

# Neighborhood Area Structure Plan / Outline Plan Terms of Reference

October 2023



## **Neighbourhood Area Structure Plan / Outline Plan Terms of Reference**

### **Introduction**

This Terms of Reference provides a framework for the creation of Neighbourhood Area Structure Plans (NASPs) and Outline Plans (OPs) within Sturgeon County (the County). These plans will be created by Developers in compliance with relevant higher order statutory plans.

### **Policy Framework**

In accordance with the Municipal Government Act (MGA) Section 633, a municipality may adopt an Area Structure Plan (ASP) as a framework for developing a large area of land. The Area Structure Plan provides information at the conceptual level for land use, proposed population densities, the road network, and public utilities. It should also outline the general sequence of development.

Following the approval of an Area Structure Plan by the County, landowners may begin the process of completing Neighbourhood Area Structure Plan (Sturgeon Valley South only) and/or an Outline Plan in accordance with the policies outlined in the Municipal Development Plan, Area Structure Plan, and other policy plans.

Any proposal that does not conform to an established ASP or NASP will necessitate greater due diligence by the applicant to fully demonstrate the proposal's impacts and merits and will require an application for an amendment to the applicable ASP or NASP. If such a proposed amendment does not conform to the County's Municipal Development Plan (MDP), further due diligence shall be required, and a large degree of scrutiny should be expected – since this will require a simultaneous amendment to the MDP. Any amendment to the MDP, ASP or NASP may also require submission of the plan amendments to the EMRB through the Regional Evaluation Process (REF) - in which instance the applicant should be able to demonstrate how the proposal aligns with the Edmonton Metropolitan Region Board's Growth Plan. In this regard the applicant should take note of the complexity, costs, and the time involved with submitting such applications.

*\*As you read through the document, all Neighbourhood Area Structure Plan requirements are outlined within the left column; similarly Outline Plan requirements are located on the right. Merged items in the table pertain to both plans.*

## Plan Development Process

### **What is a Neighbourhood Area Structure Plan (NASP)?** *(required for the Sturgeon Valley South Area Structure Plan lands only)*

A Neighbourhood Area Structure Plan (NASP) connects the higher-level Sturgeon Valley South Area Structure Plan (ASP) to the more development-specific Outline Plan (OP), providing a greater level of detail.

### **What is an Outline Plan (OP)?** *(required for all proposed multi-lot developments – County wide)*

Outline Plans are local planning documents that plan areas at a more-site specific level (typically a quarter-section or less). They are to identify how specific parcels of land can be developed in a way that aligns with the higher-order planning documents, while addressing relevant site-specific conditions.

An approved Outline Plan allows for redistricting and subdivision applications to be submitted. Outline Plan and associated redistricting application can be processed concurrently.

## Pre-Application Discussions

Before submitting a Neighbourhood Area Structure Plan or Outline Plan application, applicants should meet with relevant County departments to discuss the proposal. The applicant should prepare for the following:

- Meetings with County Administration: Sturgeon County departments provide multi-disciplinary insight for the applicant to consider and address, including identification of what documents/studies are required and the items they should address.
  - This will include discussions with relevant departments regarding servicing, open space requirements, and expectations.
- Regional Considerations: Provide perspective about the Edmonton Metropolitan Region Growth Plan.
- Local considerations: Provide perspective about the Municipal Development Plan and any other relevant statutory plans (ASPs, NASPS, etc.).
- Fees and Levy Contributions: Administration will highlight the application fees and any levy contributions that will be required.
- Advise applicant on timelines regarding the application, both in terms of the review of technical information and the bylaw process.

### **Public Engagement**

After the initial pre-consultation meeting(s) have occurred, staff may opt to have the applicant request a meeting with County Council at Committee of the Whole (COW) – a less-formal meeting where the applicant can address Council to provide and receive information in a public forum.

The applicant must demonstrate an understanding of public considerations. Administration will require applicants to undertake public consultation *before* submitting an application for an Outline Plan and incorporating the findings of the consultation and any mitigating measures as part of the application package.

The public consultation should preferably take the form of an open house at a set date, time, and location. Advertising the event should at a minimum entail the delivery of a notice of the event to all affected landowners in the vicinity of the subject property (Administration will provide assistance on contacting adjacent landowners). Advertising of the event will need to meet current County communication standards.

