# Board Meeting

## Comprehensive Agenda

October 11, 2018 – 9:00 a.m. – Noon

Chateau Louis Conference Centre, Grand Ballroom
11727 Kingsway NW, Edmonton, AB

## 1. Opening

1.1 **Call to Order**  
*Action: Declaration*  
*Lead: Chair Abbott*

1.2 **Chair’s Opening Remarks**  
*Action: Information*  
*Lead: Chair Abbott*

## 2. Approval of Agenda

*Action: Approval*  
*Lead: Chair Abbott*

**Recommended Motion:** That the Edmonton Metropolitan Region Board approve the Agenda of October 11, 2018.

## 3. Approval of Minutes

*Action: Approval*  
*Lead: Chair Abbott*

**Recommended Motion:** That the Edmonton Metropolitan Region Board approve the Minutes of August 9, 2018.

## 4. Executive Committee

4.1 **Chair Update**  
*Action: Information*  
*Lead: Chair Abbott*

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Page 4 of 59
### 4.2 Strategic Plan KPIs
*Action: Information*
*Lead: Chair Abbott/ Interim CEO Samecki*

### 4.3 Policy G022 Public Engagement
*Action: Approval*
*Lead: Chair Abbott/ Interim CEO Samecki*

**Recommended Motion:** That the Edmonton Metropolitan Region Board approve Policy G022 Public Engagement.

### 4.4 Fall 2018 Advocacy Plan
*Action: Approval*
*Lead: Chair Abbott/ Interim CEO Samecki*

**Recommended Motion:** That the Edmonton Metropolitan Region Board approve the Fall 2018 Advocacy Plan.

### 5. Audit & Finance Committee

#### 5.1 Chair Update
*Action: Information*
*Lead: Chair Doblanko*

### 6. Regional Agriculture Master Plan Task Force

#### 6.1 Chair Update
*Action: Information*
*Lead: Chair Shaigec*

### 7. Member Motions

#### 7.1 Sturgeon County - Sturgeon Valley Special Study Area
*Action: Approval*
*Lead: Sturgeon County*

**Recommended Motion:** That the Edmonton Metropolitan Region Board approve the Sturgeon Valley Special Study Area Negotiated Policies.

### 8. CEO Update
### 8.1 Regional Context Statements
**Action:** Information  
**Lead:** Interim CEO Samecki

### 8.2 Metropolitan Region Servicing Plan
**Action:** Information  
**Lead:** Interim CEO Samecki

### 8.3 Shared Investment for Shared Benefit Initiative
**Action:** Information  
**Lead:** Interim CEO Samecki

### 8.4 REF Grandfathering Clarification Motion
**Action:** Information  
**Lead:** Interim CEO Samecki

### 8.5 Quarterly Statements for Information
**Action:** Information  
**Lead:** Interim CEO Samecki

## 9. Next Meeting
- December 13, 2018, 9:00 a.m. – Noon, Chateau Louis Conference Centre, Grand Ballroom

## 10. In Camera
**Action:** Approval  
**Lead:** Chair Abbott

**Recommended Motion:** That the Edmonton Metropolitan Region Board move In Camera, in accordance with the provisions of Section 17 of the Freedom of Information and Protection of Privacy Act (FOIP), R.S.A. 2000, c.F-25.

**Recommended Motion:** That the Edmonton Metropolitan Region Board move out of camera.

## 11. Adjournment
**Action:** Approval  
**Lead:** Chair Abbott

**Recommended Motion:** That the Edmonton Metropolitan Region Board meeting of October 11, 2018 be adjourned.
Minutes of the meeting of
the Edmonton Metropolitan Region Board
held at Grand Ballroom, Chateau Louis Conference Centre
on Thursday, August 9, 2018.

Delegates in Attendance:
Dr. Jodi L. Abbott – Board Chair
Councillor Kathy Barnhart – Beaumont (alternate)
Mayor Ray Ralph – Devon
Mayor Don Iveson – Edmonton
Mayor Gale Katchur – Fort Saskatchewan
Councillor Glen Finstad – Leduc (alternate)
Mayor Tanni Doblinko – Leduc County
Mayor Barry Turner – Morinville

Mayor Rod Shaigec – Parkland County
Mayor Cathie Heron – St. Albert
Mayor Stuart Houston – Spruce Grove
Mayor William Choy – Stony Plain
Mayor Alanna Hnatiw – Sturgeon County
Thomas Djurfors – Government of Alberta

Regrets:
EMRB Administration:
Neal Sarnecki, Interim CEO Charlene Chauvette, Office Manager
Sharon Shuya, Project Manager Leslie Chivers, Operations Manager
Stephanie Chai, Project Manager Brandt Denham, GIS Coordinator
Taylor Varro, Project Manager Joseana Lara, Municipal Planning Intern
Loreen Lennon, Communications Manager Raquel Chauvette, Administrative Assistant

1. Opening

1.1 Call to Order

Called to order 9:00 a.m.

1.2 Chair’s Opening Remarks
• Chair acknowledges that we meet on the traditional lands referred to Treaty 6 Territory
• Chair expresses thank you to all the Members and Alternates for making the important meeting.
• Chair welcomes President of AUMA, Mayor Morishita of the City of Brooks and offers thank you for his participation in the Morning Social.
• Chair offers congratulations to Mayor Heron and Mayor Iveson for kicking off a successful Integrated Transportation and Transit System Working Group on June 29.
• Chair notes the Regional Agriculture Master Plan Task Force continues to make progress.
• Chair acknowledges that all Members should have received a hard copy of the Annual Report, the report called *A Region in Focus, Transitions and the Future*, has been delivered to the Province as per our regulation.
• Chair expresses thank you to all 13 Members for participating in the one-on-one Advocacy chats in the last two weeks of June.
• Chair acknowledges that six Alberta municipalities were recently identified in MoneySense Magazine as the Top 25 best places to live in Canada in 2018. Congratulating St. Albert at #19.
• Chair shows gratitude towards all those who were able to participate in the Board farewell of Malcolm Bruce on July 30.
• Chair acknowledges that Interim CEO, Neal Sarnecki, will bring Members up to date on staff changes.
• Chair advises Members that EMRB Board rooms have been updated with the latest technology, encouraging Members to visit and book the space if required.

2. **Approval of Agenda**

   **Moved by** Mayor Heron. **Accepted by** Chair.

   **Motion:** That the Edmonton Metropolitan Region Board approve the Agenda of August 9, 2018, as amended.

   Motion carried unanimously.

3. **Approval of Minutes**

   **Moved by** Mayor Doblanko. **Accepted by** Chair.

   **Motion:** That the Edmonton Metropolitan Region Board approve the Minutes of June 14, 2018.

   Motion carried unanimously.

4. **Executive Committee**
4.1 Chair Update

Chair Abbott updates the members on the July 18 and July 23 Committee meetings.

4.2 Policy G005 – Board Meeting Procedures

Moved by Mayor Iveson. Accepted by Chair.

**Recommended Motion:** That Edmonton Metropolitan Region Board approve Policy G005 – Board Meeting Procedures.

Motion carried unanimously.

4.3 Shared Investment for Shared Benefit Process Options

Moved by Mayor Turner. Accepted by Chair.

**Recommended Motion:** That Edmonton Metropolitan Region Board approve that a Task Force be used for the Shared Investment for Shared Benefit Project with Board workshops at key points in the project for input and direction.

Motion carried unanimously.

4.4 Fall 2018 Advocacy Plan Implementation Team

Moved by Mayor Turner. Accepted by Chair.

**Recommended Motion:** That Edmonton Metropolitan Region Board receive as an update the informal engagement of non-Executive Committee members as part of an Implementation Team for Fall 2018 Advocacy Plan for information.

Motion carried unanimously.

4.5 Compensation Strategy

Moved by Councillor Finstad. Accepted by Chair.

**Recommended Motion:** That Edmonton Metropolitan Region Board approve the Compensation Strategy.

Motion carried unanimously.

4.6 CEO Compensation Guidelines
Moved by Mayor Doblanke. Accepted by Chair.

**Recommended Motion**: That the Edmonton Metropolitan Region Board approve the CEO Compensation Guidelines, as amended.

11 in favour, 2 opposed. **Motion Carried**

5. Regional Agriculture Master Plan Task Force

5.1 Chair Update

Chair Shaigec updates Members on the Regional Agriculture Master Plan Task Force progress.

5.2 Regional Agriculture Master Plan Situation Analysis Report

Presentation to members delivered by Mr. Jerry Bouma, Toma & Bouma.

Moved by Mayor Shaigec. Accepted by Chair.

**Recommended Motion**: That the Edmonton Metropolitan Region Board receive the “Regional Agriculture Master Plan Situation Analysis” report as information.

Motion carried unanimously.

6. Interim CEO Update

6.1 Staffing Update

6.2 Growth Plan Implementation

Mr. Sarnecki updates Members on progress of work initiated by the motion at the June 14, 2018 Board Meeting regarding grandfathering of old ASPs, and substantive amendments clarification with respect to Regional Evaluation Framework applications.

6.3 Regional Context Statements Update

6.4 Quarterly Financials

4. Executive Committee Continued

4.8 Advocacy Strategy/Fall 2018 Advocacy Planning
4.7 CEO Recruitment

Moved by Mayor Doblanke. Accepted by Chair.
Recommended Motion: That the Edmonton Metropolitan Region Board move In Camera, in accordance with the provisions of Section 17 and 21 of the Freedom of Information and Protection of Privacy Act (FOIP), R.S.A 2000, c.F-25.

Motion carried unanimously.

4.8 Advocacy Strategy/Fall 2018 Advocacy Planning

In Camera Participants:

Dr. Jodi L. Abbott – Board Chair
Councillor Kathy Barnhart – Beaumont
Mayor Ray Ralph – Devon
Mayor Don Iveson – Edmonton
Mayor Gale Katchur – Fort Saskatchewan
Councillor Glen Finstad – Leduc
Mayor Tanni Doblanisko – Leduc County
Mayor Barry Turner – Morinville
Mayor Rod Shaigec – Parkland County
Mayor Cathy Heron – St. Albert
Mayor Stuart Houston – Spruce Grove
Mayor William Choy – Stony Plain
Mayor Rod Frank – Strathcona County
Mayor Alanna Hnatii – Sturgeon County
Thomas Djurfors – Government of Alberta

Wayne Bokenfohr – Sturgeon County
Lindsey Butterfield – Edmonton
Duane Coleman – Leduc County
Stephen Dafoe – Morinville
Loreen Lennon – EMRB Communications Manager
Nancy Lyzaniwski – Strathcona County
Linda Matties – Stony Plain
Dean McCartney – Fort Saskatchewan
Bill Minnes – Sturgeon County
Neal Sarnecki – EMRB Interim CEO
Mike Schwirtz – Beaumont
Erin Stevenson – Spruce Grove
Bill Tonita – Strathcona County
Maurice Fritze – Consultant, SME
Stephane Labonne – Morinville

4.7 CEO Recruitment

In Camera Participants:

Dr. Jodi L. Abbott – Board Chair
Councillor Kathy Barnhart – Beaumont
Mayor Ray Ralph – Devon
Mayor Don Iveson – Edmonton
Mayor Gale Katchur – Fort Saskatchewan
Councillor Glen Finstad – Leduc
Mayor Tanni Doblanisko – Leduc County

Wayne Bokenfohr – Sturgeon County
Duane Coleman – Leduc County
Stephen Dafoe – Morinville
Loreen Lennon – EMRB Communications Manager
Nancy Lyzaniwski – Strathcona County
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Neal Sarnecki – EMRB Interim CEO
Mike Schwirtz – Beaumont
Erin Stevenson – Spruce Grove
Bill Tonita – Strathcona County
Maurice Fritze – Consultant, SME
Stephane Labonne – Morinville
Mayor Barry Turner – Morinville
Mayor Rod Shaigec – Parkland County
Mayor Cathy Heron – St. Albert
Mayor Stuart Houston – Spruce Grove
Mayor William Choy – Stony Plain
Mayor Rod Frank – Strathcona County
Mayor Alanna Hnatiw – Sturgeon County
Thomas Djurfors – Government of Alberta
Tricia Mullen, Consultant, Optimum Talent

Motion to Reconvene

Moved by Mayor Iveson. Accepted by Chair.

