BYLAW 1681/25 MUNICIPAL DEVELOPMENT PLAN MODERNIZATION (2025) BYLAW STURGEON COUNTY, ALBERTA

BYLAW 1681/25 BEING A BYLAW OF STURGEON COUNTY, ALBERTA FOR THE PURPOSE OF ADOPTING THE MUNICIPAL DEVELOPMENT PLAN MODERNIZATION (2025) BYLAW 1681/25.

WHEREAS, the *Municipal Government Act*, RSA 2000 c M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and adopt the Municipal Development Plan Modernization (2025) Bylaw 1681/25;

AND WHEREAS, the Council of Sturgeon County has deemed it desirable to adopt the Municipal Development Plan Modernization (2025) Bylaw 1681/25;

NOW THEREFORE, the Council of Sturgeon County, hereby repeals Bylaw 1313/13 and enacts Bylaw 1681/25 as follows:

1. Title

1.1. This Bylaw may be referred to as the "Municipal Development Plan Modernization Bylaw (2025)".

2. Purpose

2.1. The purpose of this Bylaw is to update the County's Municipal Development Plan.

3. Application

- 3.1. Bylaw 1313/13 is repealed and replaced as follows:
 - a. Municipal Development Plan Modernization (2025), as shown in Schedule "A".

4. Severability

4.1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the Bylaw is deemed valid.

BYLAW 1681/25 PAGE 2

5. Effective Date

- 5.1. This Bylaw shall come into force upon being passed.
- 5.2. Upon this Bylaw coming into effect, Bylaw 1313/13 Municipal Development Plan (2024), and its subsequent amendments, are hereby repealed.

Read a first time this 27th day of May, 2025.

Read a second time this 26th day of August, 2025.

Read a third time this 26th day of August, 2025.

"Original Signed"

MAYOR

"Original Signed"

CHIEF ADMINISTRATIVE OFFICER

August 26, 2025

DATE SIGNED

THE STURGEON COUNTY MUNICIPAL DEVELOPMENT PLAN 2025





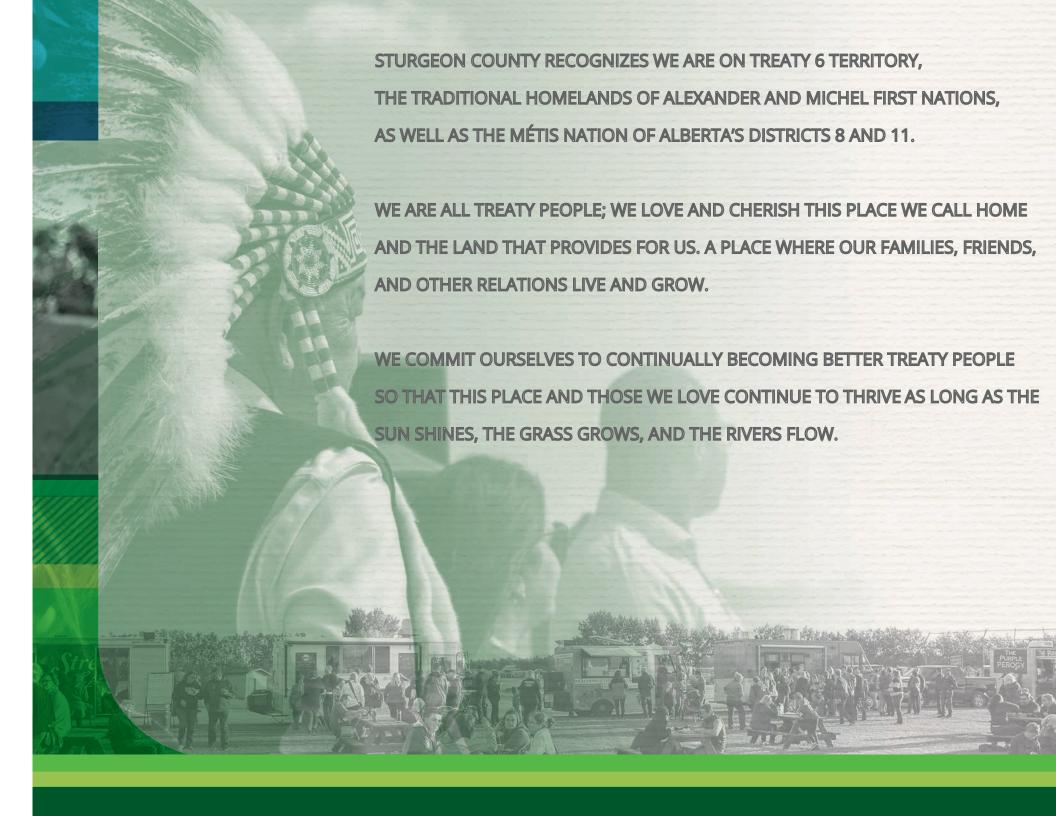


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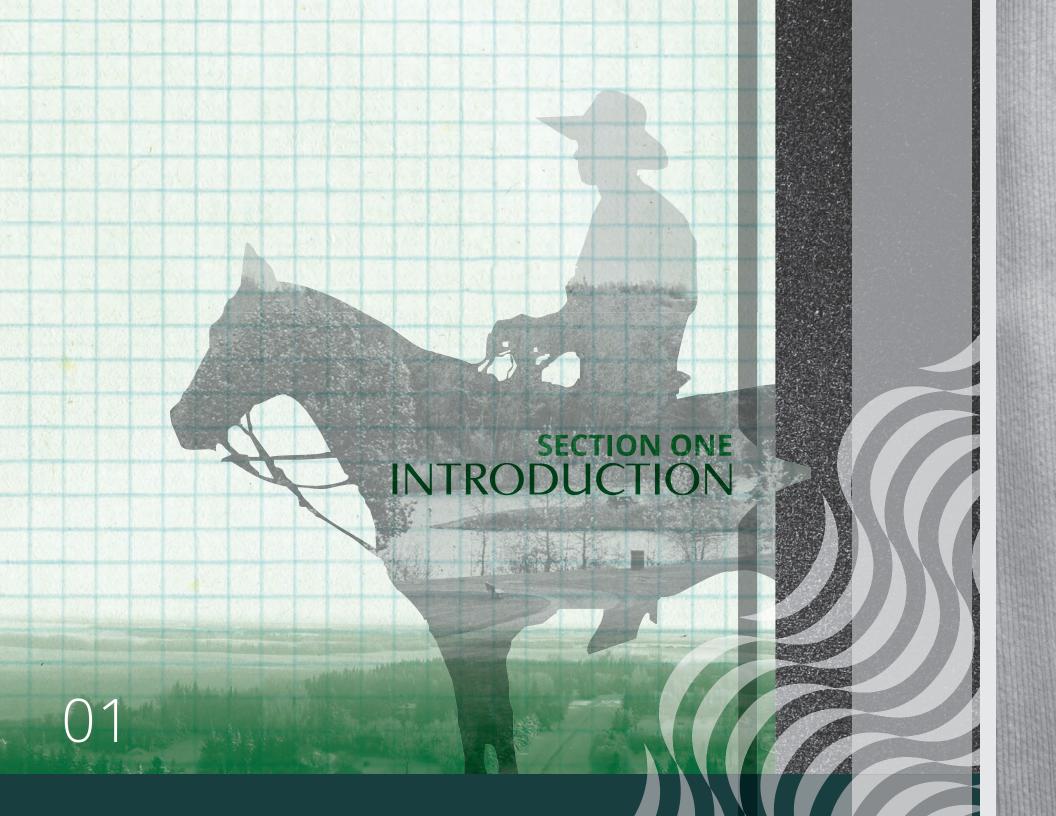
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PLAN PURPOSE AND BACKGROUND

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 long-range
vision for the community. It also highlights
the community's needs and directs
subsequent growth.

The Sturgeon County MDP envisions future spatial growth patterns across the County. While MDPs focus on land use, the Sturgeon County MDP also provides general guidance on social, cultural, environmental, economic and infrastructure considerations.

Specifically, the MDP has been created to:

- Describe the County's preferred direction with respect to land use, infrastructure investments, service provision, and future development areas.
- Guide additional 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 supersede the policies contained within the MDP. Provincial legislation establishes 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. Figure 1 on page 3 provides a visual of the planning hierarchy.

The Sturgeon County MDP provides policy directives for the key items as outlined by the MGA. As required by the MGA, the Sturgeon County MDP provides 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 environmental significant areas, and
- Matters related to social, cultural and economic development.

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 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)

Amendments

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



STRATEGIC PLANNING CONTEXT

ALBERTA PLANNING HIERARCHY APPROVAL AUTHORITY APPEAL AGENCIES

STURGEON COUNTY PRIMARY PLANNING DOCUMENTS

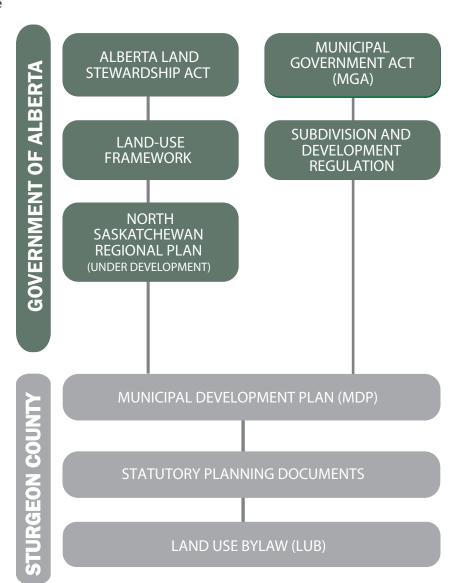
LOCAL PLANNING DOCUMENTS SUBDIVISION PROCESS

DEVELOPMENT PROCESS

MDP CONNECTIONS

FIGURE 1: PLANNING HIERARCHY

Sturgeon County plans, policies, and regulations operate within a larger planning hierarchy, illustrated in part in Figure 1. Statutory plans, such as the Municipal Development Plan, are required to be consistent with higher-order plans. Should any inconsistencies arise between the MDP and any federal, provincial, policy, plan, or regulation; the higher-order policy, plan, or regulation prevails.



03

FIGURE 2: FEDERAL, PROVINCIAL AND MUNICIPAL REGULATORY FRAMEWORK

Figure 2 provides a high-level overview of the various agencies involved with land use regulations.

To learn more about the various land use development items listed on the figure, please visit the County's webpage to access an interactive online resource that provides additional information of the various jurisdictional authorities involved in the approval process.







PLANNING HIERARCHY

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

Statutory Plans refers to Planning
Documents, adopted by Sturgeon County
Council, that provide land-use planning
direction. Statutory Plans include
Intermunicipal Development Plans (IDP),
MDPs, Area Structure Plans and Area
Redevelopment Plans.

Regulatory Documents refers to Planning Documents, adopted 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. An example of a regulatory document is the County's Land Use Bylaw.

