

Request for Decision

Title	Future Takes Flight - Bylaw 1592/22, Bylaw 1593/22 and Bylaw 1594/22 - Second Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1592/22 as amended. 2. That Council give second reading of Bylaw 1593/22. 3. That Council give second reading of Bylaw 1594/22 as amended.
Administrative Recommendation	That Council give second readings of the bylaws to proceed to the next step of Edmonton Metropolitan Board Regional Evaluation Framework review.
Previous Council / Committee Direction	<p><u>June 14, 2022 Regular Council Meeting</u> Motion 229/22: That Council give first reading of Bylaw 1592/22.</p> <p>Motion 230/22: That Council give first reading of Bylaw 1593/22.</p> <p>Motion 231/22: That Council give first reading of Bylaw 1594/22</p> <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"> • On June 14, 2022, Council gave first reading of Bylaws 1592/22, 1593/22 and 1594/22. The Public Hearings were advertised as follows: <ul style="list-style-type: none"> ○ Morinville <i>Free Press</i> and Redwater <i>Review</i> (June 29, 2022); ○ St. Albert <i>Gazette</i> (June 29 and July 6, 2022); and ○ Sturgeon County “Future Takes Flight” project website. • Digital copies of the bylaws were made available on the Future Takes Flight project website and as part of the June 14, 2022 Regular Council meeting agenda.

- In order to meet intermunicipal referral timelines, Administration sent out official notice of first reading on June 14, 2022 and Public Hearings on July 12, 2022 to the following stakeholders/neighbouring municipalities:
 - Alberta Capital Region Wastewater Commission
 - Alberta Transportation
 - ATCO Gas
 - ATCO Pipelines
 - CN
 - Fortis
 - Parkland County
 - Tidewater Midstream
 - Telus
- Administration sent out courtesy email notices of first reading and Public Hearing to various key stakeholders, including planning representatives from the City of St. Albert and the Town of Morinville, members of the Calahoo-Villeneuve Sand and Gravel Advisory Committee, and key representatives from the natural resource extraction industry.
- Email communications of first reading and Public Hearing were also sent to Villeneuve Landing Network partners which includes representatives from the Edmonton Airports Authority, First Nation communities, Edmonton Global, academia, industry, and various Edmonton Metropolitan area municipalities.
- Administration also met with Edmonton Metropolitan Region Board Administrative staff to discuss procedural Regional Evaluation Framework (REF) requirements in preparation for submittal of the bylaw amendments following completion of second reading.

Proposed Amendments – Bylaw 1592/22

- The Public Hearing for Bylaw 1592/22 – Amendment to Municipal Development Plan Bylaw 1313/13 was held on July 12, 2022. No formal comments were received.
- Based on additional feedback received from EMRB Administration as part of the Regional Evaluation Framework pre-consultation meetings, Administration is recommending amendments to Bylaw 1592/22. Changes include small adjustments to policy for clarification and additional policies to strengthen consistency with policies for Major Employment Areas. The proposed amendments are summarized below. A redlined copy of Bylaw 1592/22 with proposed amendments is found in Attachment 2. A clean copy with amendments is found in Attachment 3.
 - Figure 4 Growth Strategy Concept Map updated to align with Edmonton Metropolitan Region Growth Plan categorization of lands around regional airports as a Major Employment Area. Commercial and Industrial typologies changed from Non-Residential Type 2 to Non-Residential Type 1.

- Broadened the list on economic health output action E.4.a to include the stakeholders that were consulted as part of the Villeneuve Landing Network.
- The proposed amendments for Bylaw 1592/22 are not material or substantive to warrant a further public hearing prior to Council proceeding with second reading.

Bylaw 1593/22

- The Public Hearing for Bylaw 1593/22 - Amendment to Bylaw 922/01 – Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan was held on July 12, 2022. No formal comments were received.
- No changes amendments are recommended to Bylaw 1593/22. A copy of Bylaw 1593/22 is found in Attachment 5.