Recommended Motion: That the Edmonton Metropolitan Region Board move out of camera.

Motion carried unanimously.

Moved by Mayor Ralph. Accepted by Chair.

Recommended Motion: That the Edmonton Metropolitan Region Board delegate the responsibility for negotiating and hiring the Board Preferred Candidate to the Chair and Vice Chair.

Motion carried unanimously.

Moved by Mayor Choy. Accepted by Chair.

Recommended Motion: That the appointment of the successful candidate be announced by the Chair and Vice Chair on behalf of the Edmonton Metropolitan Region Board.

Motion carried unanimously.

7. Next Meeting

- October 11, 2018, 9:00 a.m. – Noon, Grand Ballroom, Chateau Louis Conference Centre

8. In Camera
There are no additional items for In Camera.

9. Adjournment

**Moved by** Mayor Doblanko. **Accepted by** Chair.

**Recommended Motion:** That the Edmonton Metropolitan Region Board meeting of August 9, 2018 be adjourned at 12:11 p.m.

**Motion carried unanimously.**

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EMRB Chair, Dr. Jodi L. Abbott  
Interim EMRB CEO, Neal Sarnecki
Executive Committee

Thursday, September 13, 2018
9:00 a.m. – 12:00 p.m.
Edmonton Metropolitan Region Board
Capital Region Boardroom

1. Opening

1.1 Quorum

Quorum achieved; four of five voting members present.

1.2 Call to Order

Chair Abbott called the meeting to order at 9:01 a.m.
1.3 Chair’s Opening Remarks

Chair Abbott thanks members of the Executive Committee for all their time in regards to the CEO recruitment this summer. Chair Abbott provides brief introduction of incoming CEO Karen Wichuk.

Mayor Young arrives at 9:03 a.m.

2. Approval of Agenda

It was requested and agreed to move item 5.3 CEO Recruitment – CEO Contract to the end of the meeting under item 8. In Camera.

**Motion:** That the Executive Committee approve the September 13, 2018 meeting agenda as amended.

**Moved by:** Mayor Doblanko

**Accepted by:** Chair

**Decision:** Carried unanimously

3. Approval of Minutes

**Motion:** That the Executive Committee approve the July 18 and 23, 2018 meeting minutes.

**Moved by:** Mayor Shaigec

**Accepted by:** Chair

**Decision:** Carried unanimously

4. Strategy

4.1 Strategic Plan KPIs for Information

Mr. Sarnecki provides an update on the Strategic Plan KPIs to the members of the Executive Committee.

5. Advocacy & Communications

5.1 Policy G022 Public Engagement

Ms. Lennon provides information on Policy G022 Public Engagement to members of the Executive Committee. The Committee amended the policy to include an evaluation of required stakeholder engagement at the start of each project or initiative of the Board.

**Motion:** That the Executive Committee endorse and recommend Policy G022 Public Engagement to the Edmonton Metropolitan Region Board for approval as amended.

**Moved by:** Councillor Walters

**Accepted by:** Chair
Decision: Carried unanimously

5.2 2018 Fall Advocacy Plan

Chair Abbott invites all of the Advocacy Team members to the table for discussion.

Mr. Fritze and Ms. Lennon present information on the 2018 Fall Advocacy Plan to members of the Executive Committee.

Motion: That the Executive Committee endorse and recommend the amended 2018 Fall Advocacy Plan to the Edmonton Metropolitan Region Board for approval.
Moved by: Mayor Turner
Accepted by: Chair
Decision: Carried unanimously

Break 10:50 a.m.

6. CEO Update

Mr. Sarnecki introduces new staff members to the Executive Committee and provides update on activities related to the onboarding of incoming CEO Karen Wichuk.

7. Next Meeting

- November 8, 2018, 9:00 a.m. – Noon, EMRB Office

8. In Camera

5.3 CEO Recruitment – CEO Contract

Motion: That the Executive Committee move In Camera, in accordance with the provisions of Section 17 of the Freedom of Information and Protection of Privacy Act (FOIP), R.S.A. 2000, c.F-25.
Moved by: Mayor Young
Accepted by: Chair
Decision: Carried unanimously

In Camera Participants:
Chair Jodi Abbott
Vice Chair Mayor Bob Young
Mayor Tanni Doblanco
Mayor Rod Shaigec
Mayor Barry Turner
Councillor Michael Walters

Mayor William Choy
Mayor Cathy Heron
Mayor Alanna Hnatiw
Mayor Gale Katchur
Motion: That the Executive Committee move out of camera.
Moved by: Councillor Walters
Accepted by: Chair
Decision: Carried unanimously

9. Adjournment

Motion: That the Executive Committee meeting of September 13, 2018 be adjourned at 11:05 a.m.
Moved by: Councillor Walters
Accepted by: Chair
Decision: Carried unanimously

Committee Chair, Dr. Jodi L. Abbott
The key performance measurement mechanism for the Strategic Plan priorities will be annual reporting of Key Performance Indicators (KPIs) to assess progress and results for the Strategic Plan.

The following table is a guide to report on the Strategic Plan.

<table>
<thead>
<tr>
<th>STRATEGIC DIRECTION</th>
<th>PREVIOUS STATUS</th>
<th>CURRENT STATUS</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHARED INVESTMENT FOR SHARED BENEFIT</td>
<td></td>
<td></td>
<td>Initiative has not started. Project Manager recently hired to begin process.</td>
</tr>
<tr>
<td>RESPONSIBLE AND SUSTAINABLE GROWTH</td>
<td></td>
<td></td>
<td>Implementation of the Growth Plan and new mandate from GoA has begun. The Regional Agriculture Master Plan and Metropolitan Region Servicing Plan projects are well underway and preparations have begun for the update to the IRTMP and a study on Energy Corridor models.</td>
</tr>
<tr>
<td>MAINTAINING MOMENTUM</td>
<td></td>
<td></td>
<td>Despite significant changes in the staffing and organization of the Board, work continues unabated. The REF continues to evolve and be clarified; the annual transportation priorities completed; and GIS/KPI’s improved. Advocacy plans are being prepared for the Fall and upcoming Prov. election.</td>
</tr>
</tbody>
</table>
Policy G022 Public Engagement

Recommended Motion: That the Edmonton Metropolitan Region Board approve Policy G022 Public Engagement.

Background

- The new EMRB Regulation requires the Board to “develop policies outlining how the Board shall engage the public on the Growth Plan and the Servicing Plan.”
- On June 14, 2018, the Board received a draft Policy G022 Public Engagement for information, along with a Public Engagement Regional Scan and urged members to review and comment by July 13, 2018.

Status

- On September 13, 2018 Executive Committee reviewed and endorsed the draft policy as revised per feedback from members, including provision that upon commencement of a project or initiative, an appropriate level of public and stakeholder engagement be ascertained, in accordance with the Policy G022 continuum.

Attachment

1. Policy G022 Public Engagement
Policy: G022 – Public Engagement

Effective Date: xx, 2018

Approved by: Board

PURPOSE

To outline how the Board shall engage stakeholders on the Growth Plan and the Metropolitan Region Servicing Plan as per the EMRB Regulation.

To guide all Board stakeholder engagement activities.

POLICY

The Board is committed to transparent and accountable decision making, which includes engaging stakeholders in the creation of the Growth Plan and Metropolitan Region Servicing Plan as per the Regulation, Part 1, Section 3(1)(f)

\[\textit{develop policies outlining how the Board shall engage the public on the Growth Plan and the Servicing Plan.}\]

GUIDELINES

1. The Board public engagement policy shall respect the authority and jurisdiction of municipal public engagement policies.
2. Engagement shall be done with purpose and clear expectations to avoid stakeholder fatigue.
3. Communications must be consulted in the initial development of all engagement plans.
4. Board members are ultimately accountable as decision makers, as per the Regulation.
5. For the purposes of the Board, public and stakeholders include:
   - Member Municipalities – Board Members, Elected officials, and Administration
   - Non-members Municipalities within the Edmonton Metropolitan Region – Elected officials and Administration
   - Other Governments - Provincial and Federal
   - Indigenous Peoples – Treaty 6 First Nations and the Metis Nation of Alberta within the Region
   - Experts – Regional Service Commissions and Relevant Industry and Organizational Experts
   - Public – Citizens of the Edmonton Metropolitan Region
ENGAGEMENT PILLARS

The placement of stakeholder groups in pillars below represents the **minimum engagement** sought with each regarding the Growth Plan and the Metropolitan Region Servicing Plan. Each stakeholder group **may be moved along the engagement continuum** as necessary per project outcome and Board preference. Upon commencement of a project or initiative, the appropriate level of public engagement on the continuum will be assessed and determined for each stakeholder group. Advocacy with the Provincial and Federal Governments is ongoing.

<table>
<thead>
<tr>
<th>Public Participation Goal</th>
<th>Inform</th>
<th>Consult</th>
<th>Involve</th>
<th>Collaborate</th>
<th>Empower</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Provide balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.</strong></td>
<td>Obtain feedback on analysis, alternatives and/or decision.</td>
<td>Work throughout the process to ensure concerns and aspirations are consistently understood and considered.</td>
<td>Partner in decision process including the development of alternatives and the identification of the preferred solution.</td>
<td>Final decision-making.</td>
<td></td>
</tr>
</tbody>
</table>

**ENGAGEMENT CONTINUUM - INCREASING LEVEL OF INVOLVEMENT**

<table>
<thead>
<tr>
<th>Stakeholder minimum engagement</th>
<th>Member Municipalities</th>
<th>Administration</th>
<th>Elected Officials</th>
<th>Board Members</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Administration and Elected Officials</strong></td>
<td>Administration and Elected Officials</td>
<td>Provincial Government</td>
<td>Treaty 6, Metis Nation</td>
<td>Commissions, Organizations, Industry Experts</td>
</tr>
</tbody>
</table>

**Public** | Regional Residents |

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Dr. Jodi Abbott, Board Chair

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<table>
<thead>
<tr>
<th>Revisions</th>
<th>Date</th>
<th>Status</th>
<th>Comments</th>
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</table>
Fall 2018 Advocacy Plan

Recommended Motion: That the Edmonton Metropolitan Region Board approve the Fall 2018 Advocacy Plan.

Background

- On August 9, 2018 the Board received as information the development of an Advocacy Team composed of Executive Committee members and four non-Committee Board members: Mayors Choy, Frank, Heron and Katchur.
- The Executive Committee reviewed the draft Fall 2018 Advocacy Plan at its September 13, 2018 meeting.
- At the same meeting the Advocacy Team participated in a consultant-led workshop to determine final elements of Plan execution.
- Amendments were made to the draft and are reflected in the version presented.