Advisory (Non-Statutory) Documents provides 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 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 (and subsequent amendments) that guide the planning and development framework for the community.

Sturgeon County Administration. Sturgeon County Council establishes the respective Development and Subdivision Authorities via bylaw. The decision made by these Authorities are generally administrative in nature and are required to comply with the relevant Plans and Land Use Bylaw.

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 MGA and the
Subdivision and Development Regulation
(as being under jurisdiction of the
Provincial Municipal Government Board).
Comprised of members of Council 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 the MGA.

Land and Property Rights Tribunal (LPRT). The LPRT is an independent quasi-judicial body that provides dispute resolution for certain advisory and adjudicative matters. From a land use perspective, it considers subdivision appeals where a provincial interest exists as well as certain development appeals. Additionally, they also consider off-site levy bylaw appeals, intermunicipal disputes arising from differences between municipal approvals and provincial authorizations, among other things.

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 PRIMARY PLANNING DOCUMENTS

Sturgeon County Primary Planning
Documents are generalized long-range
land-use planning tools that detail social,
cultural, environmental, economic and
infrastructure considerations within
Sturgeon County. 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 MDP.

A Primary Planning Document is interpreted within and applied to a broader planning context but provides additional clarity regarding land-use decisions in a localized area. Lacking site-specific details, Sturgeon County Primary 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 MDP to ensure that Sturgeon County Primary Planning Documents are consistent and applied in accordance with the MGA.

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 MGA 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. ASPs focus on large-scale 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, ARP context and scale is dependent on the nature of the application.

Sturgeon County Strategies, Plans and Assessments. Include advisory best-practice documents that respond to large scale and 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, Sturgeon County Infrastructure Master Plan and Sturgeon County Open Spaces Master Plan.

LOCAL PLANNING DOCUMENTS

SUBDIVISION PROCESS

While Primary 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 Primary Planning Document. If a Sturgeon County Primary Planning Document does not exist, the applicant should refer to the MDP for a regional directive.

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

Neighbourhood Area Structure Plans (NASPs). NASPs establish a framework for development decisions at the neighbourhood level. NASPs are statutory plans and are required to facilitate any future development of new neighbourhoods. They include details on

infrastructure including roads and possible transit stops, community services, utilities and any other items as deemed necessary by the County,

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 an ASP or NASP governing the proposed subdivision site. The OP is required to conform to the general principles and concepts established within an overarching ASP.

Subdivision Application. Subdivision is the process of dividing a single parcel of land into two or more parcels, each to be given a separate title, or where existing parcel lines need to be adjusted without creating a new parcel. The subdivision process ensures that proposals are consistent with Sturgeon County's subdivision policies and regulations.

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.



To ensure alignment, the MDP is consulted for relevant input at various stages of the Land Use Bylaw Amendments and Development Permit application process. Development 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.

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 regard 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 Management Strategy Concept Map (see

pages 13-14) 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).







MDP CONNECTIONS

Sturgeon County Strategic Plan.
The Sturgeon County Strategic Plan
determines how Sturgeon County Council
establishes polices and when/why
Administration applies the policies into
programs, services and infrastructure
for the municipality.

Sturgeon County Land Use Bylaw (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.





GROWTH MANAGEMENT STRATEGY

To achieve the established Community Vision, Sturgeon County must strategically manage its growth. The Growth Management Strategy is a development model that builds upon regional partnerships, strategic infrastructure investments and local community assets (See Figure 3 on page 14).

Growth Management Strategy Objectives The Growth Management Strategy encompass land planning directives that aim to achieve:

1. Sustainable Growth

The Growth Management Strategy 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 Growth Management Strategy 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.

2. An Industrial and Agricultural Leader

Sturgeon County's location enables the County to emerge as a primary destination for energy production and value-added agriculture. Promoting and facilitating growth of in strategic areas 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.

3. 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. Considering long-term and regional implications in decision making processes improves local communities while garnering support from regional, provincial and federal partners.

4. Understanding the Public's Needs

The Growth Management Strategy 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 MDP and have a significant stake in the future of the County.

5. Consistency in Decision Making: Incorporating Strategic Thinking

Establishing strategic growth patterns in targeted sectors communicates a consistent message to Sturgeon County stakeholders. By clearly identifying the decision-making process, investors in Sturgeon County will understand the expectations of the local community. As a result, Sturgeon County Council can balance the betterment of the greater community and the impact on Sturgeon County's financial stability to the development ambitions.







Growth Management Strategy Concept Map

The Growth Management Strategy
Concept Map identifies where Sturgeon
County's future growth is expected based
upon consultation with the public,
existing infrastructure, economic feasibility
and development opportunities.

Policies within the MDP support the Growth Management Strategy objectives by identifying the scale and type of Residential and Non-Residential growth identified for Sturgeon County.

Residential and Non-Residential Types
The typologies as part of the Growth
Management Strategy identifies key
grouping of spaces that have access to key
similar characteristics; such as availability
to existing and potential for future
municipal servicing.

Type 1 and 2 typologies are strategically located within the County to ensure efficient use of the existing infrastructure, services and land-use investment. It should be noted that both Residential and Non-Residential Type 3 and 4 developments are not depicted on the

Growth Management 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.

Overall, Type 1 and 2 development provides Sturgeon County with the necessary opportunities to support future growth in key strategy areas.

Please see pages 25-27 and 44-46 for a more detailed description of each Residential and Non-Residential Typologies.









RG 1.1 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 Growth Managment Strategy 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 to the MDP shall demonstrate achievement of the Growth Management Strategy objectives through application of Municipal Development Plan (MDP) Community Guiding Principles and Strategic Development Area goals (see Figure 3 Growth Management Strategy Concept Map p.14).
- 1.1.2 Shall adopt Primary Planning Documents for identified growth areas under the Growth Management Strategy. The policies shall reflect the intent as described within the Strategic Development Areas and shall address future growth considerations, such as land uses, density, phasing, infrastructure needs and public safety.

- **1.1.3** Shall adopt Primary Planning Documents in accordance with the MGA.
- **1.1.4** Should develop and implement documents, policies, procedures, practices and plans that align with the vision and direction of the Municipal Development Plan.
- **1.1.5** May develop and establish a monitoring program to study the effectiveness of the MDP policies in achieving the aims of the Growth Management Strategy.
- **1.1.6** May require that the applicant for a development conduct a Fiscal Impact Assessment that illustrates the full, life-cycle development costs to Sturgeon County.

- **1.1.7** Shall monitor Residential and Non-Residential activity to help inform decision making on market demands, inventory supply and future growth identification.
- **1.1.8** 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.



RG 1.2 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 integrated 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 and foster dialogue with Alexander First Nation on areas of shared interest.
- **1.2.7** Shall collaborate with local school boards when identifying and selecting new school sites. New school site locations should coincide with future residential growth nodes.
- **1.2.8** 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.

- **1.2.9** Shall foster community dialogue and participation when collaborating with the general public regarding land-use planning.
- **1.2.10** Shall strive to understand stakeholder perspectives and concerns through consultation and engagement in projects of County-wide significance.
- **1.2.11** Shall ensure the necessary resources and timeframes are in place to undertake land-use planning projects in a responsible, thorough and transparent manner.
- **1.2.12** Shall apply referral timelines and ensure the established frameworks are implemented in regards to intermunicipal notification (see Appendix A).



RG 1.3 ENACTING RESPONSIBLE SUBDIVISION AND DEVELOPMENT PRACTICES

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

- **1.3.1** Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA).
- **1.3.2** Shall apply the requirements outlined within the relevant Province of Alberta regulation related to Subdivision and Development.
- **1.3.3** Shall apply the requirements outlined within the Province of Alberta's Water Act.
- 1.3.4 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 Growth
 Mangement Strategy in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

- **1.3.5** 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 minimize risk to the public's health and safety.
- **1.3.6** Shall ensure that new development be sited with consideration of the Federal Government development restrictions related to both the Canadian Forces Base Edmonton and Villeneuve Airport Approach Path.
- **1.3.7** 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 Growth Managmenet Strategy and the Municipal Development Plan.

- 1.3.8 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the Growth Management Strategy. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.
- **1.3.9** Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.
- **1.3.10** Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

- **1.3.11** 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.
- **1.3.12** May collaborate with industry on the development of renewable energy technologies to support future growth opportunities. Energy future options are required to outline benefits for the environment, economy and public health and address potential challenges related to safety, costs and any other needs that would ensure a successful transition to a renewable energy future.
- **1.3.13** 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.

- **1.3.14** Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.
- **1.3.15** Should establish general development design guidelines for Residential and Non-Residential developments.
- **1.3.16** 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.
- **1.3.17** Shall support the policies and procedures as set out in the Municipal Emergency Operations Plan.

- **1.3.18** Shall ensure that future fire-fighting service requirements for the County are considered and are strategically situated to provide services to a variety of Sturgeon County residents.
- **1.3.19** 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.
- **1.3.20** Shall institute a consistent method of addressing encroachments on municipal property to ensure equitable treatment and that the public amenity is not compromised.
- **1.3.20** Shall adopt and apply enforcement procedures to clarify and establish (for both those impacted and the offender) a course of action when a use or activity is in violation of the County's Bylaws.







RC 2.1 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 agencies to understand and mitigate Sturgeon County's specific challenges when developing community health and social service programming.
- **2.1.6** Shall create and implement Joint Use Planning Agreements (JUPA) with the school boards in alignment with the MGA requirements.

- **2.1.7** Shall ensure the provision of suitable 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.



RC 2.2 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 differs from 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 limits 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 for benefiting lands 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 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.

- 2.2.8 Should 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.
- **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.



RC 2.3 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 3 - Growth Management Strategy Concept Map p.14)

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. For additional policies, refer to the Sturgeon Valley Strategic Development Area and the Sturgeon Valley Area Structure Plans (Sturgeon Valley Core ASP and Sturgeon Valley South ASP).

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

2.3.2 Shall advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space in accordance with the Sturgeon Valley Stategic Development Area and the Sturgeon Valley ASPs.

Residential Type 2 - Growth Hamlets

Residential Type 2 refers to development within Sturgeon County's hamlets where additional residential growth may be considered subject to infrastructure improvements. Consideration and contemplation of growth within the identified hamlets requires supportive planning and infrastructure documents, rationalizing the proposal.

- **2.3.3** Shall accommodate residential development by establishing a series of statutory Primary Planning Documents for the Hamlets of Cardiff and Villeneuve to identify, prioritize, densify and phase subsequent growth in the listed locations.
- 2.3.4 Shall establish an administrative boundary for Growth Hamlets and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet. Until an administrative boundary is identified, existing land-use zoning shall be used to identify where residential policies are applicable. 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.
- **2.3.5** Shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.
- 2.3.6 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 - Other Residential Areas

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, and the Hamlets of Alcomdale, Calahoo, Mearns, Riviere Qui Barre, Lamoureux, Namao, Pine Sands and Carbondale.

