

Briefing Note

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| Title | 1:30 p.m. Public Hearing – Bylaw 1610/23 - Amendment to Sturgeon Valley Core Area Structure Plan Bylaw 1557/21– Sturgeon Valley Core Infill Policy |
| Issue | To receive comments from the public regarding the proposed amendments to the subdivision policies within the Sturgeon Valley Core Area Structure Plan (Bylaw 1557/21). |
| Previous Council / Committee Direction | <p><u>January 24, 2023 Regular Council Meeting</u> Motion 012/23: That Council give first reading of Bylaw 1610/23.</p> <p><u>May 3, 2022 Regular Council Meeting</u> Motion 189/22: That Council give third reading of Bylaw 1584/22.</p> <p><u>September 14, 2021 Regular Council Meeting</u> Motion 451/21: That Council give third reading of Bylaw 1557/21.</p> |
| Report | <p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Sturgeon Valley Core Area Structure Plan (SVC ASP) was adopted in 2021, the purpose of which is to guide the development of the remainder of the existing ‘core’ of the Sturgeon Valley, in alignment with the Edmonton Metropolitan Region Growth Plan. The plan contemplates residential densities between 2 – 20 dwelling units / net residential hectare (du/nrha) for parcels identified as “Valley Core Reserve”. • Much of the plan area has been built out at densities at the low end of this scale, and the existing infrastructure that services these communities has been designed to reflect these lower densities. • Some greenfield sites remain within the plan area, and it is anticipated that landowners may attempt to develop at densities towards the higher end of the permitted density range. Servicing of these sites will likely require off-site infrastructure upgrades, and these costs are to be borne by the respective developers. • Meanwhile, the County continues to receive inquiries and applications related to the possibility of further subdividing existing residential lots within the Sturgeon Valley Core Area Structure Plan area. • As the infrastructure for existing communities was designed to accommodate the existing lots, it is important that the County develop clear policy and regulations pertaining to infill subdivision to ensure that servicing capacities are not breached, especially as no further off-site |

levy contributions can be collected through these subdivision applications.

- Administration has developed a policy that provides additional clarity to infill subdivision policy within the SVC ASP area. This policy makes it clear that further subdivision may only be considered if both the proposed lot(s) and remnant lot can be adequately serviced and that they adhere to the Land Use Bylaw regulations respecting minimum parcel size and width.
- A desktop analysis was undertaken to determine the infill potential of lots within the SVC ASP using the existing criteria of a minimum parcel size of 0.2 hectares and minimum parcel width of 25 metres. A maximum of 16 R2 - Country Estate Residential properties were identified as having infill (lot split) potential.
- The additional 16 lots identified by the desktop analysis can be adequately serviced utilizing the existing infrastructure. Limiting infill subdivisions as proposed would safeguard servicing without requiring costly infrastructure (water and sanitary) upgrades.
- This policy is supplemented by minor amendments to the subdivision regulations of the R2 – Country Estate Residential District within the Land Use Bylaw, which is being undertaken as part of Bylaw 1613/22.
- The adoption of this policy (and the related Land Use Bylaw amendment) would provide clear direction to Administration (including the Subdivision Authority) and residents regarding the further subdivision potential of existing residential lots on lands located within the SVC ASP area.
- Also proposed as part of this Bylaw are minor mapping updates to Figures 5 and 9. These updates reflect the redistricting of portions of SW 30-54-24-W4M and NW 30-54-24-W4M from R2 – Country Estate Residential to AG – Agriculture that were undertaken as part of Bylaw 1584/22.

External Communication

- The Public Hearing was advertised in the *St. Albert Gazette* on February 16 and February 23, 2023.
- Administration has received confirmation from Edmonton Metropolitan Region Board (EMRB) Administration that the proposed infill policy does not constitute a substantive amendment and is therefore the amendment is not subject to the Regional Evaluation Framework (REF) process.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (MGA) authorizes Council to establish and amend bylaws.
- Section 633(2) of the MGA requires an Area Structure Plan to describe the sequence of development, to prescribe proposed land uses for the area, to provide for population densities, and to show the general location of major transportation routes and utilities.

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| | <ul style="list-style-type: none"> Section 5.5.1 of the SVC ASP notes that established community character shall be maintained by following the subdivision regulations within the Land Use Bylaw. Section 5.5.2 of the SVC ASP states that <i>“...the County should investigate opportunities to optimize existing municipal infrastructure, which may include evaluating opportunities for greater infill development. Any outcomes from this investigation shall require an amendment to this Plan prior to implementation.”</i> |
| Implication | <p><u>Strategic Alignment</u></p> <p>Planned Growth – The proposed policy will ensure that adequate servicing remains in place for existing communities within the SVC ASP.</p> <p>Thriving Communities – The proposed policy will provide for limited infill subdivision, maintaining the built form of existing communities within the SVC ASP.</p> <p><u>Organizational</u></p> <p>Adopting the policy will provide clarity to Administration and residents as it relates to subdivision enquiries and applications within the SVC ASP.</p> <p><u>Financial</u></p> <p>Adopting the policy will ensure that subdivision infill will not require major infrastructure expenditure.</p> |
| Follow Up Action | <ol style="list-style-type: none"> Bring the Bylaw back to Council for consideration of second and third readings (Planning & Development Services, March 2023). |
| Attachment (s) | <ol style="list-style-type: none"> Attachment 1: Bylaw 1610/22 Attachment 2: Bylaw 1557/21 Attachment 3: Public Hearing Process (County as Applicant) |
| 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 |
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| 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 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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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"/> |