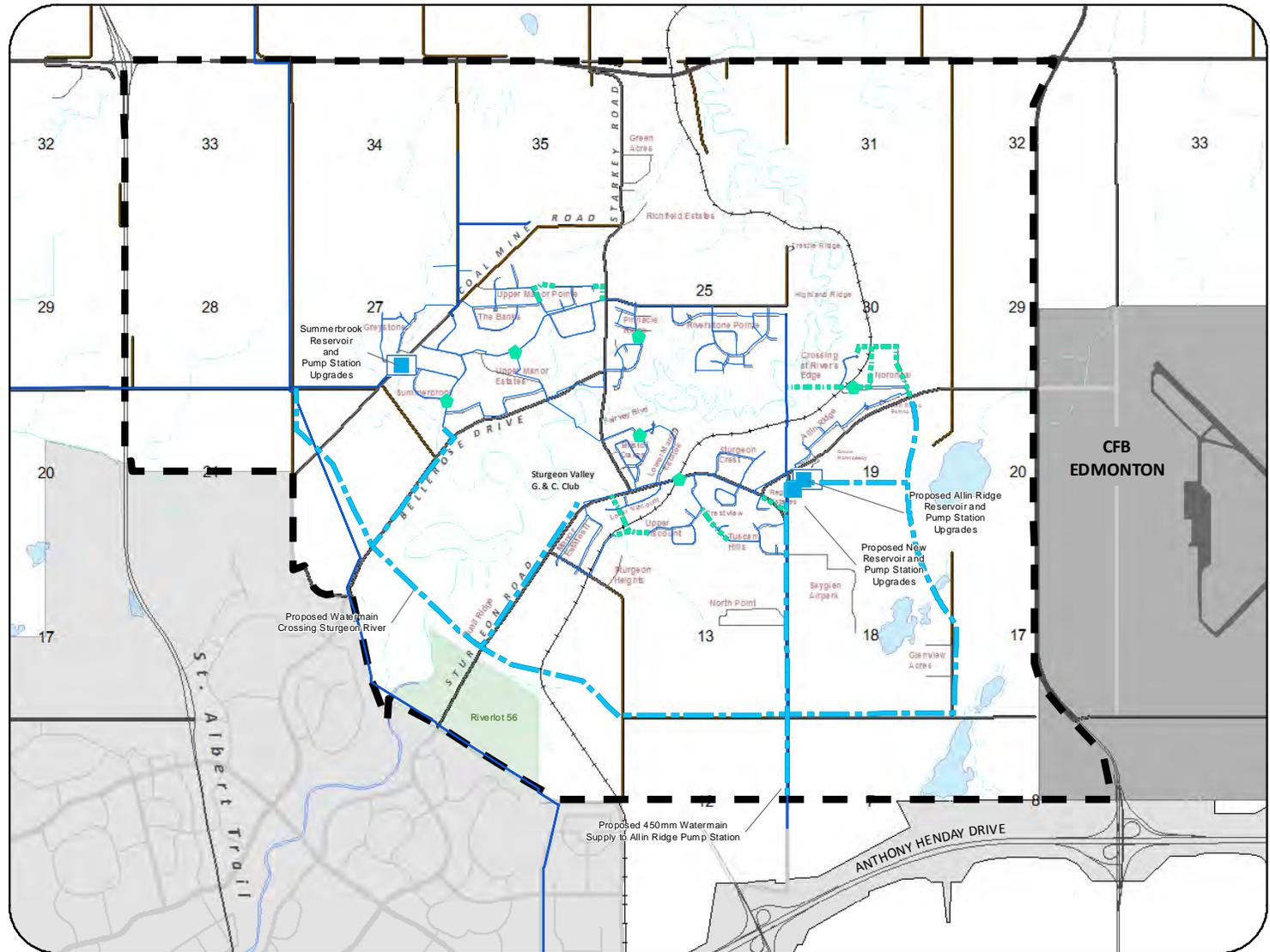
Map 22 Sturgeon Valley Existing Utilities



Map 23 Sturgeon Valley Long Range Water Infrastructure

Proposed Infrastructure Improvements

-  Water Line (Main)
-  Water Line (Fire Protection)
-  Reservoir/Pump Station Upgrade
-  PRV Upgrade (Fire Protection)
-  Water Supply - Existing
-  Pump Station - Existing



Projection: 10TM (CM 115)