- **2.3.7** Shall establish an administrative boundary for Sturgeon County's Other Residential Areas and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet/area. Until an administrative boundary is identified, existing land-use zoning shall be used to identify where residential type policies are applicable.
- **2.3.8** Shall ensure that areas outside of established residential developments, including the identified Hamlet/area boundaries, be used for Primary Industry or Agricultural Residential use.
- **2.3.9** 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.
- 2.3.10 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 - Agricultural Residential

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.

- **2.3.11** Shall support the subdivision of agricultural land to ensure the long-term sustainability and function of the agricultural land base.
- **2.3.12** Shall apply 64 hectares/160 acres as the basic agricultural land base unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.
- **2.3.13** Shall adhere to the following general agricultural subdivision principles:
- a. Subdivision of agricultural land should result in parcels appropriate for the type of agriculture use(s) common in the area and sufficiently sized to maintain flexibility for future changes in the type or size of agricultural operations.
- b. Subdivision for any purpose should minimize the amount of agricultural land taken out of production and must not hinder the operation of surrounding agricultural land uses.
- c. Subdivision for agriculture-related, valueadded, and non-agricultural land uses should be directed to cluster sites, and wherever possible to lower capability land.





CV 3.1 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 operational and capital funding to recreational, social and cultural nonprofits in Sturgeon County based on an approved funding 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 Aggregate Program Levy, 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.



CV 3.2 CELEBRATING THE ARTS AND LOCAL CULTURE

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

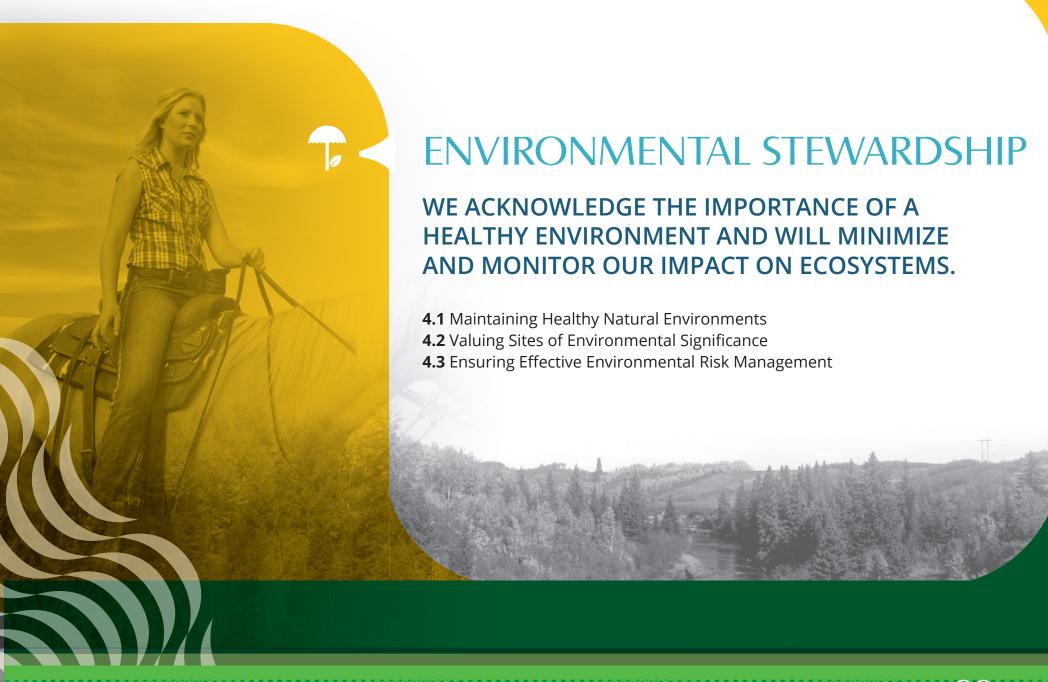
- **3.2.1** Shall promote culture within the community by identifying existing and needed resources to foster cultural development and integrating cultural considerations into the various aspects of County municipal processes.
- **3.2.2** May support collaborative efforts to make cultural resources marketable 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 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 the County's 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** Should collaborate to identify and preserve historically significant sites, including trails, while enhancing open space and trail networks to promote and support natural and cultural heritage and connectivity.
- **3.3.4** 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.
- **3.3.5** Should engage the community to identify locally significant sites and experiences to incorporate a sense of place through designs that enrich the community.





ES 4.1 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 buildings and 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 and collaborate with the Province of Alberta, relevant Airsheds and key stakeholders for air quality issues across the County.

- **4.1.6** Shall refer to and collaborate with the Province of Alberta, relevant Watershed Alliances and key stakeholders to ensure that waterbody and groundwater considerations are promptly and adequately addressed across the County.
- **4.1.7** Shall support the regional watershed alliances, local drainage planning initiatives and the development of regional watershed planning initiatives 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 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 exploring Wildlife Connectivity Best Practices, promoting development and open-space designs that link

- and integrate natural environmental features, important regional and local wildlife corridors and aquatic ecosystems.
- **4.1.11** Shall encourage the use of shelter belts and the retention of woodlots 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.
- **4.1.15** Should provide opportunities for people to explore, interact, and experience connections between the natural, cultural and built environments.



ES 4.2 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 utilize the Environmental Significant Areas Technical Report to avoid Environmentally Significant Areas unless there is potential for significant net positive Countywide municipal, community and environmental gain. Compensation for lost ecological function may be sought as per the relevant legislation.
- **4.2.2** Shall apply Environmental Reserve entitlements to protect lands not suitable for development and to reduce impacts on Environmentally Significant Areas.
- **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 Environmental Significant Areas Technical Report 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 Significant Areas of local, regional, provincial and national significance.
- **4.2.5** Shall use the Environmental Significant Areas Technical Report to assist developers, conservationists, designers and stakeholders working in or near identified Environmentally Significant Areas.
- **4.2.6** Should encourage developments to use ecologically sound design principles, including maintaining tree stands, sustaining riparian systems, 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 Significant 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.



ES 4.3 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

4.3.1 Shall require applications for development on lands deemed Hazardous Lands to include a geotechnical investigation and any other studies as determined by the County to detail the anticipated on-site and off-site impacts associated with the development.

4.3.2 Shall require development on lands deemed Hazardous 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 4*).

4.3.3 Shall require developments to apply the recommended setbacks for Hazardous Lands, as written and certified by an appropriately qualified professional. The level of detail provided in the assessment will be at the discretion of the County and depends on the conditions and complexity of the site. Setback recommendations will outline the construction and mitigation measures necessary to accommodate site development.

4.3.4 Shall require due diligence be exercised on lands with historic mining activities by restricting subdivision and development that would increase the risk of slumping and subsidence.

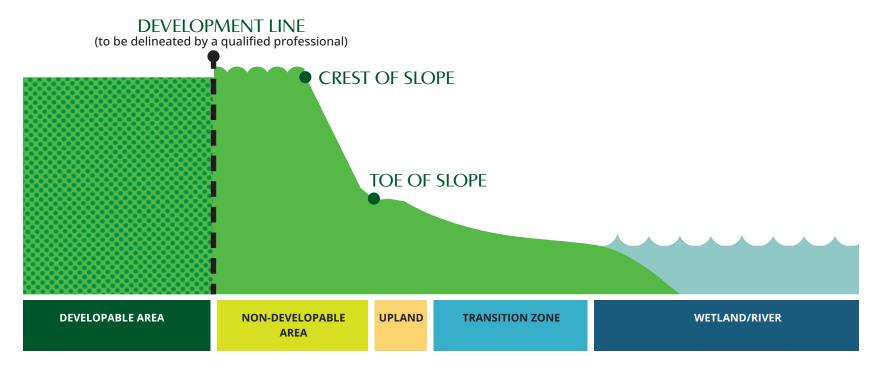
Environmentally Significant Areas

4.3.5 Shall require applications for development on lands deemed Environmentally Significant Areas to include an environmental site assessment and any other studies as determined by the County 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.

4.3.6 Shall require development on lands deemed Environmentally Significant Areas 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 4*).

4.3.7 Shall require developments to apply the recommended setbacks for Environmentally Significant Areas, as written and certified by an appropriately qualified professional. The level of detail provided in the assessment will be at the discretion of the County and depends on the conditions and complexity of the site. Setback recommendations will outline the construction and mitigation measures necessary to accommodate site development.

Figure 4 - Development Line



Flood Risk Areas

4.3.8 Shall require applications for development to identify Flood Risk Areas, where non-agricultural development is proposed, in areas recognized as prone to flooding. Flood Risk Areas includes areas highlighted by Provincial Flood Studies and Maps, any areas within a 1:100 year flood plain, any delineated boundary/contour of the flood plain or areas as determined by the County.

- **4.3.9** Shall protect lands that have been identified as Flood Risk Areas by restricting subdivision and development that would increase the risk of damage from flooding or disrupt normal hydrological activity.
- **4.3.10** Shall permit 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).
- **4.3.11** Shall refer to the Big Lake Stormwater Management Plan, Carrot Creek Regional Drainage Master Plan and Sturgeon Valley Stormwater 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.

Soils

- **4.3.12** Shall ensure the long-term sustainability and function of agricultural land base by protecting and recognizing rural lands as the County's primary economic activity.
- **4.3.13** Shall maintain the geographic continuity of the agricultural land base and enhance the functional economic connections to the agri-food network.
- **4.3.14** Shall protect high quality soils for long-term use for agriculture in accordance with approved Provincial policies.
- **4.3.15** Shall promote all types, sizes, and intensities of agricultural uses, activities in accordance with provincial standards and the County's Land Use Bylaw.

Aquatic Resources

- **4.3.16** Should facilitate implementation of the Sturgeon River Watershed Management Plan (2020) as endorsed by Sturgeon County Council in collaboration with regional stakeholders and provincial authorities.
- **4.3.17** 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.
- **4.3.18** Should ensure adequate protection of the aquatic environment, while minimizing the limitation on development (where possible), by prescribing appropriate setbacks.
- **4.3.19** Shall maintain established vegetation on steep slopes and watercourse banks to minimize erosion and subsidence.
- **4.3.20** Shall protect 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.
- **4.3.21** Shall require 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.

Regionally Significant Natural Areas

4.3.22 Shall work with the Province and stakeholders regarding conservation and recreation opportunities for residents across the County. 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.



ECONOMIC HEALTH

WE ENCOURAGE VARIED AND INTEGRATED ENTERPRISES THAT ENHANCE OUR STRONG ECONOMIC BASE, WHILE BALANCING THE NEEDS OF THE COMMUNITY AND NATURAL ENVIRONMENT. ENSURING MUNICIPAL FISCAL RESPONSIBILITY PROMOTING AN INTEGRATED ECONOMY

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



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 regional strategies that are mutually beneficial.
- **5.1.2** 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.
- **5.1.3** 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.
- **5.1.4** Should identify and prioritize municipal servicing investment based on the findings of infrastructure Life Cycle Costing.