Proposed Amendments – Bylaw 1594/22

- The Public Hearing for Bylaw 1594/22 - Villeneuve Airport Area - Area Structure Plan was held on July 12, 2022. A summary report of all the comments received, along with responses from Administration and/or recommended proposed actions are found in Attachment 6.
- The written submission received identified a concern related to Airport noise exposure forecasts (NEF) and projections. As it stands today, there is insufficient air traffic at the Villeneuve Airport to properly calculate NEF contours. While the County has no authority over NEF contours, airport noise, or land uses on Airport lands themselves, section 6.4 of the ASP has policies related to working with the Airport Authority and Transport Canada when there is sufficient information to properly develop NEF contours for the Villeneuve Airport.
 - An additional review by Administration following first reading also identified several minor text edits. The proposed amendments are summarized below. A redline copy of the portion of Bylaw 1594/22 showing the proposed amendments is found in Attachment 8. A clean copy with amendments is found in Attachment 9. Section 1.2 - Added a clause to clarify that Appendices do not form policy.
 - Section 2.3 and section 6.4 - Added clarification text regarding links with Edmonton Metropolitan Region Growth Plan Major Employment Areas.
 - Section 6.17 - Added clarification text for potential additional needs following a Phase 1 Environmental Impact Assessment.
- The proposed amendments for Bylaw 1594/22 are not material or substantive to warrant a further public hearing prior to Council proceeding with second reading.
- Note that Appendices “A” through “G” of Schedule “A” of Bylaw 1594/22 can be found in their entirety as attachments to the June 14, and July 12, 2022 Agendas which are available on the Sturgeon County website.

External Communication

- On November 30, 2021, Council approved the Villeneuve Airport Area Engagement and Communications Plan (Engagement Plan) to provide an

	<p>open line of communication between the County and interested parties. Sessions were held 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 on the project website.</p> <ul style="list-style-type: none"> • Postcard mailouts to all residents directly within and surrounding the Plan area (1.6-kilometre radius) were distributed for the preliminary public information session in February 2022. The intent of the notification was to inform area residents of the project. • 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. An Area Structure Plan Engagement report has been included as Appendix “A” of the Villeneuve Airport Area – Area Structure Plan. Consultation feedback provided to date has been considered and implemented (where applicable) within the respective plans. <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
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – Council’s previous approval for progression to the development of the Area Structure Plan for the Villeneuve Airport Area is a direct complement to Council’s “<i>Planned Growth and Prosperity</i>” priority. The project is also directly referenced as a priority within the County’s Corporate Business Plan.</p> <p><u>Organizational:</u></p> <p>The Future Takes Flight initiative has been a large-scale undertaking for the County. Administration will coordinate the required Plan amendments as directed by Council in preparation for the Regional Evaluation Framework referral to the Edmonton Metropolitan Region Board.</p> <p><u>Financial:</u></p> <p>None.</p>
Alternatives Considered	<p>Council could choose not to support the proposed amendments to Bylaws 1592/22 and 1594/22 and give second reading of the three bylaws as presented at first reading.</p> <p>Council could propose additional amendments to any or all of the bylaws.</p> <p>Council could refer the bylaws to Administration for further review and amendment prior to consideration of second reading.</p>
Implications of Alternatives	<p><u>Strategic Alignment:</u></p>

	<p>None.</p> <p><u>Organizational:</u> If Council proposes additional amendments, legal review may be required to determine if the amendments are substantive to require an additional public hearing.</p> <p><u>Financial:</u> None.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Bring forward bylaws for EMRB Regional Evaluation Framework referral (Planning and Development Services, August 2022).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1592/22 Amendment to MDP Bylaw 1313/13 2. Attachment 2: MDP Amendments - Redlined (Schedule "A" of Bylaw 1592/22) 3. Attachment 3: MDP Amendments - Final Copy (Schedule "A" of Bylaw 1592/22) 4. Attachment 4: Bylaw 1593/22 Amendment to Bylaw 922/01 Calahoo-Villeneuve Sand and Gravel Extraction ASP 5. Attachment 5: Schedule "A" of Bylaw 1593/22 6. Attachment 6: Bylaw 1594/22 Public Hearing Summary and Responses 7. Attachment 7: Bylaw 1594/22 Villeneuve Area Airport ASP 8. Attachment 8: ASP Amendments - Redlined (Portion of Schedule "A" of Bylaw 1594/22) 9. Attachment 9: ASP Amendments - Final Copy (Schedule "A" of Bylaw 1594/22)
Report Reviewed by:	<p>Michael Klassen, Program Lead, Long Range & Regional Planning</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 checked="" type="checkbox"/>	<input 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"/>