Next Steps

- The Execution of the Fall 2018 Advocacy Plan will be led by Advocacy Team and any Board members wishing or invited to be engaged.
- A review of the Fall 2018 Advocacy Plan will be held in early 2019 to determine shape and scope of a 2019 Pre-Election Advocacy Plan.

Attachments

1. Fall 2018 Advocacy Plan
2. Fall 2018 Advocacy One pager
DRAFT FALL 2018 ADVOCACY PLAN

EXECUTIVE COMMITTEE
ADVOCACY AND GOVERNMENT RELATIONS

For the Edmonton Metropolitan Region Board, Government Relations describes a systematic approach of efforts to shape the actions of and policies of the Government of Alberta primarily, and where appropriate the Government of Canada, with the advantage of peer-to-peer advocacy (i.e. between elected officials).

The mission of Board Government Relations is to represent and advance the interests of the Edmonton Metropolitan Region in legislative and regulatory affairs, where appropriate.

The ultimate goal of Board Government Relations is to establish a ‘relationship’ between regional, provincial and related federal government elected officials built on trust to establish trusted advisor status.

The status of trusted advisor, while difficult to achieve, once earned offers unique opportunities to shape public policy and decision making.

For the Edmonton Metropolitan Region Board, that trusted advisor status relationship would underscore 10 years of regional collaborative successes and facilitate receptivity to the benefits of regional municipal solutions.

LOYBYIST REGISTRATION

From Lara Draper, Alberta Lobbyist Registrar and General Counsel
Office of the Ethics Commissioner of Alberta

Re: Board members
As a board established by the Government (specifically, pursuant to the Municipal Government Act (“MGA”) and the Edmonton Metropolitan Regional Board Regulation, AR 189/2017 under the MGA), the individual members of which represent their respective municipality, it is our view that the EMRB falls within this exemption in section 3(2)(c). Therefore, submissions made to MLAs or Ministers by an individual in their capacity as a member of the EMRB are exempt from the Act and do not require registration.

Re: Board Chair
In our view the EMRB Chair similarly is covered by the exemption in section 3(2)(c) of the Act when acting on behalf of the EMRB in her capacity as a member of the EMRB.

Re: Executive Director
TBC
**DRAFT FALL 2018 ADVOCACY PLAN**

The Fall 2018 Advocacy Plan is the first step in a longer-term government relations strategic goal of connecting the mission and vision of the Edmonton Metropolitan Region Board’s 2018-2023 Strategic Plan by raising the profile of the Edmonton Metropolitan Region Board in the Region, in particular with the provincial government.

**OBJECTIVE**

Position Edmonton Metropolitan Region Board as strong, effective and successful collaborative organization and mutual partner of the Government of Alberta for 10 years.

**AUDIENCE**

Provincial elected officials of the Region

**FALL 2018 TARGETS**

- Provincial Cabinet
- Regional MLAs
- Regional MPs
- Opposition Leaders

Also Deputy Ministers, Chiefs of Staff, and Municipal CAOs

Related federal and stakeholder organizations

**MESSAGE SUMMARY**

After 10 years delivering collaboration in action, the Edmonton Metro Region is a success. By working together we will save $5 billion in infrastructure efficiencies through land savings over 30 years and will ensure our agriculture and agri-business sector continues to thrive as our second biggest industry. Edmonton Global is paving the way for regional economic resiliency. We appreciate the partnership between the Edmonton Metropolitan Region Board and the provincial government. Let’s continue to collaborate and succeed together for the Region’s future.

**MESSENGERS**

**EXECUTIVE COMMITTEE ADVOCACY TEAM**

Executive Committee members: Board Chair Dr. Abbott, Mayors Doblanko, Iveson, Shaigec, Turner, and Young, complemented by Board members Mayors Choy, Frank, Heron and Katchur.

**TIMELINE AND PROCESS**

**SEPTEMBER 13, 2018 FINAL PRE-PLAN TEAM CONSULTATION WORKSHOP**

Consultant-led workshop and discussion with Advocacy Team members on September 13 to refine approach to Team advocacy, and complete details of Mission Possible tactical plan.
OCTOBER 11-DECEMBER 13, 2018
This coincides with Plan approval by the Board at its October meeting, through the Fall sitting of the Alberta Legislature, to the final Board meeting of 2018.

JANUARY 10, 2019 POST-PLAN REVIEW AND FOLLOW-UP
Advocacy Team meets to debrief Mission Possible and discuss pre-election strategy to March 2019.

MISSION POSSIBLE

PLAN TACTICS:
Create/ enhance personal relationships with regional provincial elected officials
Reinforce/inform value of Board expertise (trusted advisor) Board’s 10 years of success at regional innovation, and Board’s ability to assist province in managing its risk around implementation of public policy
Establish Value/ROI of Edmonton Metropolitan Region Board as an advocate for regional municipal management

PLAN ACTIVITIES:
MISSION POSSIBLE: Individual Toolkit Binders: Activities assigned to Advocacy Teams, using the unique set of skills of each in presentation, networking, team-building and political savvy in connecting informally with audiences.
Formal contact opportunities with Cabinet and Party Leaders
Organized Events: Suggested - EMR Day at Legislature featuring Board members and new CEO being introduced in the Chamber, and one-on-ones with Cabinet members; 10 year celebration of EMRB in conjunction with December Board meeting.

SUCCESS INDICATORS
Fall 2018:
• Introduction of Advocacy Team to Legislature during Fall Sitting
• Board members/New CEO meet and greet with Cabinet
• Premier attends December 13 Board meeting to congratulate Board on 10th Anniversary and transition to EMRB

Overall:
• Government of Alberta officials want to meet with us
• Board Members are recognized peer-to-peer
• Caucus members report back positively about the EMRB and Region
• Board members are tapped for solutions; quoted in Government news announcements
• Edmonton Metropolitan Region/Board appears in briefing book for government change
In October 2017, the Edmonton Metropolitan Region Board Regulation established Edmonton Metro as a defined and distinct region, after 10 years of the Capital Region Board.

EMRB is prepared for major growth in the next 30 years:

- Population: 2014 - 1,254,500 | 2044 - 2,235,100
  - Increase of 33,000 new people/year
  - 16,000 new jobs/year

10 Years of Collaboration in Action 2008-2018

We continue to focus Board activity on collaboration and delivering regionally responsible and sustainable growth.

10 years Delivering on Collaboration through Action

The Edmonton Metropolitan Region Growth Plan has won provincial and national planning awards:

- Streamlined regional planning to see $5 billion savings over 30 years

Edmonton Global launched with 15 regional municipal shareholders as economic voice of the Region in July 2018:

- Coordinated and focused regional economic development to ensure EMR strengths for trade and investment are effectively represented on the global stage
  - Edmonton Global operates in alignment with Growth Plan

The EMRGIS website gained national recognition with award from Canada’s premiere spatial analysis software, ESRI:

- Proprietary regional open data and GIS website to facilitate truly regional planning
2018/19 Board Activity Highlights

**AG’s VALUE TO REGION**

**Regional Agriculture Master Plan:** Led by a Task Force, this is our first-ever Regional Agriculture Master Plan (RAMP); in development to ensure the region continues to leverage its world-class agriculture and agri-food business, its second largest industry.

**FURTHERING GROWTH COLLABORATION**

**Regional Servicing Plan:** The new Regulation expanded the mandate of the EMRB to include the preparation of a Metropolitan Region Servicing Plan (MRSP). Now in planning stages, a project Task Force will ensure the MRSP supports the long term vision of the Edmonton Metropolitan Region Growth Plan.

**GAME CHANGER**

**Shared investment for Shared benefit:** Board Members have just embarked on this initiative to develop a made-in-the-region framework to optimize collective benefits for investment in the Edmonton Metropolitan Region.

**ENERGY ECONOMICS**

**Energy Corridors:** The 2016 Energy Corridor Master Plan is being used to set the conditions for a working energy policy framework, as well as address the region’s decreasing capacity issues in its vital petrochem industry. It will also facilitate provincial policy development where there is none.

**REGIONAL PRIORITIZATION**

**Annual Regionalized Transportation Priorities:** After four years these are regularly used in Alberta Transportation budgeting.

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To learn more about all things EMRB
Call 780-638-6000 or go to emrb.ca
Audit & Finance Committee

Thursday, September 13, 2018
1:00 p.m. – 3:00 p.m.
Edmonton Metropolitan Region Board Office
Capital Region Boardroom

Members:
Tanni Doblanko, Leduc County (Chair)
Wes Brodhead, City of St. Albert (Vice Chair)
Ray Ralph, Town of Devon
John Stewart, Town of Beaumont
Michael Walters, City of Edmonton

EMRB Staff:
Neal Sarnecki, Interim CEO
Sharon Shuya, Director Regional Growth Planning
Charlene Chauvette, Office Manager
Alex Bonokoski, Project Manager
Stephanie Chai, Project Manager
Taylor Varro, Project Manager
Carol Moreno, Project Coordinator
Joseana Lara, Planning Intern
Raquel Chauvette, Acting Executive Assistant

Guests:
Karen Wichuk, Incoming CEO
Gibby Davis, City of Edmonton
Madison Dube, City of Edmonton
Trevor Duley, City of St. Albert
Larissa Hepp, Sturgeon County
Alanna Hnatiw, Sturgeon County
Greg Hofmann, City of Edmonton
Avril McCalla, City of Edmonton
Julie Vizbar, Leduc County

1. Opening

1.1 Quorum

Quorum achieved; 5 of 5 voting members present

1.2 Call to Order

Chair Doblanko called the meeting to order at 1:00 p.m.

1.3 Chair Opening Remarks

Chair Doblanko introduces new incoming CEO Karen Wichuk.
2. Approval of Agenda

   **Motion:** That the Audit & Finance Committee approve the September 13, 2018 meeting agenda.
   **Moved by:** Mayor Ralph
   **Accepted by:** Chair
   **Decision:** Carried unanimously

3. Approval of Minutes

   **Motion:** That the Audit & Finance Committee approve the May 10, 2018 meeting minutes.
   **Moved by:** Mayor Stewart
   **Accepted by:** Chair
   **Decision:** Carried unanimously

4. Finance

   4.1 Preliminary 2019/20 Board Budget

       CEO Sarnecki presents a Preliminary 2019/20 Board Budget for review and input.

       **Motion:** That the Audit & Finance Committee receive the Preliminary 2019/20 Budget for information.
       **Moved by:** Councillor Brodhead
       **Accepted by:** Chair
       **Decision:** Carried unanimously

   4.2 CEO Recruitment – CEO Contract

       **Motion:** That the Audit & Finance Committee move In Camera, in accordance with the provisions of Section 17 of the Freedom of Information and Protection Act (FOIP), R.S.A. 2000, c.F-25.
       **Moved by:** Mayor Stewart
       **Accepted by:** Chair
       **Decision:** Carried unanimously

       **In Camera Participants:**
       Chair Tanni Doblanko
       Councillor Walters
       Mayor Ray Ralph
       Mayor John Stewart
       Councillor Wes Brodhead
       Mayor Alanna Hnatow
       Jodi Abbott, Board Chair (via teleconference)
Motion: That the Audit & Finance Committee move out of camera.
Moved by: Councillor Walters
Accepted by: Chair
Decision: Carried unanimously

5. Next Meeting

- November 8, 2018, 1:00 p.m. – 3:00 p.m., EMRB Office

6. In Camera

There are no additional items for In Camera.

