

Briefing Note

Title	2:00 p.m. Public Hearing – Bylaw 1613/23 – Amendment to Land Use Bylaw 1385/17 – R2 District Subdivision Regulations Amendment Bylaw
Issue	To receive comments from the public regarding the proposed amendments to the subdivision regulations of the R2 District within the Land Use Bylaw (Bylaw 1385/17).
Previous Council / Committee Direction	<u>January 24, 2023 Regular Council Meeting</u> Motion 011/23: That Council give first reading of Bylaw 1613/23. <u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.
Report	<u>Background Information</u> • The County is experiencing development pressures within the Sturgeon Valley. Part of this pressure is an increase in inquiries and applications related to the further subdivision of residential parcels within existing Sturgeon Valley communities (the vast majority of which are zoned as R2 – Country Estate Residential District), with some of these subdivisions proposing panhandle access. • Panhandle access is the name given when the area of a parcel that abuts the road is much narrower than is typical, usually achieved via a long driveway and odd parcel configuration. • During the development of the Sturgeon Valley South Area Structure Plan (SVS ASP) and Sturgeon Valley Core Area Structure Plan (SVC ASP), comments were received from some Sturgeon Valley residents who opposed large-scale infill, including the subdivision of existing lots to create additional residential lots within existing Sturgeon Valley communities. • These recent inquiries and applications, together with the comments received during the development of the SVC ASP and the limitations of servicing capacity, have resulted in internal discussions on what type of infill the County can support within the Sturgeon Valley Core existing residential communities. • 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 lot width of 25 metres. A total of 16 R2 - Country Estate Residential properties were identified as having infill

(lot split) potential.

- Administration has noted that the maximum number of additional lots identified by the desktop analysis can be serviced with existing infrastructure. It was also noted that limiting infill subdivisions would safeguard servicing to existing communities without requiring costly upgrades.
- Administration proposes that minor amendments to the subdivision regulations within the R2 – Country Estate Residential District be adopted in conjunction with the proposed amendments to clarify infill subdivision policy within the Sturgeon Valley Core Area Structure Plan (Bylaw 1610/23).
- The amendments to the subdivision regulations include:
 - Clarifying that parcel density (min 2, max 5 parcels per ha) is only to be applied to new R2 multi-lot subdivisions.
 - Amending the infill subdivision regulations to remove reference to parcel density and replace with parcel width.
 - Clarifying that both the proposed lot(s) and remnant lot must be adequately serviced.
- If implemented, R2 – Country Estate Residential District parcels could only be subdivided if both the proposed and remnant parcels are a minimum of 0.2 hectares in size and have a minimum parcel width of 25 metres.

External Communication

- The Public Hearing was advertised within the *St. Albert Gazette* on February 9 and February 16, 2023.

Relevant Policy/Legislation/Practices

- The 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.
- Section 1.4.7 of the Municipal Development Plan (MDP) requires the County to “...restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the IRGS. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.”
- Policy 2.2.3 of the MDP discourages the use of panhandles to provide residential subdivisions of legal and physical access to a municipal roadway.
- Policy 5.12.4 of the SVC ASP requires the County to “...amend the Land Use Bylaw to implement the goals, objectives, and policies within this Plan.”

	Section 12.2.3 of the Land Use Bylaw R2 – Country Estate Residential Distr states that <i>“Further subdivision of existing parcels where the propos parcels do not meet the minimum parcel area and/or the prescribed par density, shall be subject to the recommendations of an approved lo planning document.”</i>
Implication	<u>Strategic Alignment</u> Planned Growth – The proposed amendments will put in place the regulatory controls to help ensure that both the existing character and planned vision of the SVC ASP are met. Thriving Communities – The proposed amendments will set clear expectations for Administration, residents, and developers by way of supporting the vision of the SVC ASP. Operational Excellence – The proposed amendments are consistent with supporting future development opportunities and recognize existing infrastructure constraints within the SVC ASP. <u>Organizational</u> The proposed amendments will ensure that Administration has the clarity to render decisions consistent with the vision of the SVC ASP. <u>Financial</u> The proposed amendments will help ensure that only development consistent with the SVC ASP can proceed by aligning the provision of relevant infrastructure with development timelines.
Follow Up Action	1. Bring the Bylaw back to Council for consideration of second and third readings (Planning & Development Services, March 2023).
Attachment (s)	1. Attachment 1: Bylaw 1613/23 2. Attachment 2 Public Hearing Process (County as Applicant)
Report Reviewed by:	Bonnie McInnis, Manager, Planning & Development Services Travis Peter, General Manager, Development & Strategic Services Reegan McCullough, County Commissioner – CAO

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			
Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation	☐	☒	☐
Modern broadband and digital capabilities	☐	☐	☒
Low cost, minimal red-tape regulations	☐	☒	☐
Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning	☐	☒	☐
Thriving Communities			
Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient	☐	☒	☐
Engaging cultural, historical, and civic amenities; strong community identity and pride	☐	☒	☐
Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life	☐	☒	☐
Environmental Stewardship			
Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities	☐	☐	☒
Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems	☐	☐	☒
Sustainable development; partnerships with industry and others to drive emission reductions	☐	☐	☒
Collaborative Governance			
Predictable and stable external relationships; volunteer partnerships	☐	☒	☐
Meaningful connections with Indigenous communities	☐	☐	☒
Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale	☐	☒	☐
Respectful and informed debate; clear and supportive governance processes	☐	☒	☐
Operational Excellence			
Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership	☐	☒	☐
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	☐	☒	☐
Future focused thinking to proactively respond to emerging opportunities and challenges	☐	☒	☐
Alternative revenue generation and service delivery models integrated strategic and business planning	☐	☐	☒