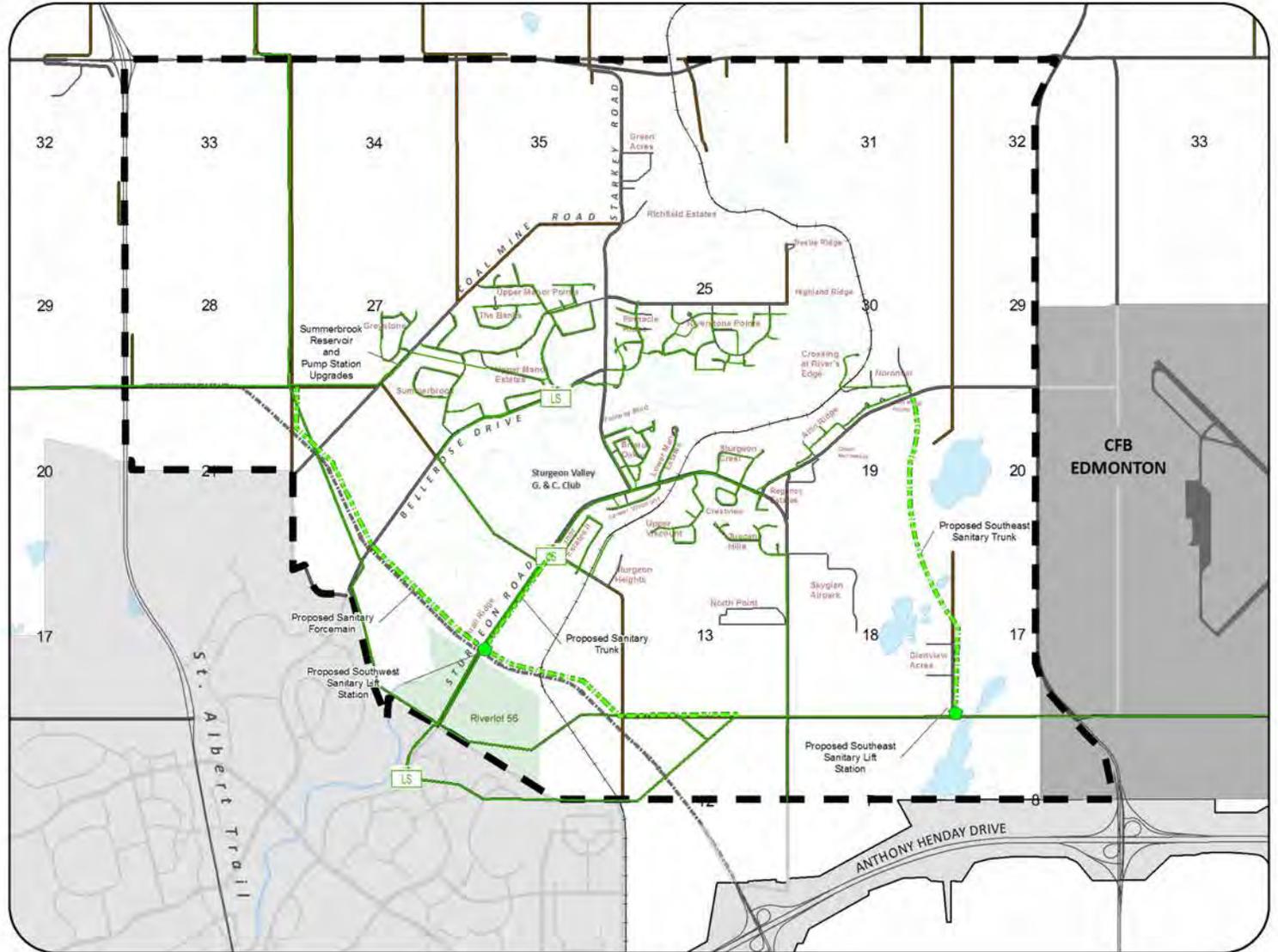
Datum: NAD 83



This map is intended to provide a geographical representation of features understood to be as accurate as possible based on the date of creation and/or revision.