- **5.1.5** Should investigate and implement private/public funding mechanisms for significant public infrastructure investment.
- **5.1.6** Should participate in strategic initiatives with local and regional stakeholders to capitalize on investment opportunities for Non-Residential development.
- **5.1.7** 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 Growth Management Strategy.
- **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 Strategic Development Areas and is in keeping with the aims of the Growth Management Strategy.
- **5.2.5** Should support appropriately located and sized home-based businesses, as they are a vital economic contributor.
- **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.



EH 5.3 ADMINISTRATING RESPONSIBLE PRIMARY INDUSTRY SUBDIVISION AND DEVELOPMENT

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 Growth Management Strategy 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 regional 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 non-residential 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 Primary Planning Document or the Land Use Bylaw.
- **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 3 Growth Management Strategy Concept Map p.14).
- **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

5.4.13 Shall locate new Non-Residential-Industrial development to areas as identified on Figure 3 – Growth Management Strategy Concept Map (See p. 14).

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 collaboration 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 uses.

5.4.17 Should support the 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

5.4.19 Shall locate new Commercial Development to areas as identified in Figure 3 – Growth Management Strategy Concept Map p. 14. 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 sectors.

5.4.21 Should encourage 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, including both a type and scale appropriate to the area in which the development is located.

Non-Residential: Institutional

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.



EH 5.5 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 Growth Management Strategy.

(See Figure 3 – Growth Management Strategy Concept Map p. 14)

Non-Residential Type 1 - Major Employment Area

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.

- **5.5.1** Shall ensure that all new Non-Residential Type 1 development conforms to the overall Primary Planning Document for the area. If no Primary Planning Document exists for the proposed area, any Non-Residential development proposal shall comply with the Strategic Development Areas 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 - Local Employment Area

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).

- **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 Primary Planning Document for the Non-Residential Development Park. If no Primary Planning Documents exists for the proposed area, Non-Residential development proposals shall comply with the Strategic Development Areas and 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 Primary Planning Document is established.
- **5.5.8** Should collaborate with landowners 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 - Other Growth Areas

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.

- **5.5.12** Shall require that new development support the Primary Planning Documents for the Hamlet/area. If no Primary Planning Documents exists for the proposed area, Non-Residential development proposals shall comply with the Strategic Development Areas and associated Local Planning Document.
- **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.
- **5.5.14** 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.

Non-Residential Type 4 - Accessory Employment

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

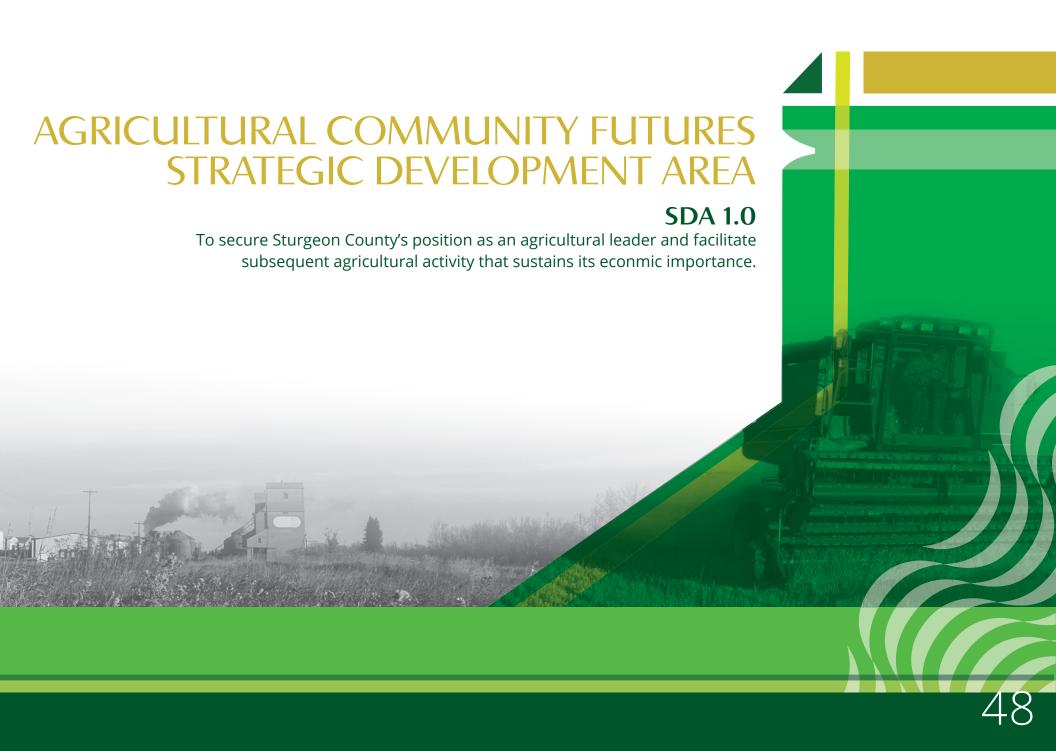
5.5.15 Shall consider proposed Non-Residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB levels outlined within the LUB, or that cause significant impact to the municipal infrastructure, shall be relocated to an appropriate location based on the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

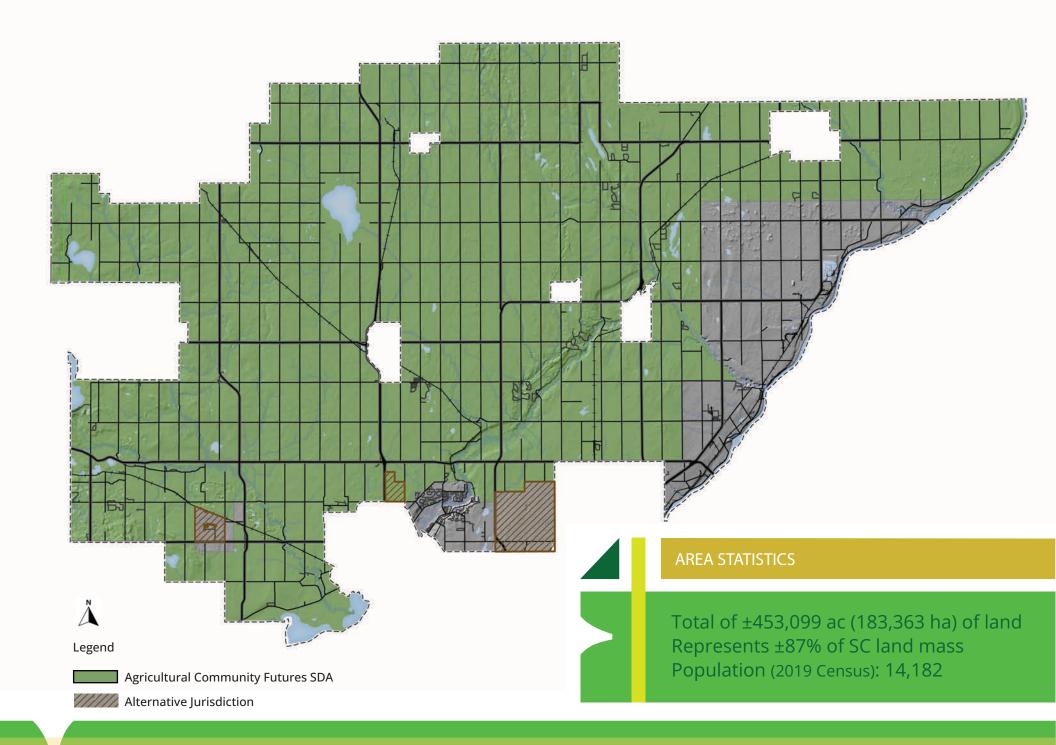
5.5.16 Shall require that a residence be located on the property where the proposed Non-Residential development or activity is located, and that the proprietor of the business occupies the residence.

5.5.17 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.









SDA 1.1 RESIDENTIAL CHARACTER OUTCOME

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

SDA 1.1 residential character output Sturgeon County will support the long-term residential character outcome by:

- a. Requiring proposed developments for future Hamlet development to undertake planning and consultation with landowners and stakeholders regarding long-term growth aspirations (at the discretion of the County). 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.
- b. Giving regard to the existing residential character of each Hamlet by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Proposed development to encourage a range of housing options subject to infrastructure capacities. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- c. Discouraging the development or expansion of Confined Feeding Operations from Town municipal boundaries (Morinville, Bon Accord, Gibbons, Legal, 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.

SDA 1.2 CULTURAL VITALITY OUTCOME

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

SDA 1.2 cultural vitality output actions Sturgeon County will support the long-term cultural vitality outcome by:

- a. Locating institutional, recreation and cultural facilities that require significant infrastructure servicing to the Sturgeon County Hamlets. Proposed developments are to demonstrate that servicing capacity is available and that connection to existing municipal infrastructure systems is possible.
- b. Ensuring that a diversity of open spaces and trail development is incorporated, planned for and managed in the County's Hamlets. Public open spaces will be designed to maximize collective benefit and trail development networks are to enable movement within the Hamlet and to connect with key regional parks and open space initiatives.
- c. Working in conjunction with stakeholders and local communities to assist with the coordination of special events, activities and programs that promoted the diversity of the County.

SDA 1.3 ENVIRONMENTAL STEWARDSHIP OUTCOME

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

SDA 1.3 environmental stewardship output actions Sturgeon County will support the long-term environmental stewardship outcome by:

- a. 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.
- 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, strategies such as vegetation replanting or dedicating and restoring a similar area nearby will be encouraged.
- c. Working with landowners to promote conservation design and developing strategies for maintaining and enhancing the quality of identified Environmental Significant Areas and unique landscape features. Applications for development permits involving Environmental Significant Areas should include the appropriate ecological study or biophysical assessment.

- d. Requiring that proposed non-Primary Industry development proposals on lands identified with high quality soil designations (as per Provincial policies) support the agricultural industry or its associated operations at the discretion of the County.
- e. 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.
- f. Ensuring that natural resource extraction operations continuously monitor groundwater supply and quality and report the findings to Sturgeon County. The County will work with the province to ensure that groundwater is not adversely affected by the activity.

- g. 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.
- h. Working with the Province to establish an inventory of locations and conditions of wetlands within the SDA (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.

SDA 1.4 ECONOMIC HEALTH OUTCOME

Encouraging value-added initiatives that recognize and contribute to agricultural industries.

SDA 1.4 economic health output actions Sturgeon County will support the long-term economic health outcome by:

- a. Ensuring that non-Primary Industry development will have limited adverse impact on agricultural operations, activities or industry.
- b. 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.
- c. Encouraging Non-Residential Type 3 that complement local agricultural activities or is an appropriate location identified within an approved Planning Document. Planning Document should provide direction regarding the transportation networks, infrastructure capacities, levy distribution and any associated community services requirements.