7. Adjournment

Motion: That the Audit & Finance Committee meeting of September 13, 2018 be adjourned at 1:26 p.m.
Moved by: Councillor Walters
Accepted by: Chair
Decision: Carried unanimously

Committee Chair, Tanni Doblanko
Regional Agriculture Master Plan Task Force

Friday, September 21, 2018
9:00 a.m. – 3:00 p.m.
Clymont Hall
1 51423 Highway 60, Spruce Grove, AB

Members:
Rod Shaigec, Parkland County (Chair)
Michael Walters, City of Edmonton (Vice Chair)
Kathy Barnhart, Town of Beaumont
Tanni Doblanko, Leduc County
Alanna Hnatiw, Sturgeon County
Robert Parks, Strathcona County (Alternate)
Barry Turner, Town of Morinville

Technical Members:
Garett Broadbent, Leduc County
Darren Haarsma, Parkland County
Ryan Hall, Strathcona County (Alternate)
Hani Quan, City of Edmonton
Karen Sundquist, Government of Alberta
Angela Veenstra, Sturgeon County
Candace Vanin, Government of Canada

Consultants:
Jerry Bouma, Toma & Bouma
John Steil, Stantec

EMRB Staff:
Jodi Abbott, EMRB Chair
Neal Sarnecki, Interim CEO
Sharon Shuya, Director, Regional Growth Planning
Alex Bonokoski, Project Manager
Stephanie Chai, Project Manager
Taylor Varro, Project Manager
Brandt Denham, GIS & IT Coordinator
Loreen Lennon, Communications Manager
Joseana Lara, Municipal Planning Intern
Carol Moreno, Project Coordinator

Guests:
Neal Comeau, Sturgeon County
Charleen Currie, City of Edmonton
Gibby Davis, City of Edmonton
Susan Evans, Sturgeon County
Larissa Hepp, Sturgeon County
Stuart Houston, City of Spruce Grove
Jocelyn Johnson, City of Edmonton
Laurie Johnson, Leduc County
Cory Labrecque, City of Leduc
James Leskiw, Parkland County
Nancy Lyzaniwski, Strathcona County
Ann Bentley Manson, Interested Public
Erin McAdam, Parkland County
Chantal McKenzie, City of Spruce Grove
John McNab, Parkland County
Tracy Melnyk, Parkland County
Bill Minnes, Sturgeon County
Shree Shinde, City of Fort Saskatchewan
John Stewart, Town of Beaumont
Rick Stuckenberg, Town of Stony Plain
Kelly Vandenbergh, Leduc County
1. Opening
   
   1.1 Quorum
   Quorum achieved.

   1.2 Call to Order
   Chair Shaigec called the meeting to order at 9:00 a.m.

   1.3 Chair Opening Remarks

2. Approval of Agenda

   Motion: That the Regional Agriculture Master Plan Task Force approve the Agenda of September 21, 2018.
   Moved by: Mayor Hnatiw
   Accepted by: Chair
   Decision: Carried unanimously

3. Approval of Minutes

   Motion: That the Regional Agriculture Master Plan Task Force approve the Minutes of July 13, 2018.
   Moved by: Mayor Doblanko
   Accepted by: Chair
   Decision: Carried unanimously

4. Introduction of Federal Representative – Agriculture and Agri-Food Canada – Candace Vanin

   Ms. Shuya invited Ms. Vanin to address the Task Force and provide a brief biography.

   Councillor Barnhart joined the meeting at 9:15 a.m.

5. Regional Agriculture Master Plan

   5.1 Draft Vision for Agriculture and Food 2050
   
   Mr. Bouma led the Task Force in a review of the draft Vision statements and Ms. Shuya led a “dotmocracy exercise”.

   Chair Shaigec recommended that the motion be amended to refer this matter back to Administration, considering the comments from the Task Force Members.
Motion: That the Regional Agriculture Master Plan Task Force refer the draft Vision Statement for Agriculture and Food back to Administration.
Moved by: Mayor Turner
Accepted by: Chair
Decision: Carried unanimously

5.2 Draft Guiding Principles

Mr. Bouma reviewed the draft Guiding Principles and gathered feedback.

Chair Shaigec recommended that the motion be amended to refer this matter back to Administration, considering the comments from the Task Force Members.

Motion: That the Regional Agriculture Master Plan Task Force refer the draft Guiding Principles back to Administration.
Moved by: Mayor Doblanko
Accepted by: Chair
Decision: Carried unanimously

5.3 RAMP Definitions

Mr. Bouma and Mr. Steil provided information on the context and rationale for the proposed Definitions and invited comments.

Mayor Doblanko recommended that the motion be as amended, considering the comments from the Task Force Members.

Motion: That the Regional Agriculture Master Plan Task Force endorse and recommend the RAMP Definitions, as amended, to the Edmonton Metropolitan Region Board for approval.
Moved by: Councillor Parks
Accepted by: Chair
Decision: Carried unanimously

6. BREAK 11:22 – 11:32 a.m.

7. Regional Context & RAMP Planning Framework

Mr. Steil led the Task Force in a review of the proposed RAMP Planning Framework and invited comments.

Motion: That the Regional Agriculture Master Plan Task Force endorse and recommend the RAMP Planning Framework to the Edmonton Metropolitan Region Board for approval.
Moved by: Councillor Barnhart
Accepted by: Chair
Decision: Carried unanimously
LUNCH BREAK 11:50 a.m. – 12:38 p.m.

8. RAMP Draft Communications Strategy and Plan

Ms. Lennon presented the Task Force with the draft Communications Strategy and Plan.

Motion: That the Regional Agriculture Master Plan Task Force approve the RAMP Communications Strategy.
Moved by: Councillor Parks
Accepted by: Chair
Decision: Carried unanimously

9. Next Steps

Ms. Shuya provided the next steps to members of the Regional Agriculture Master Plan Task Force. On October 3 and 4 EMRB Administration is hosting administrative meetings in the Counties regarding the LESA tool. And during lunch between the Board meeting and Edmonton Global meeting on October 11 there will be an opportunity for the Task Force to have a conversation with the urban members of the Board that do not sit on the Task Force.

Chair Shaigec expressed the intention to invite comments from elected officials in the gallery as part of all Task Force meetings going forward.

10. Next Meeting

- November 23, 2018, 9:00 a.m. – 3:00 p.m., Sturgeon County

11. Adjournment

Motion: That the Regional Agriculture Master Plan Task Force meeting of September 21, 2018 be adjourned at 1:16 p.m.
Moved by: Councillor Walters
Accepted by: Chair
Decision: Carried unanimously

Task Force Chair, Rod Shaigec
Sturgeon Valley Special Study Area Negotiated Policies

Recommended Motion: That the Edmonton Metropolitan Region Board approve the Sturgeon Valley Special Study Area Negotiated Policies.

Context

- The Sturgeon Valley is an established community of over 3,500 residents supported with a statutory plan originally approved in 1999.

- The Sturgeon Valley Special Study Area (SV SSA) is a unique process approved by the Edmonton Metropolitan Region (EMR) Board that requires a collaborative review between three communities - Sturgeon County, which is the governing municipality, and the cities of St. Albert and Edmonton which border the area to the west and south, respectively.

- The intent of the Special Study Area Process is to create common understanding and certainty with regards to EMRB Growth Plan implementation. It is also intended to provide certainty to the region and assurance about planning requirements.

- Sturgeon County has worked in collaboration with EMR member municipalities over the past 10 years to complete this community in a responsible manner that contributes to the Edmonton Metropolitan Region.

Process Background

- EMRB Growth Plan Policy 4.4.5 states that “Development in the Sturgeon Valley will be addressed through a special study area process in accordance with Part C Implementation, Section 5.2.4.2. Area specific policies approved by the CRB and Government of Alberta for the Sturgeon Valley will prevail.”

- A Special Study Area is defined in the Plan as “An area identified to address intermunicipal and/or regional growth issues that may require special policy consideration within the Plan to support the vision, guiding principles and objectives and will be addressed in accordance with the process outlined in Part C. Section 5.2.4.2 of the Plan”.
The Edmonton Metropolitan Region Board approved the Sturgeon Valley Special Study Area Terms of Reference at the September 14, 2017 Board Meeting (see Attachment 1).

Following approval of the Terms of Reference, Administrative representatives from the City of St. Albert, City of Edmonton and Sturgeon County have worked through a collaborative process to produce a set of Negotiated Policies for Council consideration (see Attachment 2).

The Negotiated Policies were presented to the Edmonton Inter-municipal and Regional Development Committee meeting on August 31 2018, to the City of St. Albert Council on September 4 2018 and to Sturgeon County Council on September 11 2018 (see Attachment 3).

Policy Recommendation

Key objectives include the following:
- Assurance of Consistency with EMRB Growth Plan and Policy Tiers
- Policy Assurance for Preservation of Agricultural Lands
- Policy Assurance for Completion of Existing Sturgeon Valley Community
- Policy Assurance for Density Targets and Transition (from Existing Sturgeon Valley Community)

Key requirements include the following:
- A comprehensive Fiscal Impact Assessment that illustrates the full, life-cycle development costs; and
- Continued collaborative planning on issues of common interest (such as the future corridor for the extension of 127 Street).

Conclusion

A preliminary analysis of Growth Plan alignment and consistency is provided in Attachment 4.

Confirmation of specific development densities and patterns, along with the fiscal impact assessment will be completed in conjunction with Primary Area Structure Planning and evaluated through REF process.
Attachments

1. Sturgeon Valley Special Study Area Terms of Reference
2. Sturgeon Valley Special Study Area Negotiated Policies
3. City of St. Albert, City of Edmonton and Sturgeon County Mayoral Correspondence
4. Background Technical Report
2017
Sturgeon Valley Special Study Area
Terms of Reference
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Project Name: Sturgeon Valley Special Study Area Terms of Reference
Date Initiated: January 2017

Part One: Sturgeon Valley Overview

1.0 Background

The Sturgeon Valley Area Structure Plan (SV ASP), adopted in 1999, set forth in general terms a proposed pattern of land use for an area of over 5,060 hectares (80 quarter sections). Rather than pre-distriecting the entire plan area for future country residential development, the plan prudently required new rural residential development to build-out contiguous from an established core under the following key objectives.

- Rural residential subdivisions are to be provided with piped water and sewer systems, and paved roads,
- Development is to proceed in an orderly fashion,
- Development is to be located to lands that have marginal agricultural value, and
- Development is to be attractive, conveniently located, and safe physical environments.

Implementation of the SV ASP has resulted in the continued preservation of high-value agricultural lands, along with responsible orderly rural residential development (existing approved country residential lots are nearing 90% build-out).

Recognizing the changing dynamics in the region, the oversupply of country residential land in the greater Edmonton Metropolitan area and the cost of servicing associated with such a housing product, Sturgeon County has been working with the Capital Region Board and area developers for the past 10 years to determine housing product types that would complement the established rural residential community. Part of this vision included creating the opportunity for greater mix of housing forms, along with complimentary neighborhood level amenities that seeks to contribute to the ongoing development of a complete community in the Sturgeon Valley Area. A key element in this approach was to enable development from the Metropolitan Area boundary in a manner that is sensitive to the character of the established rural residential community while of a sufficient density and design to support infrastructure.

