

Request for Decision

Title	10:00 a.m. Villeneuve Airport Area - Area Structure Plan Bylaw 1592/22 - Amendment to Municipal Development Plan Bylaw 1313/13 - First Reading
Proposed Motion	That Council give first reading of Bylaw 1592/22.
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"> • To meet the goals, objectives, policies, and aspirations of the approved Villeneuve Airport Area Master Plan (VAAMP), Sturgeon County undertook a comprehensive review of the Municipal Development Plan (MDP) and completed an update of MDP “Neighbourhood E”. • While the County's MDP already points to growth in and around the Villeneuve Airport Area, text amendments are required to match analysis completed as part of Villeneuve Airport Master Plan, along with new policies of Villeneuve Airport Area - Area Structure Plan. • The Villeneuve Airport is identified as a Regional Airport and Major Employment Area on Schedule 3B of the Edmonton Metropolitan Regional Board Growth Plan. As part of the MDP text amendments, the Villeneuve Airport Area will be categorized as a Local Employment Area, strategically located surrounding the Villeneuve Airport, which provides a transition of land uses that minimize risks to public safety and health, while supporting economic diversification.

- Below is a summary of key items related to the amendments in Neighbourhood E:
 - Updated the Neighbourhood E context map to outline the Villeneuve Airport Area.
 - Updated the Neighbourhood E Economic Health section to reference the Villeneuve Airport Area and outline future economic opportunities in and around the Villeneuve Airport Area.
 - Updated the Neighbourhood E Infrastructure section that points to working with regional partners and the Province to support growth in and around the Villeneuve Airport Area.

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.
- A deliverable within the Villeneuve Airport Area Public Engagement and Communications Plan was to provide a “What We Heard Report”. This document was to outline feedback provided by developers, landowners, and the public regarding the project.
 - As part of the process, Administration conducted public engagement sessions on February 17 and May 2, 2022 for the purpose of providing information and gathering feedback. Sessions were advertised in newspapers, road signs, social media, and project website.
 - The “What We Heard Report” will be available online in draft for public viewing shortly after first reading of Bylaw 1592/22 and 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. Consultation feedback provided to date has been considered and implemented (where applicable) within the respective plans.
- 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 *Municipal Government Act*.

Relevant Policy/Legislation/Practices

- *Municipal Government Act*
- Various Provincial Regulations and Planning Requirements
- Sturgeon County Strategic Plan (2022-2025)
- Sturgeon County Municipal Development Plan (Bylaw 1313/13 as amended)
- Sturgeon County Infrastructure Master Plan
- Sturgeon County 2021-2023 Corporate Business Plan
- Edmonton Metropolitan Region Board - Growth Plan

Implication of Administrative Recommendation

Strategic Alignment:

Planned Growth – Council’s previous approval for progression to the development of Area Structure Plan(s) for the Villeneuve Airport Area is a

	<p>direct complement to Council’s “Planned Growth” 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 capacity to coordinate the advertising and required information for the Plan amendments with Communications.</p> <p><u>Financial:</u> Advertising costs of the Public Hearing, which are funded through existing approved operating budgets.</p>
Alternatives Considered	Council could choose not to give first reading of Bylaw 1592/22.
Implications of Alternatives	<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, and the County’s statutory plans will not be aligned with regional policy.</p> <p><u>Organizational:</u> Administration will work with Council to seek alternatives to the proposed Bylaws.</p> <p><u>Financial:</u> None.</p>
Follow up Action	Coordinate the advertising of the Public Hearing (Planning and Development Services, June 2022).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1592/22 2. Attachment 2: MDP Amendments - red-lined (Schedule A of Bylaw 1592/22) 3. Attachment 3: MDP Amendments - final copy (Schedule A of Bylaw 1592/22)
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 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 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 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 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"/>