SDA 1.5 INFRASTRUCTURE OUTCOME

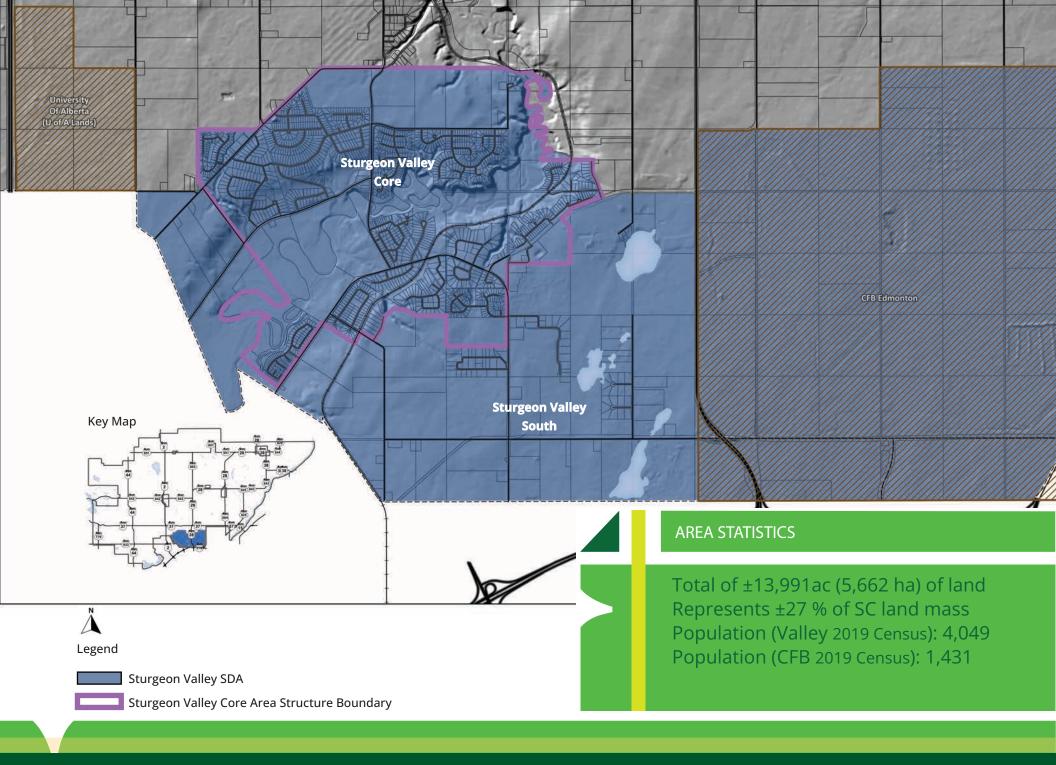
Maintaining infrastructure service delivery that meets the needs of the rural community and does not result in increased demands on municipal infrastructure.

SDA 1.5 infrastructure output actions Sturgeon County will support the long-term infrastructure outcome by:

- a. Ensuring that development in the County
 Hamlet's 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.
- b. Proposed developments are to demonstrate that servicing capacity is available and that connection to existing municipal infrastructure systems is possible. Road networks will be designed to appropriate level of service. Areas not currently serviced by existing municipal infrastructure will continue to be responsible for independent service provision (to the most current Provincial standards).
- c. Seeking a greater understanding of the overall integrity of existing drainage networks and ensuring that any drainage improvements are made in conjunction with consideration of planned areas for growth and development.
- d. Collaborating with the Alberta Energy
 Regulator for the development of a
 long-term pipeline forecast plan for the
 area to ensure that future major pipeline
 routings adhere to existing corridors.







SDA 2.1 GENERAL PRINCIPLES

Development within the Sturgeon Valley Strategic Development Area (SV SDA) will deliver quality and sustainable places, while responding positively to the existing community, and aspects of local context, heritage, agriculture, and character. Within the SV SDA, distinct developments will contribute towards a strong sense of place and identity, while providing opportunities for all residents to work, enjoy and thrive. Local enterprise will be encouraged, in addition to strategic commercial opportunities. Orderly and attractive development will reflect the Sturgeon County context, delivering good places, contiguous development and complete communities.

In order to deliver quality places and complete communities, general principles must be available to guide future developments. The SV SDA is envisioned to be an attractive, legible, healthy, accessible and safe environment for all. The community will benefit from an appropriate diversity of land uses, active travel opportunities, green spaces, economic opportunities, community infrastructure and services. An appropriate level and mix of densities will be provided that in combination can sustain local vibrancy, and development viability.

The following general principles apply to the SV SDA:

SDA 2.1.1 Delivering Sustainable Places

- a. Focusing the majority of Sturgeon County's future residential, commercial and institutional development activity to the SV SDA.
- Implementing the SV SDA statutory plans to give certainty to local communities, investors, developers, service providers, and municipal neighbours regarding long-term density and growth aspirations.

SDA 2.1.2 Demonstrating long-term viability, ensuring complete, well-serviced communities

- a. All prospective developments must demonstrate the viability of the proposal in line with requirements within with SV SDA statutory plans. This will include an awareness of infrastructure, transportation, community facilities and amenities.
- b. Developments are to provide a mix of uses and dwelling types, open and green spaces, and will demonstrate the long-term fiscal implications for Sturgeon County.

SDA 2.1.3 Providing logical and timely infrastructure that provides high-quality service to residents now and in the future

- a. Developments are required to fulfill the requirements of the SV SDA statutory plans, all infrastructure servicing to the SV SDA will contribute to the delivery of quality places.
- b. Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider SV SDA and regional context. Alternative and innovative servicing where appropriate may be considered.

SDA 2.1.4 Creating a well-connected community, through the design of an interconnected SV SDA network

- a. Through the 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 SV SDA and to regionally significant destinations.
- b. 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.

SDA 2.1.5 Championing Sturgeon's agricultural heritage while positioning the SV SDA for the future of farming

- a. The local agricultural heritage provides a strong culture for the SV SDA community.
 Current agricultural holdings near the SV SDA area will continue to thrive.
- b. The SV SDA is well positioned to provide unique spaces for non-conventional agriculture and community growing, while providing close access to local and regional consumers as well as opportunity for complementary, co-located industry.



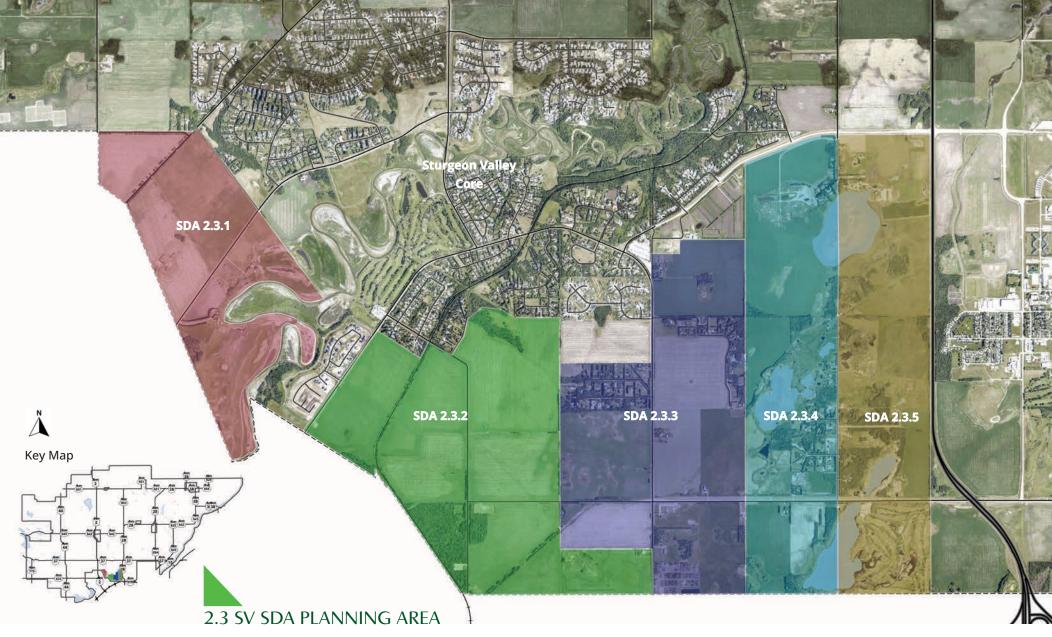
SDA 2.2 DEVELOPMENT EXPECTATIONS

In order to implement and embed the overarching general principles within the SV SDA developments are expected to:

- a. Develop and contribute to the identity of the SV SDA, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the SV SDA.
- b. Foster key gateway points in and around the SV SDA, by ensuring that public improvements and private development work together to enhance the sense of entry into the SV SDA 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 SV SDA and surrounding areas. Avoid 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 SV SDA. Based upon the need throughout the SV SDA 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 businesses are to be

- encouraged, while commercial developments that are larger in scale would be expected to be sited outside of residential communities.
- e. Be well connected to existing places capitalising on existing active travel routes, thereby positively contributing the overall connectivity throughout the entire SV SDA. 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. Deliver 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 SV SDA.

- 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 while being conscientious of natural hazards such as wildfires.



In order to facilitate the localised delivery of the general principles and the various development expectations, the SV SDA has been divided into five unique Planning Areas, each of which have significant future development potential and a distinct vision. These areas will provide new homes and opportunities for job creation and commercial investment. Some of the Planning Areas are capable of delivering homes and jobs well beyond the MDP plan period.

SDA 2.3.1 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 while 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, while 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.

SDA 2.3.1 Development Expectations:

- 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, while protecting and enhancing the key environmental site features.
- e. Be sensitive to riparian areas, while 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.

SDA 2.3.2 STURGEON VALLEY RESIDENTIAL MIXED USE CORE

Vision: Celebrating Sturgeon Valley's rural roots while 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 planning area 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 proving 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 while 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 Sturgeon Valley.

SDA 2.3.2 Development Expectations:

- a. Build upon the character of the SV SDA 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.

SDA 2.3.3 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 planning area will be developed as a hub for the Sturgeon Valley and surrounding area, embodying Sturgeon Valley's unique character and heritage while 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 planning area will provide the Sturgeon Valley a centre inclusive of a transit hub, a boutique commercial heart and local amenities that will attract residents from across the County and beyond.

SDA 2.3.3 Development Expectations:

- a. Build upon the character of the SV SDA through sensitive interfaces to adjacent planned and existing developments and land uses.
- b. Provide a strong economic anchor for the Sturgeon 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, while providing a focal point for the SV SDA. The transit centre will be surrounded by community services and commercial development which will be accessible to all Sturgeon 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.

SDA 2.3.4 STURGEON VALLEY NATURAL HERITAGE

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, while 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, while providing a space for people to connect with nature and with food production.

This planning area 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 planning area will continue to provide spaces for agriculture at varying scales. The site is also a buffer between the light industrial and commercially focused SDA 2.2.5 and the residential development within SDA 2.2.3. This space will act as testament to Sturgeon County's agricultural heritage, while providing space to cultivate new opportunities for innovation. The area also provides a space for local residents to embrace natural heritage.