Without planning certainty over the past 10 years, it has been difficult for Sturgeon County to plan for the development and expansion of their existing municipally owned and operated water and sanitary infrastructure; having little basis for the determination of future service need without an understanding of likely growth potential. Furthermore, the established rural residential community has continued to express concern about the loss of their aesthetic characteristics through the continued encroachment of urban development on their fringes. In respecting the values of the established rural residential community, it is envisaged that development from the Metropolitan Area will be carried out in a transitional manner that mitigates the impact of urban development. Both existing natural features and innovative design techniques may be utilized to achieve this transition. For example, floodplains and potential wetland areas may present opportunities for natural buffers, while also constraining the amount the available developable land. Additionally, design techniques developed through an Area Structure Plan such as increased cluster development that enables greater infrastructure efficiency, present other opportunities to meet the vision. It is expected that further analysis of opportunities and constraints to achieving this vision will be a significant factor in the development of an Area Structure Plan. This community is unique, compared to typical forms of traditional country residential development, in large part because Sturgeon County provides full sanitary and water services and because of the proximity to the cities of Edmonton, St. Albert and CFB Edmonton, leading to the need for establishing different densities.

Given Sturgeon County’s infrastructure investments, the proximity of the Sturgeon Valley to Anthony Henday Drive, the City of St Albert and CFB Edmonton, opportunities exist to further develop remaining lands that contribute support towards future infrastructure, such as the extension of 127 Street. Pending outcomes of the mandated Capital Region Board SV SSA, it is expected that an agreement and set of high level policies will provide overarching planning parameters (such as density) that enables the development of a new Area Structure Plan that respects the values of the established rural residential community.
As outlined above, the Sturgeon Valley has a unique set of circumstances that have resulted in it being identified as a Special Study Area within the Edmonton Metropolitan Region Growth Plan (2016) policy 4.4.5 states "Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.

2.0 Planning Context

Sturgeon County encompasses an area of over 2,300 km². As of 2017, Sturgeon County total population is reported at 20,495. The Edmonton Metropolitan Region Growth Plan (2016) - Schedule 1 Population and Employment Projections (2014-2044) identifies a future Sturgeon County population projection of 31,000 (low case) and 39,200 (high case). Bordering to the south of the Sturgeon Valley Area is the City of Edmonton where a portion of the lands have been developed for large institutional purposes and the remaining land area between Valor Road (Township Road 542) and the Henday falls within the approved Goodridge Corner Area Structure Plan. This Area Structure Plan provides a framework for the development of residential and mixed use with a commercial centre along 127 Street as indicated in the Edmonton Metropolitan Region Growth Plan. The Sturgeon Valley Area is bordered to the east by Highway 28 and CFB Edmonton, with Highway 37 bordering its north. To the southwest is the municipal boundary of the City of St Albert, which includes residential development as the predominant land use. Currently, the City of St Albert is in the process of seeking annexation of lands to the west, north and northeast of the city that includes lands within the Sturgeon Valley Area. Transecting the Sturgeon Valley Area in a north-south direction is the railway line that will present challenges for developing connections for communities in an east west direction.

It should be noted that approximately 70% of the planned future population in Sturgeon County (8,609) is proposed to be centralized within the Sturgeon Valley Area Structure Plan. The remainder (30%) of planned future population is to be centralized in key growth hamlets with existing municipal servicing (municipal piped water and sewer), existing country residential and agricultural farmsteads/agricultural acreages.

The Sturgeon Valley Area Structure Plan encompasses fully-serviced (water and sewer) multi-lot developments that have been approved through various planning approval authorities summarized below. The portion of lands envisaged to be developed over time between the Anthony Henday to the south and established rural residential to the north would likely start in the western portion from Sturgeon Road, because of the natural terrain and existing services. Lands to the east are also more limited in their ability for development because of established wetlands that exist and ability to provide services to this area.

1963 to 1995: Edmonton Regional Planning Commission
- Approved approximately 45% of current registered lots in the Sturgeon Valley
- Average densities of the 19 multi-lots approved during this time period: 1.5 du/ha (gross) and 2.2 du/ha (net)

1999 to 2010: Sturgeon Valley Area Structure Plan
- Sturgeon Valley Area Structure Plan established maximum density of 2.96 du/ha (gross)
- Approved approximately 55% of current registered lots in the Sturgeon Valley
- Average densities of the 11 multi-lots approved during this time period: 2.5 du/ha (gross) and 3.7 du/ha (net)

2010: Capital Region Growth Plan: Growing Forward (Cluster Country Residential Area-O)
- Establishment of new maximum density of 2.0 du/ha (gross)
- 4 REF applications submitted between 2010-2012
  (2010) - Sturgeon Heights CRB approval - 3 du/ha (gross) - Subdivision application has since been withdrawn
  (2010) - River’s Gate CRB approval - 1.25 du/ha (gross) - Currently in construction phase
  (2012) - Green Hennessy CRB approval - 2.025 du/ha (gross) - Currently in Development Agreement phase
  (2010) - Estates of Tuscany CRB refusal - 2.64 du/ha (gross) - No application due to CRB refusal

2016: Edmonton Metropolitan Region Growth Plan (Awaiting Provincial Approval)
- No maximum density has been defined for greenfield developments in Sturgeon Valley Area Structure Plan. Possibility exists for interpretation of future developments with Sturgeon Valley Area Structure Plan to be defined solely with context of rural policy tier.
• The metropolitan tier alignment within Schedule 2 of the Growth Plan effectively follows Valour Road (195 Avenue) and an extended area from the 127 Street functional alignment. The alignment is anticipated to be more refined through the SV SSA planning process.
• Future refinement of the 127 Street functional alignment (arterial road) as indicated in the Growth Plan crosses through portions of the SV SSA. The alignment is anticipated to be more refined through the Area Structure Plan planning process.

NOTE: It is envisaged that the SV SSA policy will include provision for all Area Structure Plan’s within the SV SSA to be worked on collaboratively with the City of Edmonton and City of St. Albert. Hence, the SV SSA policy will be of a high-level nature that provides direction to enable the development of Area Structure Plans.

3.0 Sturgeon Valley Unique Elements

Sturgeon Valley is an established community with a variety of unique characteristics that distinguish it from other residential settlements within the Capital Region. A summary of the unique characteristics and circumstances are detailed below.

1. An established community that seeks to mitigate its rural character from the impact of urban expansion
   • Established rural residential development surrounded by large open tracts of rural fields.
   • Planned rural residential developments developed with principles related to: orderly rural residential development, on lands with marginal agricultural value and the provision of full municipal servicing (water and sewer).

2. The Sturgeon Valley is a community with history including:
   • Initial subdivisions approved by Edmonton Regional Planning Commission dating back to 1963.
   • 33 multi-lot rural residential developments that have built out continually over the last 50 years.
   • Sturgeon Valley Area Structure Plan (1999) envisioned growth to 2020 and nearing 90% built out.
3. An existing concentration of people at the confluence of 3 municipalities
   • Community of approx. 3,500 people in an established rural residential community, adjacent to Regional Employment Area (such as CFB Edmonton) and nearby commercial services via Anthony Henday Drive.
   • 2014 Sturgeon County MDP projects additional 8,609 people to the Sturgeon Valley area (historical growth keeping with the CRB population targets)
   • Primary location for future population growth, supportive development/services and social infrastructure service delivery; which is integral to Sturgeon County’s long-term growth management for the area.
   • Sturgeon Valley area surrounded by the Cities of Edmonton, St. Albert, and CFB Edmonton.

4. Sturgeon County investments in local infrastructure enable future development to address the changing needs of the community.
   • Full municipal servicing (water and sewer) with integrated regional infrastructure.
   • Existing investment by Sturgeon County enables maximized infrastructure capacity to accommodate the projected population growth in the Sturgeon Valley Area.
   • Opportunities for intermunicipal collaboration between Sturgeon County, St. Albert and Edmonton.
   • Roads of Regional Significance encompass the study area.

5. The Sturgeon Valley is an interconnected community.
   • Future development is contiguous from existing community and there exists opportunity to centralize future development footprint to areas where County servicing can be extended.
   • Contiguous development is located near major employment areas.
   • Opportunities exist to redevelop and intensify undeveloped lands while mitigating potential urban impacts on the established rural residential community.
   • Focus development where adequate supporting infrastructure exists.
   • Accommodating population growth in built-up area reduces the impact of rural development sprawl and create developments that are fiscally responsible.

6. The Sturgeon River is a focal point of the community
   • Ability to build upon natural assets to protect future community amenities.
   • Natural features buffer and will assist with transitioning land uses between urban and rural communities.
   • Rural/urban interface provides opportunity to develop an inter-municipal naturalized park system.
   • Strong sense of community that values residing in a naturalized living environment.

7. Committed Regional Dialogue
   • The confluence of adjacent urban municipalities has prompted necessary regional dialogue aiming to respect the interests of the existing communities and regional planning objectives.
   • Both the Capital Region Board Growth Plan and Sturgeon County Municipal Development Plan identify areas for growth.
   • Collaborative sub-regional discussion opportunities exist between Edmonton, St. Albert and Sturgeon County.

8. Ability to improve the sustainability of the existing development pattern
   • CCRA limited development to 2.0 du/ha, which does not align with Growth Plan’s aim to grow responsibly and to limit development footprint.
   • Sturgeon County’s 2010 analysis demonstrated that CCRA was not viable for the municipality or developers (low density vs development/servicing costs).

9. The Capital Region Growth Plan Policy and the Sturgeon Valley Area
   • The Edmonton Metropolitan Growth Plan currently provide no guidance to the County on density or how the area will grow because the current policy does not accurately reflect the unique circumstances of this area that fit accordingly with the Rural or Metropolitan Tier.
   • Policy 4.4.5 recognizes that this area is special for the reasons outlined above and requires development of specific policy to provide further direction on how growth will occur within the Sturgeon Valley Area. Working in partnership with the City of Edmonton and City of St. Albert it is the intention to develop policy around density, the boundaries of the study area and collaboration between the three municipalities to guide the future development of an Area Structure Plan.
Part Two: Special Study Area

4.0 Background

As per the Edmonton Metropolitan Region Growth Plan (the “Plan”) policy 4.4.5 states “Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.”

A Special Study Area is defined in the Plan as “An area identified to address intermunicipal and/or regional growth issues that may require special policy consideration within the Plan to support the vision, guiding principles and objectives and will be addressed in accordance with the process outlined in Part C. Section 5.2.4.2 of the Plan.” It should be noted that conducting a Special Study is a new responsibility for municipalities to implement as per the Plan.

Furthermore, it is articulated in Section 5.2 in the Plan that Special Study Areas shall require a supporting Terms of Reference addressing: proposed study area, growth related items to be addressed, proposed planning process/timing and involvement of municipalities and stakeholders. This document is intended to fulfill the requirements of this specific portion of the process.

5.0 Objective

Both the cities of Edmonton and City of St. Albert share jurisdictional boundaries with the Sturgeon Valley Special Study Area (SV SSA). As noted in Part C: Implementation of the Plan, the agreement will define planning outcomes and provide planning certainty in terms of the following key elements:

- Proposed Study Area;
- Growth Related Items to be Addressed (such as Greenfield Development Densities); and
- Proposed Planning Process/Timing and Involvement of municipalities and stakeholders.
The Terms of Reference speaks to the general scope, guiding principles and actions required to ensure that the appropriate protocols and strategies are in place to support the mutual goals of Sturgeon County, City of Edmonton and City of St. Albert (as it pertains specifically to the SV SSA). The Terms of Reference includes a process that is expected to result in a framework for the various jurisdictions to work together collaboratively on issues related to land use and infrastructure in an agreed upon defined area.

