

## 6.3. Agriculture

**Principle:** Support agricultural producers' ongoing contribution to the economy.

Agriculture and food production are an important component of the regional economy. Planning that supports local agriculture also supports business and consumer access to locally grown food and maximizes opportunities for food and agriculture businesses. The City of St. Albert can create conditions that support the viability of existing agricultural operations and reduce conflicts with other land uses. The following policies accommodate future urban *development* while recognizing agriculture as a valued industry that provides economic and social benefit to the community.

### Policies:

**6.3.1.** Support the development and implementation of the Edmonton Metropolitan Region Board Regional Agriculture Master Plan through the creation of an *urban agriculture* strategy and other opportunities.

**6.3.2.** Prevent the premature fragmentation and subdivision of agricultural land, thereby maintaining viable agricultural operations and reducing *development* challenges when urbanized.

**6.3.3.** Protect existing agricultural operations by maintaining appropriate *development* definitions and upholding land use districts in the Land Use Bylaw.

**6.3.4.** Require an *Agricultural Impact Assessment* for all new *Area Structure Plan* applications and for any newly proposed *greenfield development* associated with *Area Structure Plan amendments*, to help sustain the continuation of agricultural operations.

**6.3.5.** Require appropriate buffers and other measures to minimize conflicts between agricultural uses and urban *development*.

**6.3.6.** Require new *development* within agricultural lands to reflect agricultural context and servicing requirements. Proposed *development* that exceeds requirements will be considered when an *Area Structure Plan* governs the lands and urban servicing is available.

**6.3.7.** Encourage value-added agricultural uses to advance economic development and synergistic opportunities.

**6.3.8.** Promote land and environmental stewardship by supporting existing provincial legislation and policy related to agriculture within the context of an urban environment.



# 13. Sustainable Growth

**Goal:** St. Albert optimizes its land, infrastructure, and financial resources to support intensification and outward growth that together attract a diverse range of residents and businesses.







## Sustainable Growth

Historically, St. Albert's development has occurred primarily through the building of new Neighbourhoods and business districts at the edges of the built-up city through the incremental approval of *Area Structure Plans* and subdivision plans. The city will continue to grow outward, but it needs to do so strategically by addressing municipal infrastructure constraints, optimizing future infrastructure, and achieving the goals of *Flourish*. At the same time, growth within the built-up city, referred to as intensification, has been occurring and needs to be further encouraged to achieve a complete city, one that offers more choices for housing, amenities, and mobility.

The following policies identify the optimal areas for growth and broadly describe how the city should develop in terms of land uses and densities. **Map 4** illustrates the City's growth strategy and complements the policies by identifying priority areas for outward growth and intensification. The policies in this section support the growth strategy and provide specific direction regarding the appropriate land uses and form of *development* in all areas of the city.

## 13.1. Outward Growth

**Principle:** Manage and coordinate growth in a logical manner that efficiently utilizes land, infrastructure, and fiscal resources.

St. Albert will focus most of its outward residential growth within existing or amended *Area Structure Plans*. This will be accompanied by employment growth west of Ray Gibbon Drive, primarily in the planned Lakeview Business District. Landowners may propose incremental residential and non-residential growth at the northern edges of the city, beyond approved *Area Structure Plans*. These proposals will be considered by the City on a case-by-case basis in light of the following policies.

### Why annex land? How will annexed lands be used?

The Edmonton Metropolitan Region is one of the fastest growing metropolitan areas in Canada. As part of this region, the City of St. Albert has experienced steady growth over the years. Annexation provides land for the City's long-term residential and non-residential growth needs.

Annexation enables sustainable, long-term community planning as well as planning certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan.

One of the key goals of Flourish is to achieve an overall assessment split of 70% residential assessment and 30% non-residential assessment. The addition of the 2022 North Annexation Area will help St. Albert to reach this target by ensuring the City has an adequate supply of land to accommodate additional non-residential development, to support and promote economic development and to increase the non-residential tax base. This annexation provided an approximate 50-year land supply, which is longer than the timeframe of Flourish. As not all of the annexation area will develop over the course of Flourish, this will allow agricultural activities to be the predominate land use within the annexation area in the interim.