SDA 2.3.4 Development Expectations:

- 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.
- 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 an 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.

SDA 2.3.5 STURGEON COUNTY COMMERCIAL AND LIGHT INDUSTRIAL LOCAL EMPLOYMENT HUB

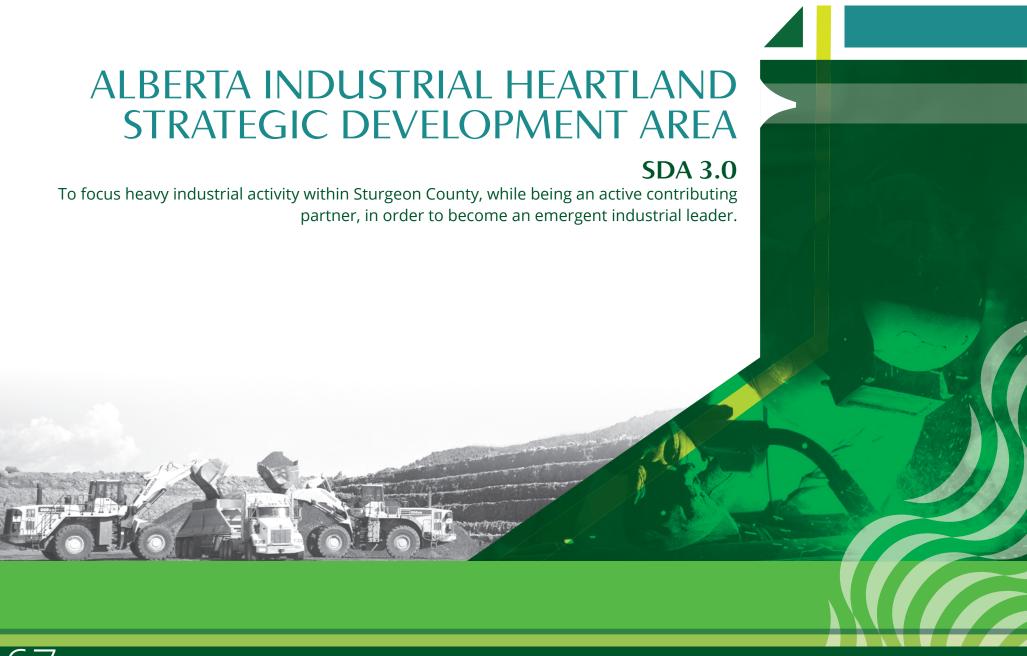
Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

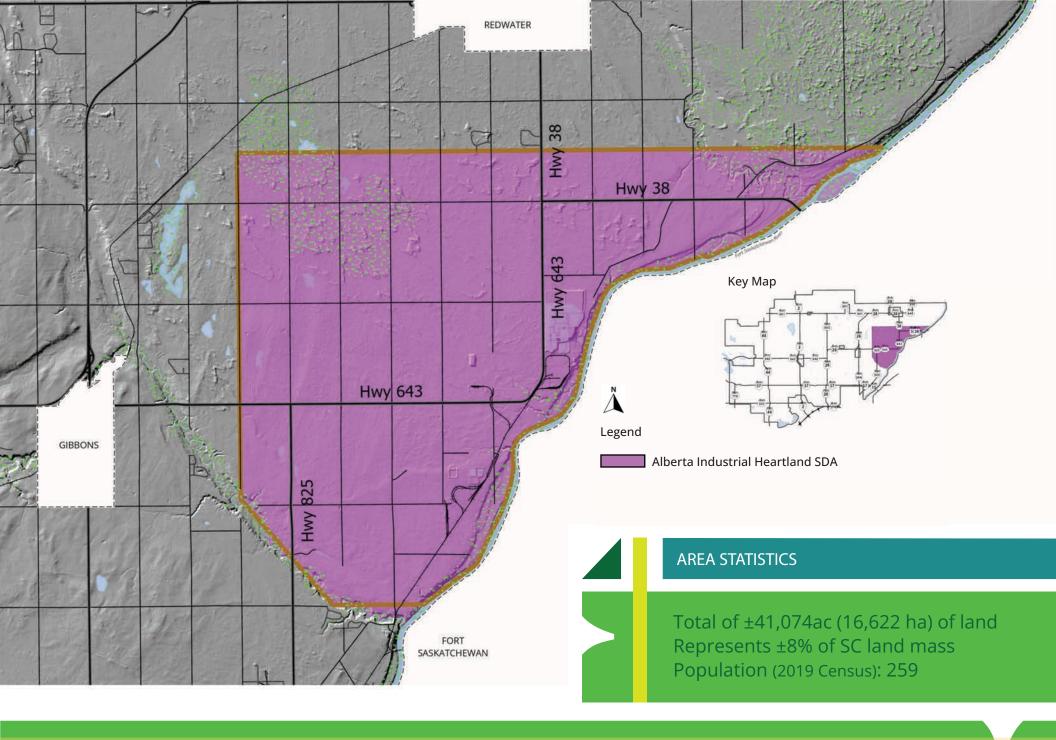
The Sturgeon County Commercial and Light Industrial Local Employment Hub will deliver the majority of job creation within the neighbourhood. Development will capitalise on the Sturgeon Valley Commercial Hub's location. Benefiting from proximity to CFB Edmonton, local agriculture, as well as vehicular 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.

SDA 2.3.5 Development Expectations:

- a. Development will 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 and Economic Corridors 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.





RESIDENTIAL CHARACTER OUTCOME

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

SDA 3.1 residential character output actions Sturgeon County will support the long-term residential character outcome by:

- a. Strengthening the viability of Non-Residential activities, and associated employment, by prohibiting new residential development.
- b. Encouraging Primary Industry activities on lands not yet ready for Non-Residential development, as an interim use.
- c. Discouraging the creation or expansion of Confined Feeding Operations.

SDA 3.2 CULTURAL VITALITY OUTCOME

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

SDA 3.2 cultural vitality output actions Sturgeon County will support the long-term cultural vitality outcome by:

 a. Assisting in the facilitating of funding and corporate sponsorship opportunities for social, cultural and recreation services in Sturgeon County.

SDA 3.3 ENVIRONMENTAL STEWARDSHIP OUTCOME

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

SDA 3.3 environmental stewardship output actions Sturgeon County will support the long-term environmental stewardship outcome by:

- a. 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.
- b. Working with Federal and Provincial government regulations for industrial activities in the AIH are met and enforced.
- c. Collaborating with the appropriate regulatory bodies and industry stakeholders in the monitoring of air-quality parameters, and ensuring findings are regularly report to Sturgeon County.
- d. 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.
- Working with industrial operations in the AIH continue to monitor groundwater supply and quality to ensure that groundwater is not adversely affected by industrial activities.
- f. 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.
- f. Continuing to advance the Provincial government Industrial Heartland Designated Industrial Zone (DIZ) regulatory framework to stimulate new investment and job creation while achieveing environmental outcomes.

SDA 3.4 ECONOMIC HEALTH OUTCOME

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

SDA 3.4 economic health output actions Sturgeon County will support the long-term economic health outcome by:

- a. Ensuring proposed non-Primary Industry activities demonstrate limited adverse impact on Non-Residential Industrial Type 1 operations or activities (as outlined in the Alberta Industrial Heartland (AIH) Area Structure Plan).
- b. Developing economic development initiatives that promote the diversification of Non-Residential Type 1 development activity in the AIH.
- c. Ensuring proposed development demonstrates a positive overall contribution to the Edmonton Metropolitan Region economic developments vision and goals.
- d. Supporting the ongoing development of regional industrial networks that increase the viability of the AIH.
- e. Locating future development of the energy production sector to the AIH in an effort to become an energy production leader in Alberta.
- f. Encouraging the clustering of heavy industrial activity to promote efficient service delivery and waste stream sharing.

SDA 3.5 INFRASTRUCTURE OUTCOME

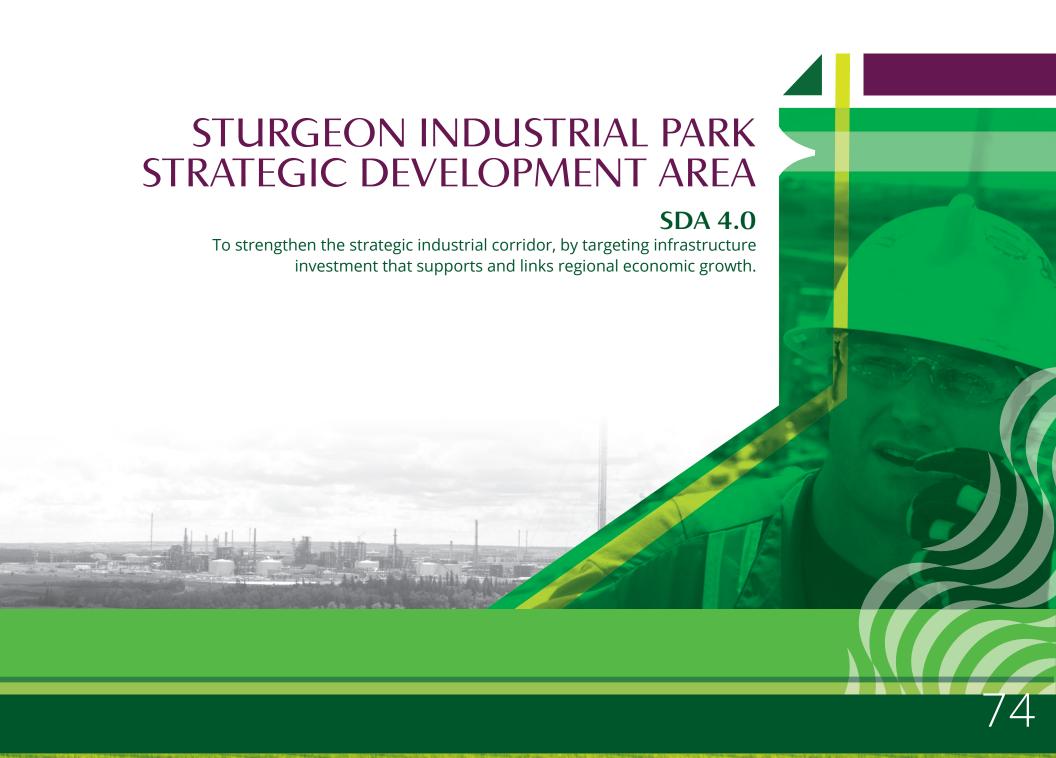
Ensuring efficient infrastructure networks to accommodate a wide range of heavy industrial needs.