At the event, the applicant should:

- Present the proposal and lead the discussion;
- Be able to speak to the specifics of the proposal;
- Record contact details of attendees; and
- Ensure that feedback from the public is accurately recorded and provided to the County.

### **Required Information**

The Plan will provide a concise statement or brief description of the plan's:

- Purpose, authority, timeframe, interpretation, and if any amendment has been made over time.
- Location, area and general background of the plan area and location map; and
- Background history of area conditions, development (e.g., uses, activity), and connectivity of lands within the plan area having regard for the surrounding area.

The developer will be required to submit the relevant studies noted in Appendix C, in addition to any other items as determined necessary by the County. The purpose of these studies is to substantiate the development of the lands in a manner that is consistent with the higher order approved plan and shall address the following items. Please note that the outcome(s) listed under each of the following items is not considered exhaustive nor does it identify the full technical requirements. It is intended to generally identify the scale and scope of the level of information required to create the respective plan.

Public Involvement

- The Plan will provide a summary of public involvement under this section including method of stakeholder consultation, participation, and general input into the plan.

**NASP Requirements**

Transportation

- A high-level Traffic Impact Assessment for the plan area shall be provided, to the satisfaction of the County.
- A conceptual layout of the transportation network, including:
  - Arterial and major collector roads
  - Locations of major intersections
  - Connections to major roads/highways
  - Location of transit centre(s)
  - Location of multi-purpose trail systems showing how they connect to parks, schools, key destinations and retained natural features
  - Location and size of Municipal Reserve parcels
- An Open Space & Pathway Network Plan will need to be undertaken at this stage to inform the location of a multi-purpose trail system.

**OP Requirements**

Transportation

- Transportation Network map showing the location and design of the transportation pattern and facilities including roadway/walkway, arterial, collector, and local roadways, identification of major access points to Provincial controlled highways, and any crossing(s) of major natural features.
- Indicate how active transportation is addressed within the Plan area in conjunction with the Trails Master Plan.
- Provision of systems that support efficient vehicle circulation having regard for GMSS standards.
- Identification of rights-of-way and major easements where required.
- Transportation Impact Assessment (TIA) for the plan area shall be prepared by the proponents of the OP, to the satisfaction of the County.
- A Noise Impact Assessment will need to be undertaken at this stage for sensitive land uses proposed in the vicinity of a transportation source.
- An Open Space & Pathway Network Plan and Natural Area Management Plan will need to be undertaken at this stage to inform the location of a multi-purpose trail system.
- An Emergency Response Plan will need to be developed to identify exit points in compliance with Sturgeon County's GMSS.

## NASP Requirements

### Land Uses

A land use concept map shall be provided that identifies the following:

- Identification of general neighbourhood boundaries and proposed phasing of development
- Proposed land uses including:
  - Location and pattern of residential development.
  - Location, size, and general function of non-residential (commercial and/or industrial) areas
  - Location of major institutional uses and community services within the plan area. These include such uses as:
    - Schools
    - Library
    - Ambulance, Fire, and Protective Services buildings
    - County maintenance yard(s)
- Location of major transportation elements
- Location of existing ecological features
- Location and status of existing Historical Resources, including Heritage Resource clearance.
- A Community Needs Assessment and School Board Consultation Report will need to be undertaken, the outcomes of which will need to be integrated within the proposed land use concept.
- Please note that this map is conceptual in nature. Further refinement will occur during the development of the Outline Plan and final determination will occur at the time of subdivision.
- A high-level geotechnical assessment will need to be conducted at this stage to influence proposed land uses. This report will inform part of the Engineering Design Brief.