### 6.0 Scope

There is value in a coordinated approach to accommodate growth, while maintaining jurisdictional autonomy. The Terms of Reference relies on providing baseline information and informing future processes and the necessary collaborations to guide future development in the SV SSA.

**In-scope**
- Higher level legislation and plans (Capital Region Board).
- Already approved community wide and area specific plans, including Municipal Development Plans and other Statutory Plans that provides background information.
- Identification of regional infrastructure triggers and thresholds.
- Identifying areas of collaboration.
- Refining the location of the Rural and Metropolitan tier line.
- Establishing density targets.

**Out of Scope**
- New Area Structure Plans in identified greenfield areas within the SV SSA (this will be addressed through future phases of the planning process in the SV SSA)
- Public engagement (this will be addressed through future phase of the planning process in the SV SSA)

**Assumptions**
- Active participation of both the City of Edmonton and City of St. Albert
- Capital Region Board - Edmonton Metropolitan Region Growth Plan will be enacted as written

### 7.0 Study Areas

The Sturgeon Valley Special Study Area (SV SSA) is bordered by St. Albert to the west and Edmonton to the south. Given the unique character, connection between two existing urban centres, and intermunicipal servicing constraints, the Growth Plan requires that the lands be addressed through a special study area process to address the unique nature of the lands, explore opportunities for inter municipal cooperation on items such as servicing and transportation, and establish the appropriate land uses and density for the area. Recent changes to the MGA empower and encourage municipalities to work together to find mutually beneficial solutions to development including the provision of intermunicipal services.

Land use and density directly impact the built environment, character, pace of development, municipal revenue streams, and affordability of a neighbourhood. The 2010 Capital Region Growth Plan designated the entire SV SSA plan area as Cluster Country Residential with a density target of 2 dwelling units per gross hectare. As per the 2010 Growth Plan, the area directly south and southwest of the SVSSA plan area required a target residential density of between 30 and 45 dwelling units per net residential hectare (du/nrha). Schedule 6 of the 2016 Edmonton Metropolitan Region Growth Plan does not provide a minimum greenfield residential density to guide future developments in the rural tier of the SV SSA. Metropolitan Tier minimum residential density targets are identified as 45 du/nrha for the City of Edmonton and 40 du/nrha for the City of St. Albert. There is also no minimum density target for Sturgeon County defined within the Metropolitan Tier.

Density in the Sturgeon Valley Special Study Area needs to be responsive to the context of the neighbourhood and market rather than a ‘one size fits all’ approach. Part of the process will seek a density transition from the planned density in urban areas to existing low density country residential; while also supporting a diversity of housing, amenities and services to contribute to the development of a complete community. This process will also need to evaluate the fiscal impacts of different forms of development to enable responsible development required to service the lands and contribute towards key regional
infrastructure. Figure 2 defines the boundary area of the SV SSA as lands contained within the current in-force statutory plan for the area (Sturgeon Valley Area Structure Plan) and the defined CCRA policy area; being those lands contained within the area of Highway 37 to the north, Highway 28 to the east, Range Road 253 to the west and the city boundaries of St Albert and Edmonton to the south/southwest.

There are five core areas within the SV SSA that will serve as a basis for the development of policy:

**Area A** - Lands currently under City of St. Albert annexation process. Area A is also broken down into A1 and A2 with A2 being considered largely undevelopable as the majority of the lands are within the flood plain or consist of provincially significant park lands.

**Area B** - Are lands that are likely to be developed first because of access and ease in servicing. Area B is broken into Areas B1 and B2; being lands mainly located either north or south of Valour Road.

**Area C** - Area C is broken into Area C1 and C2; being lands mainly located either north or south of Valour Road.

**NOTE:** Areas B and C represent 1,646ha of land within the SV SSA. Approximately 25% (528ha) is already developed or would not be considered having ‘greenfield development’ opportunity. This leaves approximately 1,118ha of gross developable lands, with an adjusted gross developable area (assuming 30%) of approximately 783ha.

**Area D** - Are existing established serviced Country Residential. It is comprised of an existing community of approximately 3,400 people. The Valley Core includes 33 multi-lots nearing 86% built-out, with 1,452 approved/registered lots and 201 vacant lots.

**Area E** - Are lands that will be retained for primarily Agricultural purposes. Area E will be protected and maintained to enable efficient agricultural production and to support the agricultural section in the Region.
City of St. Albert - Urban development within the City of St. Albert has reached Sturgeon County municipal boundaries to the southwest of the SV SSA. There are known development interests within portions of Area A1 of an urban built-form and density.

City of Edmonton - The Goodridge Corners Neighbourhood Area Structure Plan, adopted by COE Council in February 2014, borders the south portion of the SV SSA. The plan envisions a future population of 8,235 people. A variety of developments are located within the neighbourhood including the Edmonton Remand Centre correctional facility and the Edmonton Police Service northwest campus (currently in construction).

CFB Edmonton - CFB Edmonton is a primary military base that prepares Canadian troops for general combat and battlefield deployment. The base itself occupies over 2,500 hectares and encompasses approximately 320 buildings. The population on the base fluctuates as troops are deployed and return from active duty. As of 2009, CFB Edmonton had a Capital budget of over $115 million dollars and employed over 6,100 people, making it the single largest employer within Sturgeon County. CFB Edmonton employs approximately 4,500 (regular forces), 500 (reserve forces), 500 (deployment surge), and 600 (civilian employees).

### 8.0 Growth Related Items to be Addressed

Growth issues related to Land Use Planning, Infrastructure and Open Space will be analyzed and presented within the above identified study areas. Interjurisdictional collaboration on the SV SSA will result in an administrative document written and compiled collaboratively by Administrative representatives of Sturgeon County, City of Edmonton and City of St. Albert that can be used for subsequent endorsement and approval by the Capital Region Board.

### 9.0 Consistency with Capital Region Board Growth Plan Principles

Overall, the SV SSA policies and future development of Area Structure Plans in the SV SSA are to be consistent with the principles of the Capital Region Growth Plan, however special considerations are needed when developing the policies. Specifically, densities within the SV SSA are to be articulated in a manner that enables development in a responsible manner, that capitalizes on existing servicing and that mitigates the potential impact on the established rural residential community.

### 10.0 Deliverables

A set of high level policies that guide future development within the Special Study Area, with a focus on establishing a study area boundary, development densities, municipal roles, and policies related to general land use, built form, open space and infrastructure, that will be adopted by the Capital Region.

### 11.0 Success Criteria

This phase of the Initiative is one step towards initiation of future statutory planning for the SV SSA.

<table>
<thead>
<tr>
<th>Project Success Criteria</th>
<th>We Can Measure It By:</th>
<th>Intermediate Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Study Area regional policies that outline the role of all municipalities and specifications for future statutory planning.</td>
<td>Approval by Capital Region Board</td>
<td>Approval of SV SSA Area Specific Policies between Sturgeon County, Cities of Edmonton and St. Albert.</td>
</tr>
</tbody>
</table>

### 12.0 Schedule

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start Date</th>
</tr>
</thead>
</table>
| Phase 1a - Initiation  
- Tri Parties engagement process. | January 2017 |
| Phase 1b – Terms of Reference  
- 5.2.4.2 (a) and (b) Adoption of Terms of Reference by Capital Region | September 2017 |
**Phase II - Area Specific Policies Development**  
- 5.2.4.2 (c) and (d) of Growth Plan Part C: Implementation  
  February - November 2017*

**Phase III - Approval**  
- 5.2.4.2 (e) of Growth Plan Part C: Implementation  
  TBD**

* Finalization of Phase II is dependent on initiation and subsequent approval of Phase Ib of the project. The suggested end date is subject to change.

** Note that further development of specific Area Structure Plans will be addressed through future phases of the planning process in the SV SSA. It is premature to provide a tentative start date for Phase III – (ie. future Area Structure Planning) given the uncertainty to when the TOR or Area Specific Policies for the SV SSA will be approved by the CRB Board.

## 13.0 Summary

To summarize, Sturgeon County has been working on updating the Sturgeon Valley Area Structure Plan over the last 10 years in order to:

- Enable development of a well-planned community that recognizes its neighbours (the City of Edmonton and City of St. Albert) and that respects and protects core agricultural land to the north, and
- Acknowledge the established rural residential community who have concerns over the loss of their aesthetic characteristics through the continued encroachment of urban development on their fringes; which also recognize the need to capitalize on existing Sturgeon County infrastructure services located in the area.

While an existing Area Structure Plan exists for the SV SSA area, the County and land developers recognize that it is:

- Outdated, does not capitalize on existing servicing provided by the County, or future planned infrastructure, and
- Inconsistent with the new Capital Region Growth Plan.

It is recognized that it needs to be changed. To carry this out firstly requires the development of Special Policy Area in accordance with the Capital Region Growth Plan.

The area of greatest sensitivity on future development exists with those lands located between the boundaries of the City of Edmonton and City of St Albert that lead up to the established rural residential community. This requires specific provision of policies to enable the development of a new Area Structure Plan that is sensitive to the unique issues while at the same time providing policy that speaks to the wider existing Area Structure Plan. Enabling the development of a new Area Structure Plan, in a collaborative fashion, will allow further in-depth research that will lead to development of a plan that meets the policy established for the area.

The key differences with the Capital Region Growth Plan exists in the area of densities and how they will be applied to the SV SSA area. More specifically, how a transitional form of development, that is fiscally responsible, can be developed while mitigating the potential impact on the established rural residential community while meeting the overall intent of the Growth Plan. The first step in this process is to obtain agreement to this Terms of Reference to enable the Tri Parties (Sturgeon County, City of Edmonton and City of St. Albert) to continue the development of policy for the SV SSA with the intent of obtaining final approval from the Capital Region Board. Once approved, Sturgeon County will move forward with developing a new Area Structure Plan in collaboration with the City of Edmonton and City of St Albert.
Negotiated Policies for the
Sturgeon Valley Special Study Area

September 2018

A collaborative effort between:
Section 1.0 - Guiding Principle of the Sturgeon Valley Special Study Area

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

Section 2.0 – Internal Boundaries for the Sturgeon Valley Special Study Area

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

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

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

- **Area B1/B2** - Includes lands that will involve development of an Area Structure Plan in accordance with the objectives and policies provided in Section 3.

- **Area C** - Contains the existing Sturgeon Valley community; an established serviced rural residential development containing approximately 3,400 residents. This Valley Core includes 33 multi-lots nearing 86% built-out, with 1,452 approved/registered lots.

- **Area D** - Includes lands that will be retained for primarily agricultural purposes. Area D will be protected and maintained to enable efficient agricultural production and support the agricultural industry in the Region.

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

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

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

A visual depicting each of the above areas as an overlay on the Sturgeon Valley is provided on the next page.
Schedule 1 – Sturgeon Valley Special Study Areas
Section 3.0 - Objectives and Planning Policies

Objective 3.1: Plan and develop greenfield areas of the Metropolitan Tier and the Sturgeon Valley Growth Area (Areas A and B) in an orderly and phased manner that also provides for complete communities.

Policies

3.1.1 While negotiated Policies relating to the Sturgeon Valley Special Study Area (SVSSA) shall take precedence over the EMRB Growth Plan Policy Tiers and density targets, all other Growth Plan policies will continue to apply.