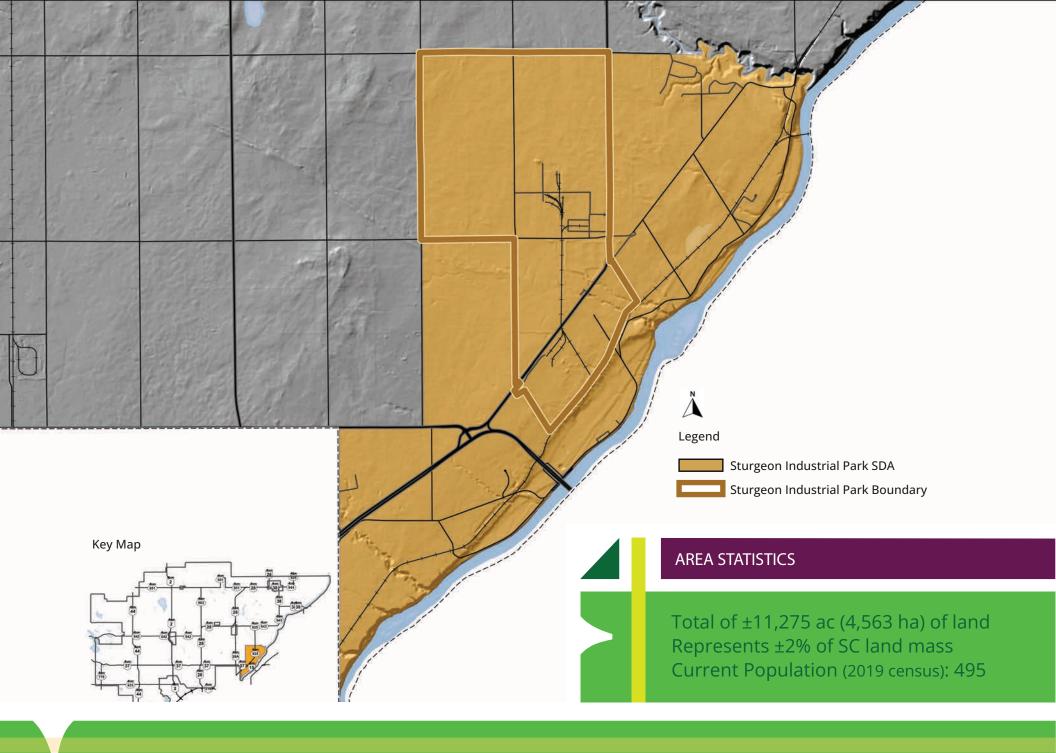
SDA 3.5 infrastructure output actions Sturgeon County will support the long-term infrastructure outcome by:

- a. 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.
- b. 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.
- c. 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.

- d. Working with the Province, the Alberta Energy Regulator and regional partners to formulate a consolidated pipeline plan for locating new pipeline right-of-ways in the AIH region.
- e. Working with the Province, regional partners and industry to prioritize future water and utility requirements and the orderly development of associated infrastructure needs. This includes development of water intake for potable water and use of process water for industry.







SDA 4.1 RESIDENTIAL CHARACTER OUTCOME

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

SDA 4.1 residential character output actions Sturgeon County will support the long-term residential character outcome by:

- a. 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.
- b. Discouraging the development or expansion of Confined Feeding Operations 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.
- Requiring proposed developments to provide a compatible land-use transition between the City of Edmonton, residential development and existing Primary Industry.

SDA 4.2 CULTURAL VITALITY OUTCOME

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

SDA 4.2 cultural vitality output actions Sturgeon County will support the long-term cultural vitality outcome by:

a Assisting in the facilitating of funding and corporate sponsorship opportunities for social, cultural and recreation services in Sturgeon County.

SDA 4.3 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.

SDA 4.3 environmental stewardship output actions Sturgeon County will support the long-term environmental stewardship outcome by:

- Ensuring that the appropriate regulatory bodies and industry stakeholders monitor air-quality parameters and report the findings to Sturgeon County.
- Requiring industrial operations to monitor groundwater supply and quality to ensure groundwater is not adversely affected by industrial activities.
- Requiring industrial approval holders to submit plans for the protection of groundwater supplies.
- d. Requiring 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.
- e. Requiring appropriate setbacks between industrial activity and existing multi-lot residential properties in an effort to reduce negative impacts to County residents' quality of life.
- f. Considering the type, scale and location of Non-Residential industrial developments on regional viewsheds by consulting with County residents and neighbouring municipalities.

- g. Requiring best-management practices regarding storm-water management, flood-plain management and sediment management in close proximity to the Sturgeon River and the North Saskatchewan River.
- h. Requiring a drainage plan for any subdivision proposal that exceeds agricultural densities (Residential Type 4) or is proposed for non-agricultural development activities.

SDA 4.4 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).

SDA 4.4 economic health output actions Sturgeon County will support the long-term economic health outcome by:

- a. 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.
- b. 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, priority will focus on land contiguous to the existing Non-Residential Development Park.
- c. 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.
- d. 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.
- e. Supporting a variety of Non-Residential uses that complement development activity and serve the local employment sector of the SIP.
- f. 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.

- g. 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.
- h. Requiring Non-Residential proposals for expansion of existing industrial-zoned lands 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.

SDA 4.5 INFRASTRUCTURE OUTCOME

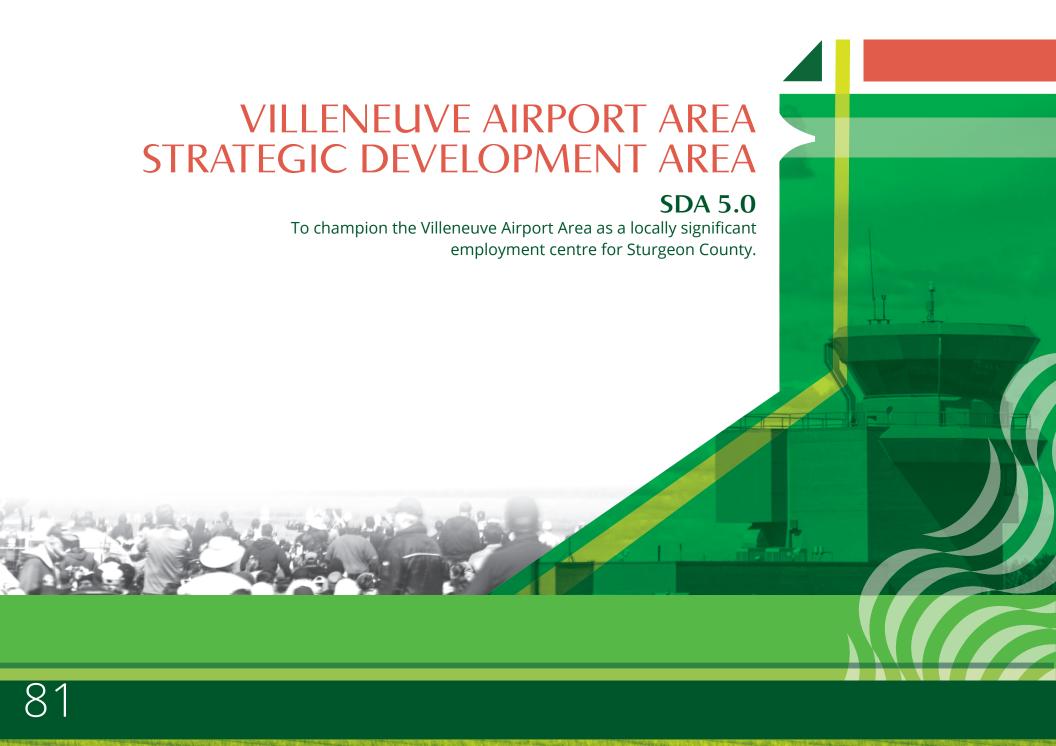
Providing infrastructure services that facilitate economic growth for industrial users.

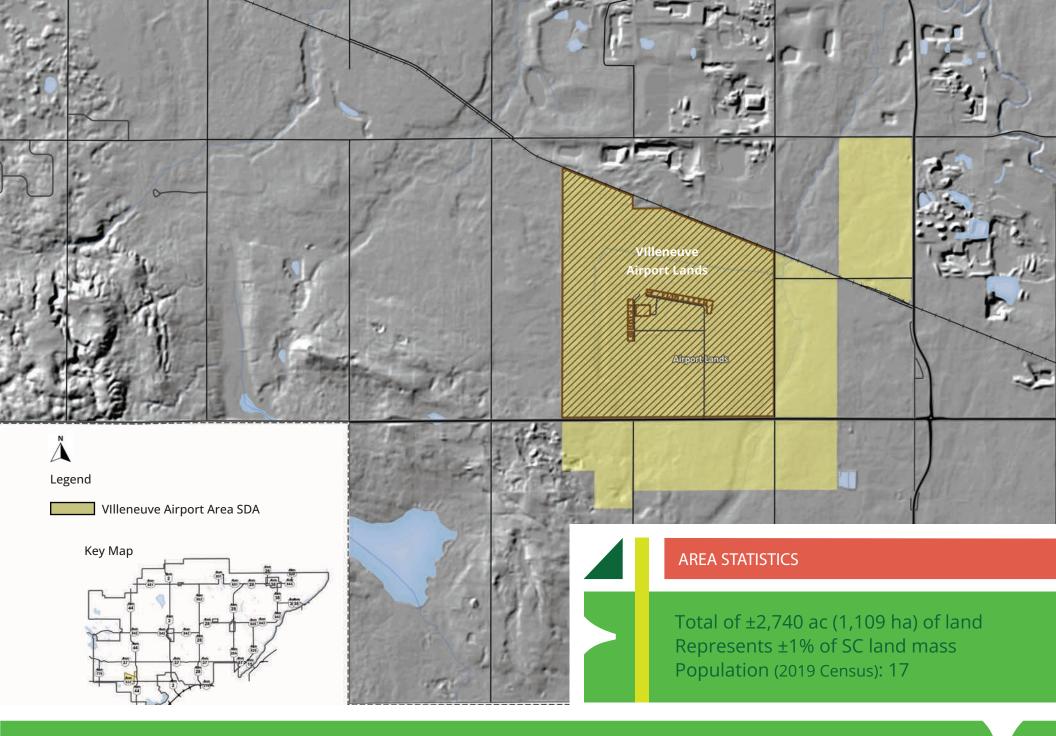
SDA 4.5 infrastructure output actions Sturgeon County will support the long-term infrastructure outcome by:

- a. Apply the current industrial zoned lands as the administrative boundary for the Sturgeon Industrial Park.
- 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, sanitary, storm water, transportation) required for continued industrial growth.
- c. Developing 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. 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).
- f. Making efficient use of the existing rail network in the SIP and exploring options for expansion.
- g. 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.
- h. Requiring any associated upgrade costs to major and minor collector roads and/ or local intersections, initiated by in creased development intensities, to be borne by the benefiting lands. Potential funding mechanisms may include a combination of levies and/or local improvement-tax programs.
- Implementing the SIP Stormwater Master Plan and completing updates when sufficient drainage improvements and/or significant industrial developments occur.
- Implementing a monitoring plan to assess the integrity of existing and future stormwater conveyance systems in the SIP (including drainage channels and culverts).
- k. Working in collaboration with the AIH, Alberta Transportation and other stakeholders to identify park-and-ride locations in the SIP and the AIH.





