

Request for Decision

Title	Bylaw 1584/22 – Redistricting of Highland Ridge (Portion of SW-30-54-24-4 & NW-30-54-24-4) from R2 - Country Estate Residential to AG – Agriculture – First Reading
Proposed Motion	That Council give first reading of Bylaw 1584/22.
Administrative Recommendation	That Council give first reading of Bylaw 1584/22, thereby allowing the Bylaw to proceed to Public Hearing, providing the public the opportunity to comment on the proposal.
Previous Council / Committee Direction	<p><u>September 14, 2021 Regular Council Meeting</u> Motion 451/21: That Council give third reading to Bylaw 1557/21, Sturgeon Valley Core Area Structure Plan</p> <p><u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.</p> <p><u>July 13, 2010 Regular Council meeting</u> Motion 289/10: That County Council approves third reading for Bylaw 1218/10 re: the adoption of the Highland Ridge Outline Plan.</p> <p>Motion 291/10: That County Council approves third reading for bylaw 1216/10 re: Highland Ridge Land Use Bylaw.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> Administration received an application for a proposed redistricting of a portion of land within SW-30-54-24-4 (10.63 acres) and NW-30-54-24-4 (8.35 acres), collectively known as “Highland Ridge”. This would change the land use district from R2 – Country Estate Residential to AG – Agriculture. The Highland Ridge Outline Plan (Bylaw 1218/10) and redistricting of the same came into effect on July 13, 2010. Despite being zoned to facilitate development in accordance with the R2 – Country Estate Residential district since Bylaw 1216/10 came into effect, the land has remained undeveloped and has continued to be used for agricultural purposes. This parcel is located on the far east side of the Sturgeon Valley and falls within the Sturgeon Valley Core Area Structure Plan, adjacent to

residential, agricultural, and environmentally protected lands. Given its location, municipal servicing through the parcel is not a requirement to facilitate development of other lands within the Sturgeon Valley Core Area Structure Plan.

- The Applicant has noted that development of this land into a multi-lot subdivision is not economically viable, and the land would be better suited for AG – Agriculture zoning, allowing for the permitted and discretionary uses set out in the Land Use Bylaw.
- Administration met with colleagues from the Edmonton Metropolitan Regional Board (EMRB), and it was agreed that this “downzoning” is considered to be a non-substantive amendment (technical mapping change) to the Sturgeon Valley Core Area Structure Plan as per the *EMRB Planning Toolkit* and therefore not subject to a Regional Evaluation Framework (REF) referral.
- The “downzoning” back to the AG – Agriculture district is also supported by Policy 6.1.4 of the Edmonton Metropolitan Region Growth Plan. This policy states, *“In the rural area, opportunities to redesignate prime agricultural land for agricultural uses will be encouraged in areas defined by municipal zoning or designations for non-agricultural uses, including, but not limited to, country residential areas or reclaimed resource extraction areas.”*

External Communication

- Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with the *Municipal Government Act* (MGA) and section 3.3 (Advertising Requirements) of the Land Use Bylaw.

Relevant Policy/Legislation/Practices

- The MGA authorizes Council to establish and amend Bylaws.
- Section 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
- Policy 6.1.4 of the Edmonton Metropolitan Region Growth Plan encourages the redesignation of prime agricultural lands from country residential back to agriculture.
- This land is within the boundary of the Sturgeon Valley Core Area Structure Plan and provides specific land use policies for this application. Section 5.3 of the ASP notes that the *“...basic objective for areas designated agriculture in Figure 5: Development Concept Map is to allow for agriculture and related industries to be retained as land use within the Plan area.”* The policies that support this statement include:
 - *“5.3.1 – Specific land uses and development regulations for lands designated as Agriculture in Figure 5: Development Concept Map shall be in alignment with the Land Use Bylaw.”*
 - *“5.3.2 – The County shall allow for existing agricultural operations to continue in alignment with the Land Use Bylaw districting until Outline Plan(s) for future development have been approved by the County and redistricting has occurred.”*

Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u> Planned Growth – The “downzoning” is supported by regional policy and will not affect the developability of other lands within the Sturgeon Valley Core Area Structure Plan.</p> <p>Collaborative Governance – The Land Use Bylaw amendment process is legislated by the MGA. Those affected by the proposed bylaw are provided the opportunity to comment during the Public Hearing, ensuring communities are consulted and engaged. Decisions made by Council are transparent and based on policy after respectful and informed debate.</p> <p>Environmental Stewardship – The “downzoning” will help conserve agricultural lands within the Sturgeon Valley, for the foreseeable future.</p> <p><u>Organizational:</u> Administration has the capacity to undertake the proposed redistricting.</p> <p><u>Financial:</u> Marginal costs associated with the advertising of the required Public Hearing will be incurred but are accommodated within existing budgets.</p>
Alternatives Considered	Council may defeat the motion to give first reading of Bylaw 1584/22.
Implications of Alternatives	<p><u>Strategic Alignment</u> If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings. The land use designation would remain unchanged.</p> <p><u>Organizational</u> None.</p> <p><u>Financial</u> None.</p>
Follow up Action	1. Schedule a Public Hearing with respect to Bylaw 1584/22 (Planning & Development Services, May 2022).
Attachment(s)	Attachment 1: Bylaw 1584/22
Report Reviewed by:	<p>Martyn Bell, Current Planning Lead, Planning & Development Services</p> <p>Bonnie McInnis, Manager, Planning & Development Services</p> <p>Travis Peter, General Manager, Development & Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

Guiding Principles: Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>