

Request for Decision

Title	Bylaw 1587/22 - Amendment to Land Use Bylaw 1385/17 - Accessory Dwelling Units – Second and Third Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1587/22. 2. That Council give third reading of Bylaw 1587/22.
Administrative Recommendation	That Council give second and third readings of Bylaw 1587/22.
Previous Council / Committee Direction	<p><u>April 12, 2022 Regular Council Meeting</u> Motion 156/22: That Council give first reading of Bylaw 1587/22.</p> <p><u>March 22, 2022 Regular Council Meeting</u> Motion 111/22: That Council direct Administration to bring forward amendments to the Land Use Bylaw that would facilitate replacement of Suite regulations with Accessory Dwelling Unit regulations and modify the regulations related to Secondary Dwellings.</p> <p><u>January 25, 2022, Regular Council Meeting</u> Motion 028/22: That Council direct Administration to review suite regulations within the Land Use Bylaw, including the ability for suites to have basements, and provide a report to Council in March 2022.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Briefing Note presented in the Public Hearing for Bylaw 1587/22 includes relevant background information. <p><u>External Communication</u></p> <ul style="list-style-type: none"> • The Briefing Note presented in the Public Hearing for Bylaw 1587/22 includes external communication that has been undertaken. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> • The Briefing Note presented in the Public Hearing for Bylaw 1587/22 includes relevant policies, legislation, and practices.
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Planned Growth – The proposed amendments would streamline and clarify regulations regarding additional dwelling units. The amendments would also allow for increased density on agricultural parcels, which could support generational living and the viability of the family farm.</p>

	<p>Collaborative Governance – The proposed amendments would ensure greater clarity and simplification of regulation between Administration and applicants and removal of red tape.</p> <p>Operational Excellence – The proposed amendments would streamline operational processes by reducing use of variances, and may reduce Subdivision and Development Appeal Board hearings, while maintaining quality of service.</p> <p><u>Organizational:</u> The proposed amendments would allow for greater organizational efficiencies regarding clarification to applicants.</p> <p><u>Financial:</u> None.</p>
Alternatives Considered	Council could amend the Bylaw to allow increased density of additional dwellings within AG-Residential parcels.
Implications of Alternatives	<p><u>Strategic Alignment:</u> The strategic alignment of the alternative may impact comprehensive land use and infrastructure planning.</p> <p><u>Organizational:</u> Increasing additional dwellings within the agriculture districts, especially AG-Residential parcels, would increase strain on transportation, utilities, and infrastructure. Additional concerns were raised regarding increasing residential density of agricultural lands. Additional density considerations are planned for review within the upcoming Municipal Development Plan review process.</p> <p><u>Financial:</u> Increasing additional dwellings within agriculture districts may trigger significant infrastructure or utility upgrades.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, May 2022). 2. Consolidate amendments to the Land Use Bylaw (Planning and Development Services, June 2022).
Attachment(s)	1. Attachment 1: Bylaw 1587/22
Report Reviewed by:	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>