3.1.2 Area Structure Plan(s), led by the jurisdictional municipality, for Areas A and B require consideration of the following:

a) Density of development in Areas A and B shall achieve an overall minimum of 35 du/nrha. This is comprised of minimum densities of 35 du/nrha in Areas A and B2, 20 du/nrha in Area B1, and up to 125 du/nrha around a proposed transit centre (see policy 3.1.3). Planned developments will vary in density but will be managed to ensure that overall area minimums are maintained or surpassed.

b) Within the overall density target above, development will demonstrate a gradient / transitioned approach. This ensures that:
   - the character and built form of the established Sturgeon Valley community (Area C) is protected, such that higher densities shall be applied progressively between that community and the urban areas of Edmonton and St. Albert (Areas E and F); and
   - higher densities are available to provide fiscal support for required infrastructure investments.

c) The future extension of 127 Street will be in general accordance with the outcomes of the Edmonton Metropolitan Region Board’s Integrated Regional Transportation Master Plan. The future corridor for the extension of 127 Street will be further refined and protected as determined by Area Structure Planning across the entire planning area with input from Edmonton, St. Albert and Sturgeon County.

d) A variety of non-residential developments will be incorporated within the planning areas to provide diverse employment opportunities.

e) Community amenities will be positioned within a hierarchy of mixed-use centres. Development of mixed-use areas will be consistent with other policies contained within the EMRB Growth Plan.

f) Greenspace and protection of natural areas will be incorporated to contribute to an open and connected environment that can be actively used by residents of the community and also may assist with the transitional gradient.

g) Sustainable and innovative design techniques will be promoted that enhance the environment and seek to minimize required capital and operating infrastructure costs.

h) Inclusion of a comprehensive Fiscal Impact Assessment that illustrates the full, life-cycle development costs.

i) Collaboration with neighbouring planning partners on issues of common interest.
3.1.3 A transit centre (a location where multiple transportation modes, excluding light rail transit, can stop simultaneously to allow transfers between routes) will be located in Area B that could enable development densities between 42 du/ha and 125 du/ha. The increased densities in proximity to the transit centre provide the opportunity for the development of a mixture of residential and non-residential uses.

**Objective 3.2: Complete Area C in a manner consistent with the existing community and maintain Area D for ongoing agricultural use.**

**Policies**

3.2.1 Area C, being the existing serviced rural residential community shall maintain its existing status as described under Sturgeon County’s Municipal Development Plan and regulations governing development outlined in Sturgeon County’s Land Use Bylaw for rural residential development.

3.2.2 The Sturgeon Valley Area Structure Plan (Bylaw 882/99) shall be amended in the following areas to enable the completion of the existing community (Area C) and the development of new Area Structure Plan(s) (in Areas A and B):

   a) The Area Structure Plan planning boundary will be reduced to encompass only Area C; and
   b) Remaining greenfield lands in Area C will be designated for development in a complimentary manner to the existing rural residential community.

   Notwithstanding the above amendments, it is agreed that all remaining elements and policies of the existing Area Structure Plan for Area C will remain grandfathered.

3.2.3 Future residential development in Area C will be consistent with existing development densities, up to a maximum density of the lowest Rural Tier minimum greenfield residential density target as identified in the Edmonton Metropolitan Region Growth Plan.

3.2.4 Area D shall maintain its existing agricultural status in accordance with the policies and regulations contained within the Sturgeon County Municipal Development Plan and Land Use Bylaw for agricultural development.
**Section 4.0 – Additional Items**

**Proposed Planning Process**

The Regional Evaluation Framework (REF) review and approval process will be used as a basis to ensure that new statutory plans and statutory plan amendments within the SV SSA planning area adhere to both the policies of Growth Plan and the additional area specific SV SSA policies. Given the scale of the planning areas, new Area Structure Plans in Areas A and B include primary Area Structure Plan(s) supported with Neighborhood Structure Plan(s). The primary Area Structure Plan(s) would be required to be referred to the EMRB for approval and any subsequent sub-Area Structure Plan(s) that are subordinate to and consistent with the higher order Area Structure Plan would not be required to be referred to ERMB for approval.

**Timing and Involvement with Municipalities and Other Stakeholders**

In accordance with the Municipal Government Act Section (633), new Area Structure Plans are required to define future growth in all planning areas within the SV SSA. In doing so, the jurisdictional authority is required to work collaboratively with landowners, and internal and external stakeholders to provide all stakeholders with the assurance that these new communities are designed to be effective and provide the features and attributes that the regional and local market desire. In addition to already established intermunicipal planning referral processes, alternative approaches to involving neighbouring municipalities include joint planning projects and multi-lateral planning processes.
September 24, 2018

Edmonton Metropolitan Region Board
#1100 Bell Tower, 10104 103 Avenue
Edmonton, AB T5J 0H8

Fellow Board Members,

Over the past year, our municipalities have worked together on a Special Study Area process described in the Edmonton Metropolitan Region Growth Plan, focused on the development of policies to guide future planning in the Sturgeon Valley. We are pleased to confirm that the policy requested through the Growth Plan is complete, and we are pleased to bring this forward for the Board’s recommendation.

The policies referenced within the Board report are designed to align with the Edmonton Metropolitan Region Growth Plan and to support growth that is responsible and regionally integrated. The results of our work focus on supporting a well-planned, attractive, and complete community that preserves important agricultural lands to the north. We also reference policy related to development density targets, the extension of regionally significant infrastructure, the incorporation of transit service, an appropriate transition area from the existing community, and more.

The Sturgeon Valley is an important part of the Region’s future and we appreciate the opportunity to set forth responsible policy to guide future detailed planning.

Sincerely,

Mayor Alanna Hnatiw
Sturgeon County

Mayor Don Iveson
City of Edmonton

Mayor Cathy Heron
City of St. Albert
Background: Edmonton Metropolitan Regional Structure

As per the Edmonton Metropolitan Region Growth Plan (the “Plan”) policy 4.4.5 states “Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.”

A Special Study Area is defined in the Plan as “An area identified to address intermunicipal and/or regional growth issues that may require special policy consideration within the Plan to support the vision, guiding principles and objectives and will be addressed in accordance with the process outlined in Part C. Section 5.2.4.2 of the Plan”. It should be noted that conducting a Special Study is a new responsibility for municipalities to implement as per the Plan.

<table>
<thead>
<tr>
<th>Special Study Area Requirements as per Part C - Section 5.2.4.2</th>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Be proposed by the proponent(s) with a supporting term of reference addressing; the proposed study area, the growth-related issues to be addressed, the proposed planning process, timing, and the involvement of municipalities and other stakeholders</td>
<td>The Sturgeon Valley Special Study Area (SV SSA) Terms of reference was approved at the September 14, 2017 Board meeting. The Terms of Reference details the study area and the growth-related items to be addressed. The proposed planning process, timing and the involvement of municipalities and other stakeholders is further defined in the SV SSA Negotiated Policies.</td>
</tr>
<tr>
<td>Be initiated through CRB approval</td>
<td>Approval of the SV SSA Terms of Reference at the September 14 Board meeting formally initiated the SV SSA process.</td>
</tr>
<tr>
<td>Be prepared in a collaborative manner between the involved municipalities and other stakeholders</td>
<td>Both the SV SSA Terms of Reference and the SV SSA Negotiated Policies were prepared over a 1.5-year time period in a collaborative manner between Sturgeon County and the cities of St. Albert and Edmonton. Key input from industry and various stakeholders was also provided during this time.</td>
</tr>
<tr>
<td>Include area specific policies and initiatives that shall be consistent with the guiding principles, objectives and policies of this Plan</td>
<td>The SV SSA Negotiated Policies includes a set of area specific policies and initiatives consistent with the guiding principles, objectives and policies of the EMR Growth Plan.</td>
</tr>
<tr>
<td>Be approved by the CRB and implemented through statutory plans</td>
<td>Further details and analysis within the SV SSA will be completed in conjunction with Primary Area Structure Planning and evaluated through the REF process.</td>
</tr>
</tbody>
</table>
### Part 1. Edmonton Metropolitan Regional Structure

<table>
<thead>
<tr>
<th>Edmonton Metropolitan Regional Structure</th>
<th>Sturgeon Valley Special Study Area (SV SSA) Objective and Policies</th>
<th>Sturgeon County Municipal Development Plan (MDP) Objective and Policies</th>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 1A (Rural Area) and Table 1B (Metropolitan Area)</td>
<td>SV SSA Terms of Reference provides Background, Planning Context, and Sturgeon Valley Unique Elements.</td>
<td>As outlined the MDP, planning for the completion of Sturgeon Valley is a priority of Sturgeon County, representing its primary residential growth area and a key feature of its future sustainability. Sturgeon County’s vision for this next phase of community development is a compact, attractive, and orderly community that is envisioned to provide a mix of housing options and a unique overall value within the Edmonton Metropolitan Region. Development within this area will be planned to complement the character of the existing Sturgeon Valley community.</td>
<td>Special Study Area policies to be integrated into Growth Plan policies and schedules.</td>
</tr>
</tbody>
</table>

**Schedule 2: Edmonton Metropolitan Regional Structure to 2044**

As noted in the EMB Growth Plan, future Development in the Sturgeon Valley is to be addressed through a Special Study Area process as outlined in Policy 4.4.5 of the Growth Plan. The process is also listed as an Implementation Item in Section 5.2.4.2 of the Plan.

MDP Policy Residential Character 2.3.1 applies directly to the SV SSA planning area “Shall accommodate residential development (Type 1) by establishing statutory Regional Planning Documents for lands known as PGA Future Growth 1 and the Sturgeon Valley (CCRA-O) as a way to identify, prioritize, densify and phase subsequent residential growth in the listed locations”

Confirmation of specific development densities and patterns, along with completion of a fiscal impact analysis will be completed in conjunction with Primary Area Structure Planning and evaluated through REF process. These commitments are consistent with Sturgeon County’s community planning process and complies with the policy requirements of the Municipal Development Plan.

Special Study Area policies to be integrated into Growth Plan policies and schedules.

All future planning of this area will also be aligned to requirements and aspirations of the Edmonton Metropolitan Region Growth Plan.