## OP Requirements

### Land Uses

- Land Use Concept map illustrating the distribution of applicable plan area ecological features; local historical resources; residential; commercial; parkland, recreational facilities and schools (e.g., school / park, community league facilities, pocket parks, greenways); natural areas; concept landscape plans including location of amenities, landscaping and path connections; institutional / urban service; mixed use, transportation; and stormwater management facilities.
- A Community Needs Assessment and School Board Consultation Report will need to be undertaken, the outcomes of which will need to be integrated within the proposed land use concept.
- With regards to residential uses, the concept must indicate the housing type (i.e., single family dwelling, townhouse, duplex etc.).
- Heritage Resource Clearance and associated Heritage Resource Impact Assessment will be undertaken if required.
- Please note the map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways, and services will be determined at zoning and subdivision stage.
- A field level Geotechnical Assessment will be undertaken at this stage to influence the proposed land use concept and inform part of the Engineering Design Brief.
- An Agricultural Impact Assessment and associated Soil Management Plan will need to be undertaken, the results of which will influence the proposed land use concept.
- A tabled summary of Land Use Concept and Population Statistics and proposed density provided for the plan area.

## NASP Requirements

### Water Servicing

- Hydraulic Network Analysis that demonstrates the plan area can be adequately serviced based on proposed land uses, populations, and GMSS. This analysis will inform part of the Engineering Design Brief.
- As part of the Fiscal Impact Analysis , high-level costs will need to be calculated to inform the County of the anticipated financial implications of upgraded infrastructure.
- A map identifying the conceptual location of the major water network (both interim and permanent) required to service the plan area.
- Identify connection points into existing system (i.e., transmission mains, booster station(s), reservoirs(s), etc.)

### Sanitary Network

- A Sanitary Servicing study that demonstrates the plan area can be adequately serviced based on proposed land uses, populations, and GMSS. This analysis will inform part of the Engineering Design Brief.
- As part of the Fiscal Impact Analysis, high-level costs will need to be developed to inform the County of the anticipated financial implications of upgraded infrastructure.
- A map identifying the interim and permanent sanitary and catchment basin(s) and low-lying sub-basins that may require special servicing consideration.
- A map showing the conceptual location of any major utility installation required to service the plan area (i.e., sanitary trunk(s), pumping station(s), etc.)
- Identification of connection points into existing systems

### Storm Drainage Network

- A map identifying interim and permanent catchment basin(s) and any low-lying sub-basins that may require special servicing

## OP Requirements

### Water Servicing

- Hydraulic Network Analysis that demonstrates the plan area can be adequately serviced based on proposed land uses, populations, and GMSS. This shall include the identification of major infrastructure (both on-site and off-site) required to service the plan area, including any proposed interim solutions. This analysis will inform part of the Engineering Design Brief.
- As part of the detailed Fiscal Impact Analysis , cost of servicing will need to be calculated to inform the County of the anticipated financial implications of upgraded infrastructure.
- A map identifying the water network within the plan area and how it connects to existing infrastructure.

### Sanitary Network

- A Sanitary Servicing study that demonstrates the plan area can be adequately serviced based on proposed land uses, populations, and GMSS. This analysis will inform part of the Engineering Design Brief.
- As part of the detailed Fiscal Impact Analysis , cost of servicing will need to be calculated to inform the County of the anticipated financial implications of upgraded infrastructure.
- A Sanitary Servicing map showing the overall permanent servicing plan involving the major trunk sewers, pump stations/forcemains and the special servicing needs of low-lying areas and outlining existing and future contributing areas outside the neighbourhood.
- A map identifying the sanitary network within the plan area and how it connects to existing infrastructure.

### Storm Drainage Network

- Storm Servicing Scheme map showing the overall permanent servicing plan involving the major trunk sewers, stormwater

### NASP Requirements

considerations. This analysis will be undertaken within a Stormwater Management Plan and inform part of the Engineering Design Brief.

- As part of the Fiscal Impact Analysis, high-level costs will need to be developed to inform the County of the anticipated financial implications of upgraded infrastructure.
- A map showing the conceptual location of any major utility installation required to service the plan area (i.e., stormwater management facilities, storm trunks(s), drainage outfall(s)), and connections to existing systems.

#### Utility Network

- As part of the Fiscal Impact Analysis, high-level costs will need to be developed to inform the County of the anticipated financial implications of upgraded infrastructure.
- An Alberta Energy Regulator Report and Risk Assessment Report will need to be undertaken at this stage to help inform recommendations made within the Off-site Servicing Assessment
- A map identifying the conceptual location of any proposed interim and permanent major utility installation required to service the area (i.e., electrical substation(s), electrical distribution line(s), telecommunication conduits, etc.
- A map identifying existing utility corridors and registered rights-of-way, including existing high-pressure gas/oil pipelines, abandoned wells, etc.) that are located within the plan area.