### Why grow west?

The Lakeview Business District is a prime location for employment growth, which the City needs to enhance its economy and non-residential tax base. Municipal services to the district will be optimized by also planning residential *development* on the west side of Ray Gibbon Drive.

- Significant provincial and municipal investments are planned for Ray Gibbon Drive, and in time it will be improved to function as a four-lane road. Planning growth on both sides of the road will help to optimize these investments while relieving pressure on St. Albert Trail.
- The City has identified a community amenities site near the intersection of Ray Gibbon Drive and Villeneuve Road. An adjacent residential community will optimize this investment.
- There will be an opportunity to enhance the Carrot Creek corridor as a city-wide recreational amenity, through the planning and *development* of adjacent parkland and trails, linked to Red Willow Park.

## Policies:

**13.1.1.** Require the preparation of an *Area Structure Plan*, prior to redistricting, subdividing, or developing land identified as Urban Reserve in the Land Use Bylaw, in accordance with the City's *Area Structure Plan Terms of Reference*.

**13.1.2.** Ensure amended and new *Area Structure Plans* for outward growth conform to *Flourish*.

**13.1.3.** Require a housing mix that achieves a minimum overall *density* of 40 dwelling units per net residential hectare for new *Neighbourhoods*.

**13.1.4.** Encourage a minimum *density* in the range of 50-60 units per net residential hectare in *Mixed-use Nodes*.

**13.1.5.** Encourage *development* in the Mixed-use Node adjacent to the North Transit Oriented Development Centre to support a minimum aspirational *density* of 140 people and jobs per gross hectare in the long term.

**13.1.6.** Strive to achieve an assessment split of 70% residential assessment and 30% non-residential assessment, to promote sustainability and reduce reliance on residential taxes.

**13.1.7.** Support and facilitate the provision of transportation and utility infrastructure required for the development of employment, institutional, and residential uses west of Ray Gibbon Drive, in coordination with the planned phases of *development*.

**13.1.8.** Explore incentives and cost-sharing arrangements that encourage the front-ending of necessary infrastructure for planned *development* in the west side of the city.

**13.1.9.** Manage growth through the approval of amended *Area Structure Plans* and subdivision plans to achieve the City's annual minimum aspirational *intensification target* of 20%.

**13.1.10.** Require new growth and *development* to be contiguous to existing development to prevent the premature subdivision or fragmentation of agricultural land.

**13.1.11.** Prioritize municipal funding for the planning, design, and construction of major infrastructure that is necessary to support growth in the west end of the city, while not limiting investments in strategic locations, as approved by Council.

**13.1.12.** Require appropriate land uses in proximity to sour gas wells, as determined by provincial legislation, regulations, and guidelines, to be applied through the planning and *development* process.

**13.1.13.** Strive to achieve an assessment split of 60% residential assessment and 40% non-residential assessment within the 2022 North Annexation Area, to promote sustainability and reduce reliance on residential taxes.

**13.1.14.** Prioritize the general sequence of urban growth and *development* within the 2022 North Annexation Area to follow Map 4.