Density of new development areas is a key consideration in supporting this vision, and will be based on principles of:

- what is fiscally responsible in the long term;
- what recognizes Sturgeon County’s existing infrastructure investments and service capacity;
- what will be acceptable to the residents of existing developed areas;
- what is reflective of market demand;
- what will support the development of a complete community; and
- what will support seamless transition between the developed areas in the existing Sturgeon Valley community, in addition to St. Albert and Edmonton.
### Part 2. Growth Plan Objectives and Policies

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Growth Plan Objectives</th>
<th>Sturgeon Valley Special Study Area (SV SSA) Objective and Policies</th>
<th>Sturgeon County Municipal Development Plan (MDP) Objectives and Policies</th>
<th>Additional Comments</th>
</tr>
</thead>
</table>
| #1: Economic Competitiveness and Employment | 1.1: Promote global economic competitiveness and diversification of the regional economy.  
1.2: Promote job growth and the competitiveness of the region’s employment base.  
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.  
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce. | SV SSA Policy 3.1.2.d identifies “variety of non-residential developments will be incorporated within the planning areas to provide diverse employment opportunities.” | MDP Policies Economic Health 5.2 and 5.3 support promoting an integrated and diverse economy.  
MDP Policies Economic Health 5.2.1 and 5.3.7 speak to promoting growth of value-added agriculture, expanding local food production  
MDP Neighbourhood G Policy Area applies directly to the SV SSA planning area. Policy objective G.4 of “Facilitating Sturgeon County’s emerging Non-Residential sectors, while leveraging diversification and opportunities with the University of Alberta, CFB Edmonton and agricultural producers” | Further details and analysis to be completed in conjunction with Primary Area Structure Planning and evaluated through REF process. |
| #2: Natural Living Systems   | 2.1: Conserve and restore natural living systems through an ecological network approach.  
2.2: Protect regional watershed health, water quality and quantity.  
2.3: Plan development to promote clean air, land and water and address climate change impacts.  
2.4: Minimize and mitigate the impacts of regional growth on natural living systems. | SV SSA Policy 3.1.2.f outlines that “greenspace and protection of natural areas will be incorporated to contribute to an open and connected environment that can be actively used by residents of the community and also may assist with the transitional gradient”  
SV SSA Policy 3.1.2.g identifies “sustainable and innovative design techniques will be promoted that enhance the environment and seek to minimize required capital and operating infrastructure costs” | MDP Neighbourhood G Policy Area applies directly to the SV SSA planning area. Policy objective G.3 of “Maximizing development potentials of the Neighbourhood by applying a design approach and methodology that integrates unique landscape characteristics, valued community assets and existing development constraints” | Further details and analysis to be completed in conjunction with Primary Area Structure Planning and evaluated through REF process. |
| #3: Communities and Housing | 3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages.  
3.2: Plan for and promote a range of housing options.  
3.3: Plan for and promote market affordable and non-market housing to address core housing needs. | SV SSA Policy Objective 3.1 “Plan and develop Greenfield areas of the Metropolitan Tier and the Sturgeon Valley Growth Areas (Areas A and B) in an orderly and phased manner that also provides for complete communities”.  
SV SSA Policy 3.1.2.a outlines a minimum overall density of 35 du/ha for Areas A and B of the planning area. This represents a significant increase from previous density policy that applied to this planning area (Capital Region Board Country Cluster Residential Area O with maximum density of 2.0 du/ha gross). | MDP Guiding Principle Policy Residential Character 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” applies directly to the SV SSA planning area.  
MDP Policy Residential Character 2.3.6 speaks to compact residential types, mixed-use developments.  
MDP Policies Residential Character 2.2.8 and 2.2.9 speaks to market and non-market affordable housing. | Further details and analysis to be completed in conjunction with Primary Area Structure Planning and evaluated through REF process. |
<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Growth Plan Objectives</th>
<th>Sturgeon Valley Special Study Area (SV SSA) Objective and Policies</th>
<th>Sturgeon County Municipal Development Plan (MDP) Objectives and Policies</th>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>#4: Integration of Land Use and Infrastructure</td>
<td>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth. 4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint. 4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities. 4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing. 4.5: Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs. 4.6: Prioritize investment and funding of regional infrastructure to support planned growth. 4.7: Ensure compatible land use patterns to minimize risk to public safety and health.</td>
<td>SV SSA Policy Objective 3.1 “Plan and develop Greenfield areas of the Metropolitan Tier and the Sturgeon Valley Growth Areas (Areas A and B) in an orderly and phased manner that also provides for complete communities” SV SSA Policy 3.1.2.a outlines a minimum overall density of 35 du/nrha for Areas A and B of the planning area. SV SSA Policy 3.1.2.b outlines need for higher densities to provide fiscal support for required infrastructure investment. SV SSA Policy 3.1.2.d identifies development of mixed-use centres. SV SSA Policy 3.1.2.h outlines requirement for inclusion of a comprehensive Fiscal Impact Assessment that illustrates the full, life-cycle development costs. SV SSA Policy 3.1.3 identifies transit centre with development densities between 42 du/nrha and 125 du/nrha and the opportunities for development of a mixture of residential and non-residential uses.</td>
<td>The MDP Integrated Regional Growth Strategy identifies the SV SSA as the primary location for residential and mixed-use growth. This future growth is identified in an area where infrastructure exists. MDP Neighbourhood G Policy Area applies directly to the SV SSA. Policy objective to “support the regional vision of growth where positive intermunicipal dialogue is facilitated and sustainable communities are the result” MDP Policy G 1.2 speaks to “Reducing the amount of land consumed by residential development in the Capital Region through concentration of growth in the CCRA-O area” MDP Policy G 1.2.2 speaks to “identify, prioritize and establish density ranges in the CCRA-O, to ensure cohesive development patterns between the cities of Edmonton and St. Albert and Primary Industry activities, in an effort to achieve viable options to support density allocations as outlined in the CRB Growth Plan”</td>
<td>Further details and analysis to be completed in conjunction with Primary Area Structure Planning and evaluated through REF process.</td>
</tr>
<tr>
<td>Policy Area</td>
<td>Growth Plan Objectives</td>
<td>Sturgeon Valley Special Study Area (SV SSA) Objective and Policies</td>
<td>Sturgeon County Municipal Development Plan (MDP) Objectives and Policies</td>
<td>Additional Comments</td>
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</tr>
</tbody>
</table>
| **5: Transportation Systems** | 5.1: Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity.  
5.2: Encourage a mode shift to transit, high-occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community.  
5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas.  
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world.  
5.5: Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions. | SV SSA Policy 3.1.2.c requirement that “future extension of 127 Street will be in general accordance with the outcomes of the Edmonton Metropolitan Region Board’s Integrated Regional Transportation Master Plan. The future corridor for the extension of 127 Street will be further refined and protected as determined by Area Structure Planning across the entire planning area with input from Edmonton, St. Albert and Sturgeon County.”  
SV SSA Policy 3.1.3 identifies future transit centre.  
SV SSA Policy 3.1.2 identifies need for collaboration with neighbouring planning partners for coordination of issues of common interest (such as land use and transportation systems). | MDP Neighbourhood G Policy Area applies directly to the SV SSA. Policy objective to “support the regional vision of growth where positive intermunicipal dialogue is facilitated and sustainable communities are the result”  
MDP Policy G.5 speaks to “Ensuring growth coincides with efficient municipal service provision and in a manner that does not preclude future infrastructure expansion and development”  
Variety of supportive statements to protecting existing and future infrastructure and transportation corridors from development that could constrain or compromise their efficiency (see section G.5 of MDP). | Schedule 10A notes that “all future roadway alignments are conceptual and subject to further engineering and technical review”. Further details and analysis of 127 Street from Regional Freeway (Anthony Henday) to Regional Expressway (Highway 2) will be completed in conjunction with Primary Area Structure Planning and evaluated through REF process.  
Identified ‘Transit Centre’ is not proposed to be a Park and Ride. Potential to be identified as a Regional Bus but this will be subject to further technical analysis through Primary Area Structure Planning and evaluated through REF process. |
| **6: Agriculture** | 6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations  
6.2: Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses  
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food systems. | SV SSA Policy Objective 3.2 “Complete Area C in a manner consistent with the existing community and maintain Area D for ongoing agricultural use”.  
SV SSA Policy 3.2.4.a outlines maintaining Area D existing agricultural status in accordance with the policies and regulations contained within the Sturgeon County MDP and LUB for agricultural development. | The MDP Integrated Regional Growth Strategy identifies Primary Industry as its largest land base. This is supported by the Land Use Bylaw, with an Agriculture district that encompasses over 80% of the County’s land with the general purpose to accommodate ‘traditional agricultural operations and the supportive services are essential to grow and sustain the agricultural industry’.  
MDP Policies Residential Character 2.3.5 and Economic Health 5.3.1/5.4.1 speaks to discouraging premature fragmentation of Primary Industry lands for non-Primary Industry development.  
MDP Policies Economic Health 5.2.1 and 5.3.7 speak to promoting growth of value-added agriculture, expanding local food production. |  |
# Quarterly Financial Report as of September 30, 2018

## Actual 2018-09-30

### Revenue

<table>
<thead>
<tr>
<th>Description</th>
<th>2018-19 Annual Budget</th>
<th>2018-09-30</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOA Regular Grant</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
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<tr>
<td>GOA ACP Internship program</td>
<td>$43,000</td>
<td>$-</td>
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<tr>
<td>Membership Contribution</td>
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<td>$1,351,000</td>
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<tr>
<td>Non-Committed Funds</td>
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<td>$2,382,883</td>
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<tr>
<td>Deposit Interest</td>
<td>$-</td>
<td>$16,478</td>
</tr>
<tr>
<td>Other Income</td>
<td>$1,300</td>
<td></td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$5,776,883</strong></td>
<td><strong>$5,751,661</strong></td>
</tr>
</tbody>
</table>

### Expenditures

<table>
<thead>
<tr>
<th>Description</th>
<th>2018-19 Annual Budget</th>
<th>2018-09-30</th>
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<tbody>
<tr>
<td>Board and Committees</td>
<td>$197,400</td>
<td>$61,129</td>
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<tr>
<td>Board&amp;Committee Collaboration Events</td>
<td>$30,000</td>
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<tr>
<td>Honoraria</td>
<td>$25,400</td>
<td>$15,800</td>
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<tr>
<td>Travel</td>
<td>$12,000</td>
<td>$2,022</td>
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<tr>
<td>Meetings</td>
<td>$17,500</td>
<td>$14,846</td>
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<tr>
<td>Additional Meeting Support</td>
<td>$32,500</td>
<td>$3,461</td>
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<tr>
<td>Chair Retainer</td>
<td>$80,000</td>
<td>$25,000</td>
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<tr>
<td><strong>Administration</strong></td>
<td><strong>$2,382,707</strong></td>
<td><strong>$1,037,500</strong></td>
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<tr>
<td>Salaries/Benefits</td>
<td>$1,826,707</td>
<td>$775,201</td>
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<tr>
<td>Office Lease/Utilities</td>
<td>$300,000</td>
<td>$129,379</td>
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<tr>
<td>Legal &amp; Professional Fees</td>
<td>$55,000</td>
<td>$70,639</td>
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<tr>
<td>Office Communications</td>
<td>$38,000</td>
<td>$9,825</td>
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<tr>
<td>Travel / Professional Development</td>
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<td>$18,774</td>
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<tr>
<td>Office Supplies</td>
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<td>Information Technology</td>
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<tr>
<td>GIS</td>
<td>$20,000</td>
<td>$803</td>
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<tr>
<td>DMS/ Record Management</td>
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<td>$4,124</td>
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<tr>
<td>Insurance</td>
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<tr>
<td>Meetings</td>
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<tr>
<td>Bank Charges and Interest</td>
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<tr>
<td>Other Expenses</td>
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<tr>
<td>Consulting Fees</td>
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<tr>
<td>REF</td>
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<tr>
<td>Regional Projects</td>
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<tr>
<td><strong>Consulting Fees</strong></td>
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<td><strong>$231,246</strong></td>
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<tr>
<td><strong>Capital and Other</strong></td>
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<td>Planning Intern</td>
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<tr>
<td>Office Furniture/Equipment</td>
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<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$5,224,107</strong></td>
<td><strong>$1,355,426</strong></td>
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<tr>
<td>Unallocated Project Funds</td>
<td><strong>$552,776</strong></td>
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<tr>
<td><strong>Surplus (Deficit)</strong></td>
<td><strong>$-</strong></td>
<td><strong>$4,396,235</strong></td>
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</tbody>
</table>