The above-noted servicing elements (water, sanitary, storm, and utilities) should reflect the proposed staging of development and have regard to potential effects on servicing infrastructure located outside of the NASP area.

### OP Requirements

management facilities, outfalls and connection points, top-of-bank setback and low-lying areas restrictions and outlining existing and future catchment areas outside the neighbourhood. This analysis will be undertaken within a Stormwater Management Plan and inform part of the Engineering Design Brief.

- As part of the detailed Fiscal Impact Analysis , cost of servicing will need to be calculated to inform the County of the anticipated financial implications of upgraded infrastructure.

#### Utility Network

- A map identifying existing utility corridors and registered rights-of-way, including existing high-pressure gas/oil pipelines, abandoned wells, etc.) that are located within the plan area.
- Utility Network map showing the location of any existing, interim, or permanent utility installation (electrical substation(s), electrical distribution line(s), telecommunication conduit, switching stations and towers, high-pressure gas line distribution line(s) and gate stations) required to serve the area.
- Utility network analysis will be undertaken by way of an Off-site Servicing Assessment and will inform part of the Engineering Design Brief.
- An Alberta Energy Regulator Report and Risk Assessment Report will need to be undertaken at this stage to help inform recommendations made within the Off-site Servicing Assessment
- As part of the detailed Fiscal Impact Analysis , cost of servicing will need to be calculated to inform the County of the anticipated financial implications of upgraded infrastructure.



## NASP Requirements

### Ecological

- An ecological network shall be determined by identifying the following existing features of the plan area:
- Naturalized areas
- Ecological connections/corridors
- Waterbodies, wetlands, and riparian areas
- Identification of 1:100 flood plain
- General location of the top of bank by aerial and/or contour information
- Identification of potential Environmental Reserve lands
- A desktop analysis of a Biophysical Assessment, Phase I Environmental Site Assessment, will be undertaken to identify existing features within the plan area.
- Policies and strategies as to how the above-noted ecological features should be preserved, and any loss minimized and mitigated, which should be consistent with the County's ESA studies.
- Identification of all setbacks from utilities, railway lines, landfills etc. in accordance with Provincial and/or Federal standards.

### Design

- Demonstrate how the NASP is consistent with the objectives and policies of this Plan, including demonstration of compliance with meeting the minimum average overall density.

## OP Requirements

The above-noted servicing elements (water, sanitary, storm, and utilities) should reflect the proposed staging of development and have regard to potential effects on servicing infrastructure located outside of the OP area.

### Ecological

- Ecological network map showing proposed development concept identifying existing natural areas or systems, ecological connections / corridors, waterbodies, wetlands, riparian system, naturalized stormwater management facilities, any special lands, and location of top of bank.
- A field level Biophysical Assessment will be undertaken to identify existing features within the plan area.
- A Phase 1,2, and/or 3 Environmental Site Assessment will be undertaken at this stage to identify existing features within the plan area.
- Delineation of Environmental Reserve lands if applicable.
- A field level Wetland Assessment & Impact Report will need to be undertaken to help inform the ecological network.
- Principles to be applied in the conservation and efficient use of land and infrastructure including brownfield sites.
- Treatment of abandoned, suspended, existing and proposed petroleum and gas well-sites, pipelines, storage, extraction, processing, or operation facilities within and surrounding the plan area.
- Any Water Act Approvals will need to be submitted at this stage.

### Design

- For any Outlined Plans located within the Sturgeon Valley South, an Architecture and Urban Design Standard will also be

- The NASPs should proceed in the general direction of development as indicated in Figure 20 of the Sturgeon Valley South Area Structure Plan.

required as part of the submission. Please see Appendix C for further details.