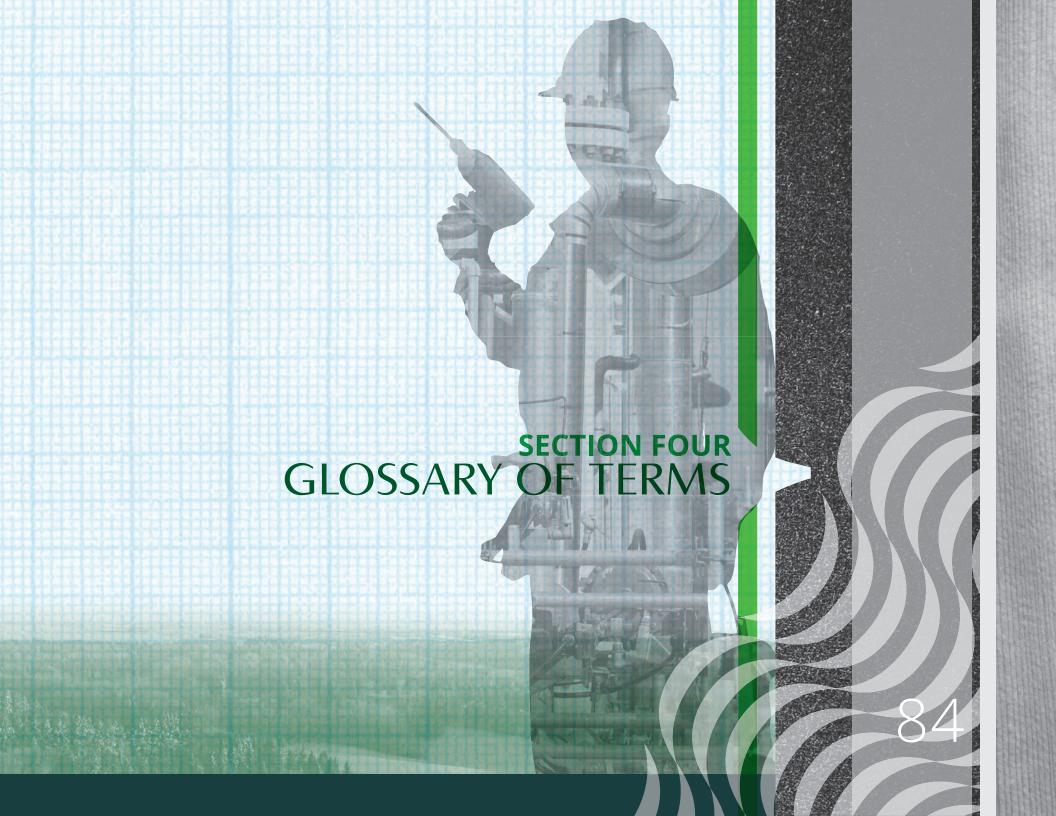




SDA 5.1 Sturgeon County will support the long-term outcome of the Strategic Development Area by:

- a. Recognizing the importance of the
 Airport as a regional asset by consulting
 with Edmonton Metropolitan Region
 municipalities and other key
 stakeholders such as Indigenous
 communities, the Edmonton Regional
 Airports Authority, the business community,
 academic institutions and economic
 development representatives regarding the
 economic opportunities the Airport and the
 Villeneuve Airport Area (VAA).
- b. Participating with regional partners to facilitate the infrastructure and planning needs required to support the VAA-Area Structure Plan (ASP). The Area Structure Plan ASP provides greater definition of the facilities, infrastructure, services and timing of development for the lands around the Airport.

- c. Working with the Province and regional partners to ensure adequate regional transportation infrastructure and associated municipal servicing to support the commercial and industrial growth in the Villeneuve Airport Area.
- d. Being supportive to the expansion, development and operation of the Villeneuve Airport by requiring planned developments in close proximity to the Villeneuve Airport, inclusive of developments outside of the VAA, 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 Airport Approach Compatibility Buffer and relevant Federal guidance.
- e. Implementing the VAA-ASP to capitalise on the significant, strategic economic opportunity the area presents. Sturgeon County will:
 - i. Utilise the ASP as a clear planning path way to facilitate business attraction to, and appropriate development within, the VAA.
 - ii. Facilitate the timely and appropriate servicing of the ASP extent in order to fulfil the identified economic potential.
 - iii. Promote the VAA's economic development potential and the planning pathways identified within the ASP.



ACRONYMS

AIH: Alberta Industrial Heartland

ASP: Area Structure Plan
CFB: Canadian Forces Base

ESA: Environmentally Significant Area

LUB: Land Use Bylaw

MDP: Municipal Development Plan
MGA: Municipal Government Act
SIP: Sturgeon Industrial Park



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.

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).

Agricultural Land Base: Land that is or can be used for agriculture.

Agricultural Land Uses: Land uses directly associated with agriculture and includes buildings and structures accessory to and supportive of the activities.

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

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.

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

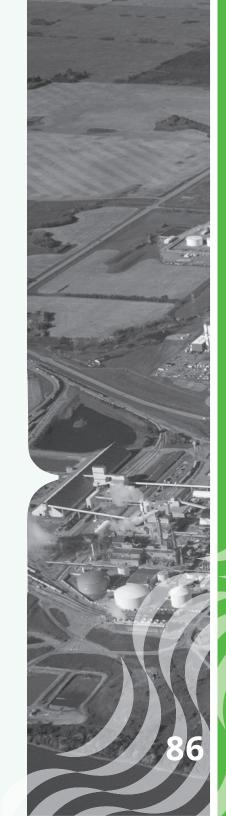
Community Guiding Principles: A series of value statements, adopted by County Council, that support the Community Vision.

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.

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 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.

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.

F

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.

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 Significant Areas: 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.

F

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 standards for Municipal improvements, and developer contributed assets in the County.

Greenfield Land: Land that has not previously been significantly developed, including agricultural areas, reclaimed natural resource extraction areas, natural areas and parks.

Growth Management Strategy: Sturgeon County's long-term growth and development strategy, as implemented within the Municipal Development Plan.

Н

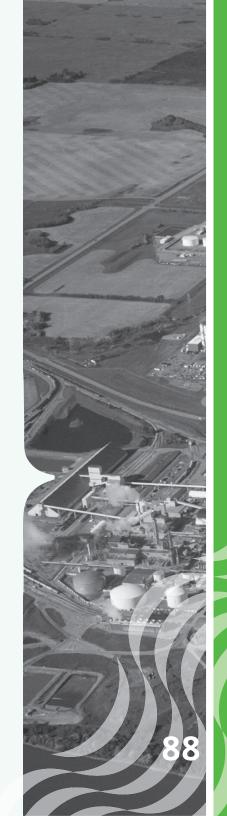
Hazardous Lands: Lands that are, or may be, inappropriate for subdivision or development due to inherent or natural environmental hazards, such as susceptibility to flooding, erosion, poor drainage, organic soils, steep slopes or any physical condition or limitation that, if developed, may lead to the 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.

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.

Infill: The use of undeveloped land for intensified development, generally referring to and resulting in, increased Residential densities in the local community or subdivision.

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-forprofit organizations.

J K

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 Primary 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: 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 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.

Non-Agricultural Land Uses: Land uses other than agricultural uses, agriculture-related uses or on-farm diversified uses.

Non-Market Affordable Housing: 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: A document, endorsed by Council, that identifies the construction or expansion of existing municipal infrastructure to service new development.

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.

P

Planning Document: A tool used to provide long-range or current land-use planning direction. It can refer to either a Primary 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.

Primary Planning Document: A planning tool that provides general information about land-use planning and investment for a large spatial area in Sturgeon County). Examples include (but not limited to): Intermunicipal Development Plans, Area Structure Plans and Area Redevelopment Plans.

Q

R

Residential Infill see Infill Residential Type: refers to a type and scale of housing built form reflective of development pressures and infrastructure requirements.

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.

U

V

Value-Added: The addition of a process or service to an agricultural raw material being produced by the (farmer) producer. This may include some form of processing (such as milling, drying, cleaning, sorting, slaughtering, distilling, refining, or direct marketing through farm gate sales, farmers' markets or direct distribution).

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.



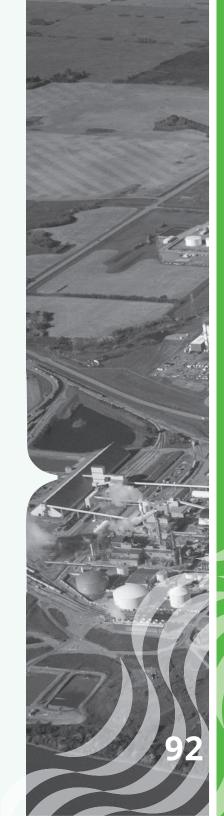




TABLE 1: INTERMUNICIPAL PLANNING REFERRALS AND NOTIFICATIONS

Type of Referral	Referred To	Response Time
Statutory Plans and Amendments	All municipalities with a border within 1.6 kilometres of the affected area	21 (28 for Municipal Development Plans or amendments to the Municipal Development Plan)
Areas not covered under Area Structure Plans, Area Redevelopment Plans or developed areas	All municipalities with a border within 1.6 kilometres of the affected area	21
Any Industrial Development	All municipalities with a border within 1.6 kilometres of the affected area	21
Extractive Resource Operations (including sour gas)	All municipalities with a border within 1.6 kilometres of the affected area	21
Confined Feeding Operation Proposals	All municipalities with a border within 1.6 kilometres of the affected area	21
Road Closure Bylaw	All municipalities with a border within 1.6 kilometres of the affected area	21

APPENDIX B - Key Planning Documents

The following is a listing of key supplemental planning documents that are available to guide and assist land use planning throughout the County. Detailed information, direction and maps are found within each. Please consult the County's website for access to the most up-to-date version of the document.

- 1. Infrastructure Master Plan (Approved July 2019)
- 2. Transportation Master Plan (Approved Sept 2023)
- 3. Drainage Master Plan (January 2020)
- 4. Environmentally Significant Areas Technical Report (April 2024)
- 5. Sturgeon Valley Trail System The Path Forward (December 2021)
- 6. Agriculture Master Plan (March 2025)
- 7. North Saskatchewan Watershed Alliance: Sturgeon River Watershed Alliance Watershed Management Plan (Approved 2020)
- 8. Canadian Forces Base Edmonton and Villeneuve Airport Approach Path Overlays (Referenced in VAA ASP and Sturgeon Valley South ASPs)





STURGEON COUNTY MUNICIPAL DEVELOPMENT

www.sturgeoncounty.ca