

Request for Decision

Title	10:30 a.m. Bylaw 1594/22 - Villeneuve Airport Area - Area Structure Plan – First Reading
Proposed Motion	1. That Council give first reading of Bylaw 1594/22.
Administrative Recommendation	Administration recommends that Council give first reading of Bylaw 1594/22 to allow it to proceed to Public Hearing and receive feedback from affected parties.
Previous Council / Committee Direction	<p><u>December 14, 2021 Regular Council Meeting</u> Motion 560/21: That Council approve the Villeneuve Airport Area - Area Structure Plan (VAA-ASP) Communications and Engagement Plan, provided as Attachment 1, as a foundation for the delivery of stakeholder communications and engagement for the initiative.</p> <p><u>November 30, 2021 Regular Council Meeting</u> Motion 528/21: That Council authorize the commencement of an Area Structure Plan and associated statutory plan amendments for the study area, based on recommendations within the Villeneuve Airport Area Master Plan.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> In 2021, Council approved a Villeneuve Airport Area Master Plan (VAAMP) to advance future land use and economic opportunities in the vicinity of the Villeneuve Airport. The VAAMP is a product of collaboration between Sturgeon County personnel, Villeneuve Landing Network (VLN) members, and stakeholder consultation. Serving as a detailed growth framework, the VAAMP also includes a comprehensive set of recommendations on next steps in the planning process, timelines, and tactical implementation. To meet the goals, objectives, and aspirations of the VAAMP, Sturgeon County initiated the creation of an Area Structure Plan (ASP) for Villeneuve Airport Area in 2022. This new ASP has been called the “Villeneuve Airport Area - Area Structure Plan” (the Plan). The ASP planning area covers approximately 1,200 hectares of land surrounding the Villeneuve Airport. The lands that surround the Plan area include agricultural and rural residential uses, resource extraction activities, and business support services. The Plan area is uniquely

located to maximize the intermodal opportunities due to the proximity to highways, the CN rail line, and the Villeneuve Airport.

- The Villeneuve Airport Area – Area Structure Plan is a statutory planning document that outlines a roadmap and policy framework for developing the lands surrounding the Villeneuve Airport. The vision of the Villeneuve Airport Area is a world-leading investment and innovation hub that promotes the economic diversification of the region by enabling conducive collaboration through investor attraction and the clustering of industry. The Plan area creates valuable employment opportunities for residents and stimulates economic viability that meets the diverse needs of the surrounding area.
- The Plan includes an overview of the following key items:
 - Introductory Information
 - Planning Process
 - Area Context
 - Vision
 - Area Structure Plan Policies
 - Implementation
- The Plan is supported with studies related to:
 - Traffic Impact Analysis
 - Environmental Analysis
 - Agricultural Impact Assessment
 - Servicing Design Brief
 - Economic Analysis
- To support and facilitate the development of Outline Plans for the area, there are three prioritized areas with shorter planning trajectories (Planning Areas 1, 2 and 3). This development approach establishes the conceptual framework for development, infrastructure, and servicing. The Plan area also includes two Future Development Areas (Future Development Areas 4 and 5) with longer planning trajectories that will be initiated based on infrastructure and market demand.

External Communication

- On November 30, 2021, Council approved the Villeneuve Airport Area Engagement and Communications Plan (Engagement Plan) to provide an open line of communication between the County and interested parties. Sessions were held on February 17 and May 2 for the purpose of providing information and gathering feedback. Sessions were advertised in newspapers, road signs, social media, and project website.
- A deliverable within the Villeneuve Airport Area Public Engagement and Communications Plan was to provide a “What We Heard Report”. This document is to outline feedback provided by developers, landowners, and the public. The “What We Heard Report” will be available online in draft for public viewing shortly after first reading of Bylaw 1594/22. Consultation feedback provided to date has been considered and implemented (where applicable) within the respective plans.

	<ul style="list-style-type: none"> A finalized “What We Heard Report” will be provided upon the completion of the respective Public Hearings and any comments resulting from the Regional Evaluation Framework (REF) submission to the EMRB. <p><u>Financial:</u></p> <ul style="list-style-type: none"> If the Bylaw receives first reading, it will proceed to Public Hearing. Notification of the Public Hearing will occur in accordance with the advertising requirements of the <i>Municipal Government Act</i>. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <i>Municipal Government Act</i> Various Provincial Regulations and Planning Requirements Sturgeon County Strategic Plan (2022-2025) Sturgeon County Municipal Development Plan Sturgeon County Infrastructure Master Plan Sturgeon County 2021-2023 Corporate Business Plan Edmonton Metropolitan Region Board - Growth Plan
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u> Planned Growth – Council’s previous approval for progression to the development of Area Structure Plan(s) for the Villeneuve Airport Area is a direct complement to Council’s “<i>Planned Growth</i>” priority, in addition to all other priority areas of Sturgeon County’s Strategic Plan. The project is also directly referenced as a priority within the County’s Corporate Business Plan.</p> <p><u>Organizational:</u> Administration has the capacity to coordinate next steps in the ASP approval process.</p> <p><u>Financial:</u> Advertising costs of the Public Hearing are funded within currently approved budgets.</p>
<p>Alternatives Considered</p>	<p>Council could choose not to give first reading of Bylaw 1594/22.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u> If Council chooses not to give first reading of the Bylaw, the Plan will not proceed to Public Hearing or further readings.</p> <p><u>Organizational:</u> Administration will work with Council to seek alternatives to the proposed Bylaws.</p> <p><u>Financial:</u> None.</p>
<p>Follow up Action</p>	<p>1. Coordinate the advertising of the Public Hearings (Planning and Development Services, June 2022).</p>

Attachment(s)	<ol style="list-style-type: none">1. Attachment 1 - Bylaw 1594/222. Attachment 2 - Villeneuve Airport Area - Area Structure Plan (Schedule A of Bylaw 1594/22)3. Attachment 3 – Villeneuve Airport Area – Area Structure Plan Appendices
Report Reviewed by:	<p>Michael Klassen, Program Lead, Long Range & Regional Planning, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>