### Plan Submission

After initial dialogue with Planning & Development Services has occurred, the applicant should submit (a **complete** package with) the required materials identified during the Pre-consultation Meeting(s). Staff will then review the application package to determine if the components are complete and to an acceptable standard. When the application is deemed complete, the application fee will be processed, and the referral process will commence. The application package should comprise of the following:

- Plan Application (Include Letter of Intent)
- Supporting Technical Documents (see Appendix C for further detail)
- Land Title Certificate(s)/Ownership Information
- Application Fee

### Plan Review/Referral

The Plan Application Package is circulated to various Sturgeon County departments and applicable external agencies requesting comments to be provided within six weeks. Planning and Development Services will monitor the status of agency responses, advise applicant(s) accordingly and schedule meetings to discuss any comments that may need to be addressed.

After the referral process is complete, the applicant will address any feedback received. If significant changes are necessary, recirculation may be required (which restarts the six-week review period). Should the applicant wish to expedite the review process, Sturgeon County may contract a third-party reviewer, with all costs borne by the applicant, plus an administrative charge. Additionally, Sturgeon County will charge per technical review after three formal plan submissions, in accordance with Sturgeon County's Fees and Charges Schedule.

### NASP Requirements - How it's Adopted

NASPs are adopted via bylaw, which includes a statutory Public Hearing to allow the public to provide comment on the proposed plan. Planning Areas 1 & 2 do not require an amendment to the SVASP.

### OP Requirements - How it's Adopted

Sturgeon County adopts Outline Plans by Council resolution. A non-statutory Public Hearing may be held to allow the public to provide comments on the Outline Plan, the requirement of such would be at Council's discretion.

**OP Requirements - How it's Adopted**

A statutory Public Hearing is required for redistricting, so if the two processes are occurring concurrently, Council may forego the need to hold the non-statutory Public Hearing for the Outline Plan.

**Plan Amendment Process**

NASP and Outline Plan amendments follow a similar process to the initial application. The proposed amendment(s) will be subject to the relevant fees and must be substantiated with technical reports (where necessary) and Administration will be afforded appropriate time to review and provide comment. Depending on the scale of the amendment(s) further public engagement may be required.

While it is Council's discretion whether to require a Public Hearing, administration suggests that the following items are considered non-substantive and do not require a Public Hearing:

1. Housekeeping amendments that do not change the intent of the Plan, and/or provide greater clarity; and/or
2. Amendments of a technical nature that will not impact major infrastructure, land use patterns, transportation networks, or sequence of development.

**NASP Amendments**

As NASPs are statutory planning documents they must be amended via bylaw and are subject to a statutory Public Hearing.

NASPs developed for Planning Areas 3 – 5 as identified by the Sturgeon Valley South Area Structure Plan (SVASP) will require an amendment to the SVASP.

**OP Amendments**

Administration will bring Outline Plan amendments back to Council for resolution.

Architecture and Urban Design Standards may be varied at the discretion of the Development Authority. The approval of changes to the Architecture and Urban Design Standards will be assessed in context to Architecture and Urban Design Standard requirements and in context to the existing surrounding built environment. Proposed variances that are deemed incompatible with the approved Architecture and Urban Design Standards shall be brought back to Council for approval.

### **Non-conformance with Higher Order Statutory Plans**

Please note that any proposal that does not conform to policies included within existing statutory plans, such as an ASP, NASP, and/or MDP, may necessitate a separate amendment process. In this regard the applicant should take note of the complexity, costs and the time involved with submitting applications for amendment(s) to these statutory planning documents.

### **Application Fees**

Outline Plan application fees are located within the effective Fees and Charges Schedule. Fees are non-refundable and subject to change without notice. The applicant will be responsible for the additional payment of any costs incurred by the County for the review of any documentation and reports by third party legal and engineering consultants.

## Appendix A – Plan Hierarchy






















## Appendix B – Technical Requirements

Technical reports prepared by qualified professionals will be required to substantiate the proposal and the findings of such reports must be incorporated into the Outline Plan.

All information required as part of a Plan application is to the satisfaction of Sturgeon County and any other relevant decision-making authority, such as the Government of Alberta. As part of the Outline Plan’s adoption process, Sturgeon County may ask for further information to clarify any outstanding concerns.