Map 24 Sturgeon Valley Long Range Wastewater Infrastructure

- Proposed Infrastructure Improvements**
-  Sanitary Forcemain
 -  Sanitary Lift Station
 -  Lift Station - Existing

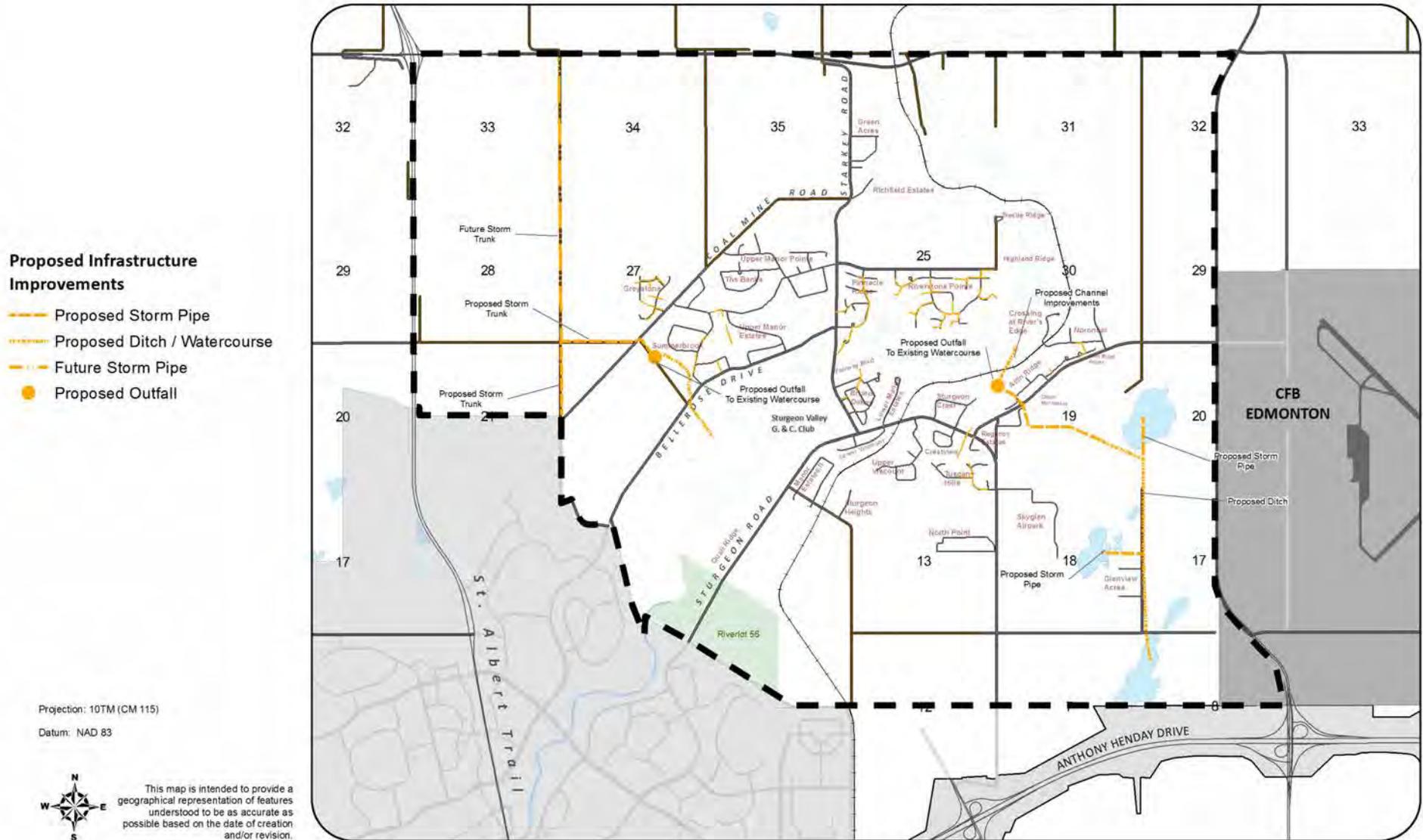


Projection: 10TM (CM 115)
Datum: NAD 83



This map is intended to provide a geographical representation of features understood to be as accurate as possible based on the date of creation and/or revision.