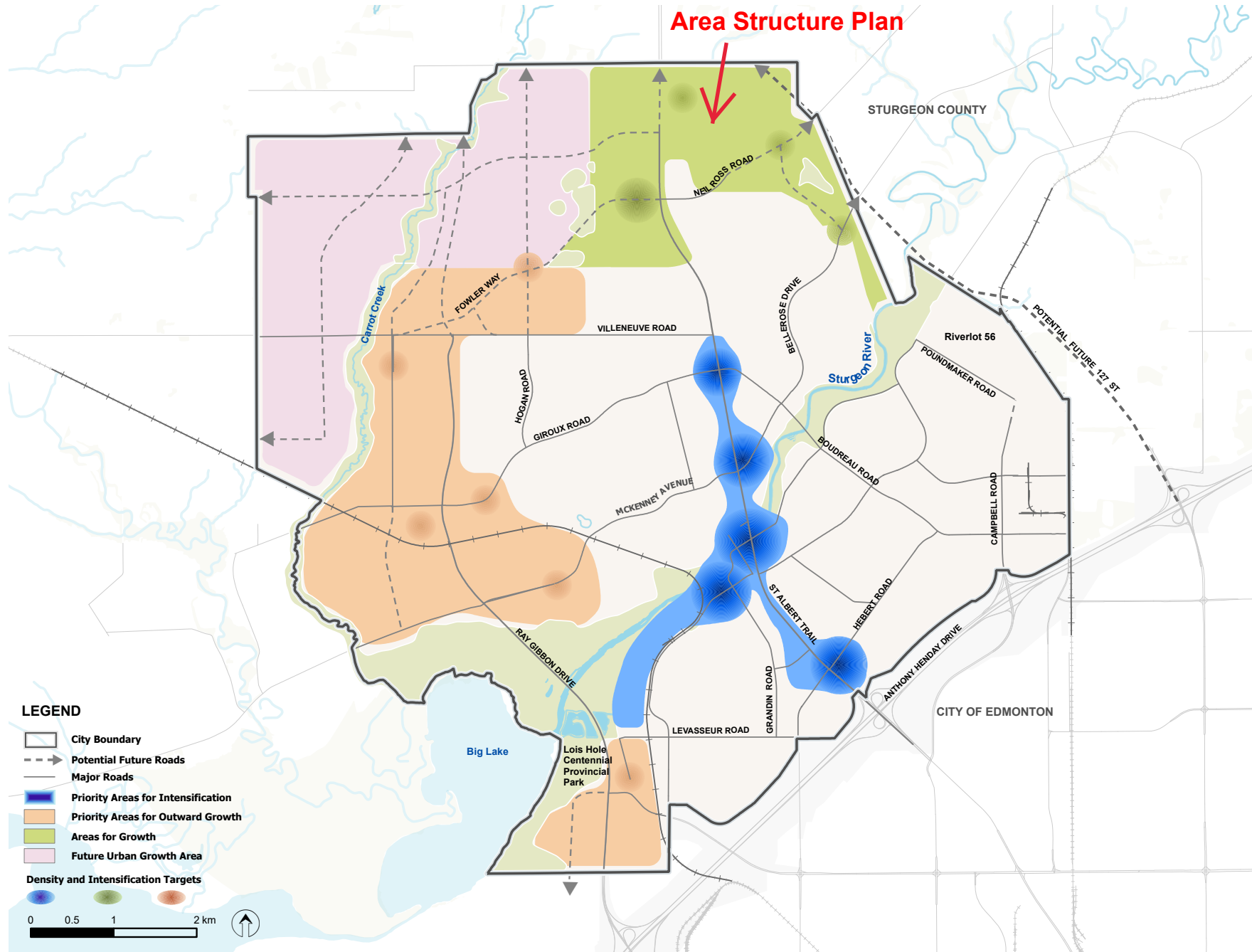
**13.1.15.** Allow agricultural activities, as outlined within Section 6.3, within the 2022 North Annexation Area, until future urban growth and *development* occurs.

**13.1.16.** Notwithstanding policies 13.1.2, 13.1.3, and 13.1.9, enable high density development to a maximum density of 200 dwelling units per net residential hectare at 200 Giroux Road (Lot 1, Block 1, Plan 142 3673; including any future revisions to this legal land description based on a subdivision or condominium plan) within the neighbourhood of Ville Giroux.



# Map 4: Priority Areas for Growth

## Northeast St. Albert Area Structure Plan



Locations and boundaries are approximate and for general illustrative purposes.