The following supporting technical studies may be required as part of the application package:

Technical Study/Report	Neighbourhood Area Structure Plan (NASP)	Outline Plan (OP)
<p><b>Engineering Design Brief</b> The purpose of the engineering design brief is to provide a high-level executive summary of engineering studies such as but not limited to the storm drainage, sanitary, water, internet, and road servicing and determine how the storm and sanitary infrastructure will be provided in the planned area. Information on the pre-development drainage and stormwater management facilities must be included.</p>		
<p><b>Off-site Servicing Assessment</b> Identify and assess existing utility and transportation network location, size, capacities, demonstrating the proposed development can be supported through existing services, and facilities and or verifying what offsite serving improvements will be required to service the OP area.</p>		
<p><b>Biophysical Assessment</b> This is an identification of environmentally significant areas and natural areas, and an assessment and evaluation which identifies potential impacts of development on these features and outlines appropriate measures to mitigate those impacts. The results of the assessment will determine whether a Wetland Assessment and Impact Report is needed at the Outline Plan Stage.</p>		
<p><b>Geotechnical Assessment</b> Determines the suitability of land for development, if further investigation is required, or if land is not suitable to physically accommodate development from a geotechnical analysis. The geotechnical evaluation report should be completed by a qualified geotechnical engineer, professional geologist, or professional geophysicist.</p>		
<p><b>Hydraulic Network Analysis</b> A Hydraulic Network Analysis (HNA) report is required to demonstrate that the proposed water system is capable of meeting design and construction standards based on system pressures, flow velocities, head losses, and flow rates and that the proposed development will not have a detrimental impact on the adjacent areas.</p>		

<p><b>Noise Impact Assessment</b> This study is required when sensitive land use is proposed in the vicinity of a stationary and/or transportation noise source (e.g., a residential subdivision near a railway or major highway, airport, or transit station) or where a potential noise source is proposed in the vicinity of existing sensitive land uses.</p>		
<p><b>Environmental Site Assessment</b> Collect information about any potential on-site or off-site source of environmental concerns due to current or historical land use of the site and adjacent properties.</p>		
<p><b>Stormwater Management Plan</b> Provide a stormwater management plan to support the Outline Plan, which reduces runoff of rainwater or melted snow into streets, lawns, and other sites as well as the improvement of water quality.</p>		
<p><b>Traffic Impact Assessment</b> This report aims to demonstrate how vehicular, cycling, and pedestrian traffic circulate and assess whether the road network surrounding the proposed development will handle the projected additional traffic while maintaining an acceptable level of service. Widening or intersection improvements should be completed for a 20-year horizon.</p>		
<p><b>Emergency Response Plan</b> Identify all possible emergencies and appropriate exit points in compliance with Sturgeon County's General Municipal Servicing Standards.</p>		
<p><b>Wetland Assessment &amp; Impact Report</b> The WAIR includes the identification and classification of the wetlands, the delineation of the wetland boundary.</p>		
<p><b>Open Space &amp; Pathway Network Plan</b> A detailed description of the proposed multi-use pathway network and how the network connects across intersections, parks and to any regional trails and neighbouring developments. Descriptions of applicable parking and access should be included. Concept Park plans, including Information on proposed park types, and how they will provide active and passive recreational opportunities for a range of demographics, should be included. Park design should enhance the sense of place within the plan area.</p>		
<p><b>Natural Area Management Plan</b> Outlines best management practices on how to manage existing protected natural areas and how to conserve these areas as development progresses within the Plan area.</p>		