Map 25 Sturgeon Valley Long Range Stormwater Infrastructure

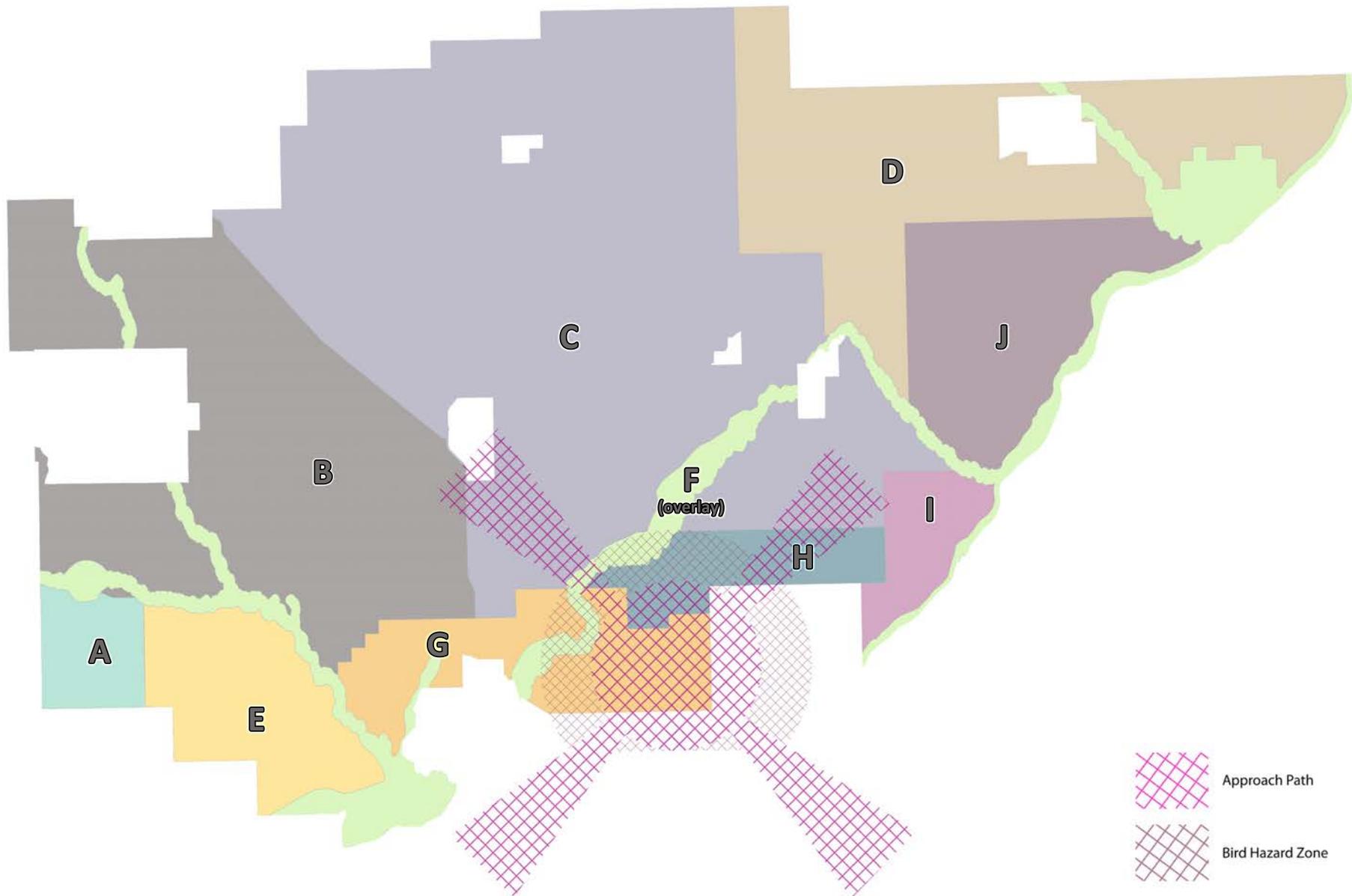


Map 26 Sturgeon Industrial Park Long Range Water and Wastewater Infrastructure



Map 27 Canadian Forces Base Edmonton Approach Path Overlay

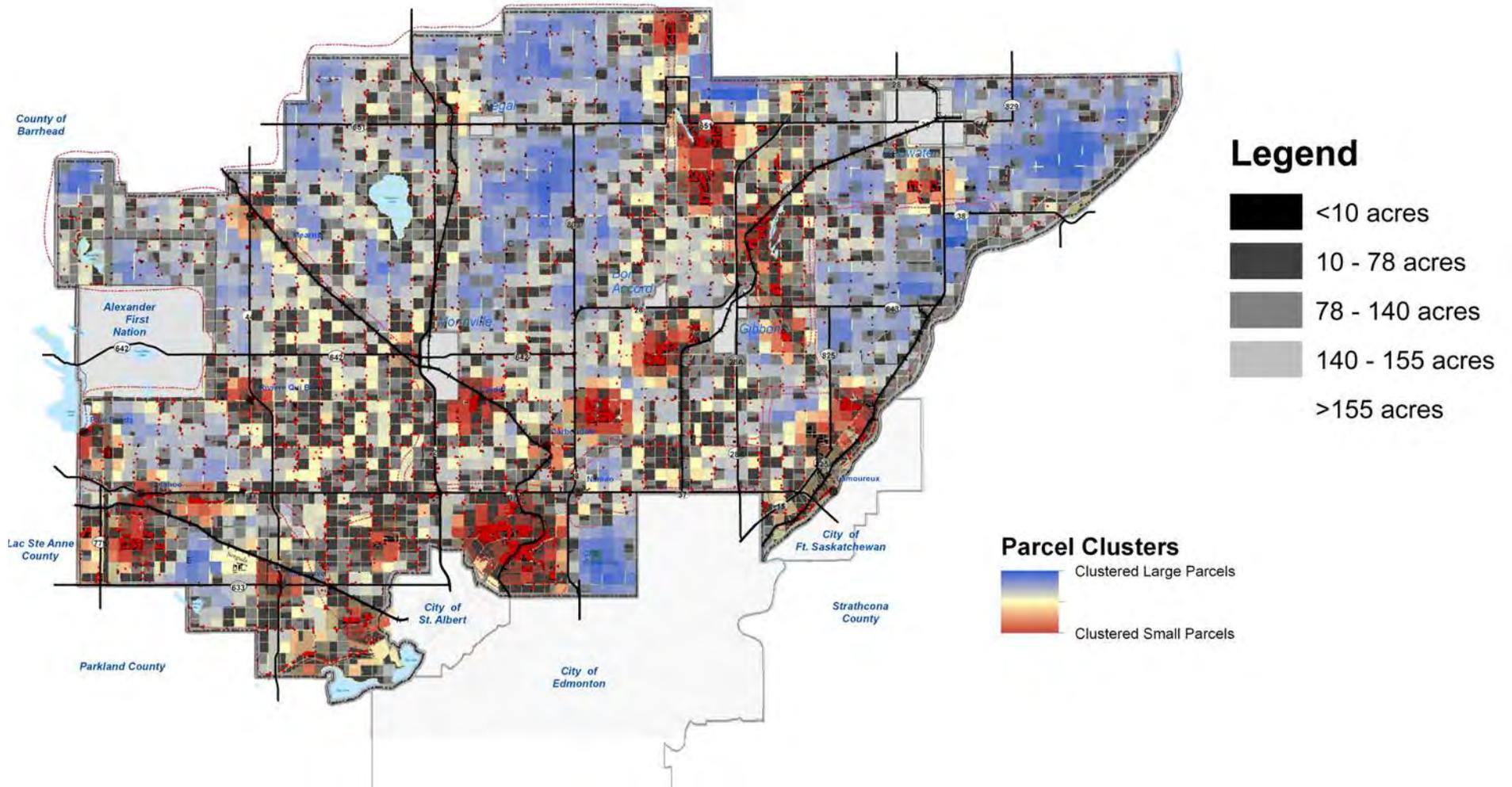
The Canadian Forces Base (CFB) Edmonton Approach Path overlay are provided to ensure that the Federal Government's development restrictions are enforced and that proposed development does not negatively infringe on CFB operations.



Map 28 Subdivision and Parcel Clusters

The map provides a perspective of residential development clusters across Sturgeon County.

- Larger unsubdivided parcels are depicted in blue, while areas marked in red represent more densely subdivided areas.
- The greyscale gradation provides a perspective of the relative subdivided parcel sizes.



A-4: Riparian Setback Matrix Model Developer's Guide

The purpose of the Riparian Setback Matrix Model is to conserve and manage riparian lands, as these lands perform many important functions, including but not limited to:

- Protecting biodiversity and providing wildlife habitat;
- Maintaining or improving water quality and quantity;
- Reducing incidence of erosion and flooding; and
- Providing recreational, education, and economic opportunities.

The RSMM Developer's Guide is available to inform the County, the development industry, and all other stakeholders with clear direction for the use and development of municipal and private lands containing and in proximity to riparian lands.

