

## Request for Decision

<b>Title</b>	<b>Bylaw 1620/23 – Amendment to Land Use Bylaw 1385/17 – Establishment of R7 – Transitional Valley Residential District – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1620/23.
<b>Administrative Recommendation</b>	That Council give first reading of Bylaw 1620/23, to allow for the proposed amendments to proceed to a Public Hearing to receive feedback from affected parties.
<b>Previous Council / Committee Direction</b>	<p><u>September 14, 2021 Regular Council Meeting</u> Motion 449/21: That Council give third reading of Bylaw 1555/21 as amended.</p> <p>Motion 451/21: That Council give third reading of Bylaw 1557/21.</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>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• The Sturgeon Valley Core Area Structure Plan (SVCASP) and the Sturgeon Valley South Area Structure Plan (SVSASP), collectively known as the “Area Structure Plans”, were adopted in September 2021 in alignment with the Edmonton Metropolitan Region Growth Plan (EMRGP).</li> <li>• The adoption of the Area Structure Plans has created policy that permits the County to consider residential densities of up to 20 dwelling units per net residential hectare (du/nrha) on parcels identified as ‘Valley Core Reserve’ within the SVCASP and applicable areas identified within the SVSASP.</li> <li>• The R7 – Valley Transitional Residential District has been developed and is proposed to allow for a range of uses deemed compatible with the vision of the Area Structure Plans. The proposed district provides for a range of housing types; however, it is anticipated that the predominant form of housing within this district will continue to be the single detached dwelling.</li> </ul>

External Communication

- The district has been reviewed by the consultants of the two developers who are in the process of creating Outline Plans for their lands, located within areas that can contemplate residential densities of up to 20 du/nrha. They have noted that the R7 district would allow for greater flexibility, enabling them to better adapt to changing market conditions.
- Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with relevant legislation and County processes.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (MGA) authorizes Council to establish and amend Bylaws.
- Section 640(1) of the MGA requires every municipality to pass a Land Use Bylaw.
- Section 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
- Policy 5.12.4 of the SVCASP requires the County to “...amend the Land Use Bylaw to implement the goals, objectives, and policies within this Plan.”
- Policy 6.2.1.1 of the SVSASP requires the County to “...work with landowners/developers to create new land use districts and regulations within the Land Use Bylaw that accommodates the required densities.”
- Policy 6.3.1.2 of the SVSASP requires the County to “...work with landowners/developers to create new subdivision regulations within the Land Use Bylaw that accommodate the required densities.”

**Implication of Administrative Recommendation**

Strategic Alignment

**Planned Growth** – The proposed amendment will put in place the regulatory controls to help ensure the vision of both the SVSASP and SVCASP are met. The proposed amendment will provide developers an opportunity to align their Outline Plan proposals with the Land Use Bylaw.

**Thriving Communities** – The proposed amendment will set clear expectations for Administration, residents, and developers by way of supporting the long-term vision of both the SVSASP and SVCASP.

**Operational Excellence** – The proposed amendment is consistent with supporting future development opportunities within the Sturgeon Valley.

**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><u>Organizational</u> Administration has capacity to support the implementation of this bylaw.</p> <p><u>Financial</u> The proposed amendment will facilitate development that will both require municipal infrastructure upgrades and generate new taxation revenues.</p>
<b>Alternatives Considered</b>	<ol style="list-style-type: none"> <li>1. Council could defeat the motion, resulting in Administration having to undertake additional review to determine a more appropriate land use district for certain areas of the Sturgeon Valley.</li> <li>2. Council could defeat the motion and direct Administration to seek an alternative approach that differs from the status quo and the proposed motion.</li> </ol>
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <ol style="list-style-type: none"> <li>1. The Land Use Bylaw could become misaligned with the Sturgeon Valley Area Structure Plans.</li> <li>2. Strategic alignment implications would depend on Council direction.</li> </ol> <p><u>Organizational</u></p> <ol style="list-style-type: none"> <li>1. Administration would require further direction from Council to determine a pathway for development within certain areas of the Sturgeon Valley.</li> <li>2. Organizational implications would depend on Council direction.</li> </ol> <p><u>Financial</u></p> <ol style="list-style-type: none"> <li>1. Financial implications would depend on Council direction.</li> </ol>
<b>Follow up Action</b>	<ol style="list-style-type: none"> <li>1. Schedule a Public Hearing with respect to Bylaw 1620/23 (Planning and Development Services, February/March 2023).</li> </ol>
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>1. Attachment 1: Bylaw 1620/23</li> </ol>
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Travis Peter, General Manager, Development &amp; Strategic Services &amp; Acting 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
<b>Planned Growth</b>			
<ul style="list-style-type: none"> <li>Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Thriving Communities</b>			
<ul style="list-style-type: none"> <li>Beautiful, surprising places with high standards; integrated natural spaces &amp; trail systems; healthy and resilient</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Engaging cultural, historical, and civic amenities; strong community identity and pride</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Stewardship</b>			
<ul style="list-style-type: none"> <li>Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Sustainable development; partnerships with industry and others to drive emission reductions</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Collaborative Governance</b>			
<ul style="list-style-type: none"> <li>Predictable and stable external relationships; volunteer partnerships</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Respectful and informed debate; clear and supportive governance processes</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<ul style="list-style-type: none"> <li>Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>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</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Future focused thinking to proactively respond to emerging opportunities and challenges</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Alternative revenue generation and service delivery models integrated strategic and business planning</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>