<p><b>Financial Impact Assessment</b> The financial impact analysis is required to determine anticipated financial implications of development, including the municipal capital costs, replacement costs, operational costs, and revenues to Sturgeon County based on the full build-out of the proposed development. The fiscal model prepared on behalf of Sturgeon County will be used to produce a fiscal impact analysis.</p>		<input checked="" type="checkbox"/>
<p><b>Historical Resource Impact Assessment</b> Historic Resource Impact Assessments, assist in the protection and understanding of historic resources. Historic resources may include archaeological sites, paleontological sites, historic structures, and traditional Indigenous use sites. This assessment is comprised of a field study to determine the presence of the historic resource in potential conflict with the proposed development. Applicant will provide a Historical Resources Act Approval or Clearance through the Government of Alberta’s Historic Resources Management Branch.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Community Needs Assessment</b> Gathering information about existing community health and resources and determining priorities to be addressed within the Plan area, this includes both hard and soft services such as fire stations, community halls, libraries, etc.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>School Board Consultation Report</b> Applicants shall consult with all local school boards to understand future school site needs, assist in effectively delivering school sites, and identify opportunities to enhance future school sites.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Soil Management Plan</b> Consistent with the Regional Agricultural Master Plan, greenfield ASP will include a soil management plan demonstrating how exported soil will be managed within Sturgeon County. This plan aims to ensure effective management and the productive reuse of prime agricultural soils.</p>		<input checked="" type="checkbox"/>
<p><b>Alberta Energy Regulator Report</b> This report identifies the location and status of oil and gas facilities, including abandoned wells, within the planned area.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Agriculture Impact Assessment</b> Identify active agricultural lands within and surrounding the study area and recommend measures to mitigate potential land use conflicts. Detailed development timing should be included to provide certainty to agricultural operations so that operations can continue until the land is needed for development.</p>		<input checked="" type="checkbox"/>
<p><b>Water Act Approvals</b> Only required when an activity will impact a water body or when the works will divert and use surface or groundwater.</p>		<input checked="" type="checkbox"/>



<p><b>Risk Assessment Report</b></p> <p>This study assesses the risk associated with abandoned, suspended, existing, and proposed petroleum and gas well-sites, pipelines, storage, extraction, processing, or operation facilities within and surrounding the planned area. The risk assessment shall outline recommended development restrictions and remediation or mitigation strategies.</p>		
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*\*Please note that County administration may require additional studies or defer technical studies to subdivision stage dependent on the nature of the project. This will be discussed during the pre-consultation meeting.*

For any Outlined Plans located within the Sturgeon Valley South ASP, an architecture and urban design standard will also be required as part of the submission. Developers will be required to submit architecture and urban design standards for the entirety of the proposed development, meeting the objectives established in the Sturgeon Valley South Area Structure Plan, applicable Neighbourhood Area Structure Plan, and the intent of the IND - Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District. The following table identifies what should be included within the Architecture and Urban Design Standard:

Architecture and Urban Design Standard Requirements
<ul style="list-style-type: none"> <li>• Demonstrate consistency with the Sturgeon Valley South Area Structure Plan, Neighbourhood Area Structure Plan, and the IND - Integrated Neighbourhood District and CMUD - Commercial Mixed Use District intent.</li> </ul>
<ul style="list-style-type: none"> <li>• A description and diagrams of building elevations and how they interface with public spaces, including façade articulation. The design approach should take into consideration Crime Prevention Through Environmental Design (CPTED) principles and accessibility. As per the Land Use Bylaw building Frontages for guidelines on appropriate frontage types within the IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District.</li> </ul>
<ul style="list-style-type: none"> <li>• A list of the type of cladding material choices for buildings that shall incorporate elements that represent natural and/ or rural character, such as wood, stone, steel, or similar materials.</li> </ul>
<ul style="list-style-type: none"> <li>• A list of the type of roof articulations, including roof lines, roof gardens, and living walls.</li> </ul>
<ul style="list-style-type: none"> <li>• Architecture design standards that demonstrate variability in a block length of the building design to avoid repetition of roof lines, façade and bulk massing when viewed from the public realm.</li> </ul>
<ul style="list-style-type: none"> <li>• A description and diagrams of the methods used to avoid repetition of building form along a block through the use of both built form and various tactile or colour elements.</li> </ul>
<ul style="list-style-type: none"> <li>• A description and diagrams of commercial ground level parking and how it will be designed to incorporate landscape planting and the Sturgeon County Low Impact Development Design guidelines where applicable.</li> </ul>

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| <ul style="list-style-type: none"><li>• A description and diagrams of the design standard for streetscape elements, including but not limited to signage, street lighting, entrance features, vegetation planting, planters, seating, waste receptacles, and public art, beyond what is identified in the General Municipal Servicing Standards.</li></ul> |
| <ul style="list-style-type: none"><li>• A description and diagrams of how the landscaping elements within the private and public realm are designed to break up the bulk of the built form when viewed from the public realm. See Land Use Bylaw for more information.</li></ul>   |
| <ul style="list-style-type: none"><li>• A description and diagrams of how the shading of walkways and public spaces will be designed to mitigate the heat island effect.</li></ul>   |