

Request for Decision

Title	Villeneuve Airport Area Structure Plan - Edmonton Metropolitan Region Board Regional Evaluation Framework Referral
Proposed Motion	<p>1. That Council rescind motion #325/22.</p> <p>2. That Council give second reading of Bylaw 1594/22 as amended.</p> <p>3. That Council direct Administration to resubmit the Villeneuve Airport Area documents (Bylaw 1592/22, Bylaw 1593/22, and Bylaw 1594/22) to the Edmonton Metropolitan Region Board in accordance with the Regional Evaluation Framework process.</p> <p>4. That Council direct Administration to bring forward Bylaw 1592/22, Bylaw 1593/22, and Bylaw 1594/22 for consideration of third reading following completion of the Edmonton Metropolitan Region Board Regional Evaluation Framework process.</p>
Administrative Recommendation	Administration recommends that Council submit the Villeneuve Airport Area documents for referral to the Edmonton Metropolitan Board Regional Evaluation Framework process.
Previous Council / Committee Direction	<p><u>August 23, 2022 Regular Council Meeting</u></p> <p>Motion 323/22: That Council give second reading of Bylaw 1592/22 as amended.</p> <p>Motion 324/22: That Council give second reading of Bylaw 1593/22.</p> <p>Motion 325/22: That Council give second reading of Bylaw 1594/22 as amended.</p> <p>Motion 326/22: That Council direct Administration to submit the Sturgeon County Future Takes Flight documents (Bylaw 1592/22, Bylaw 1593/22, and Bylaw 1594/22) to the Edmonton Metropolitan Region Board in accordance with the Regional Evaluation Framework process.</p> <p>Motion 327/22: That Council direct Administration to bring forward Bylaw 1592/22, Bylaw 1593/22, and Bylaw 1594/22 for consideration of third reading following completion of the Edmonton Metropolitan Region Board Regional Evaluation Framework process.</p>

June 14, 2022 Regular Council Meeting

Motion 229/22: That Council give first reading of Bylaw 1592/22.

Motion 230/22: That Council give first reading of Bylaw 1593/22.

Motion 231/22: That Council give first reading of Bylaw 1594/22.

December 14, 2021 Regular Council Meeting

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.

November 30, 2021 Regular Council Meeting

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.

Report Background Information

- On August 24, 2022, Sturgeon County submitted application to the Edmonton Metropolitan Region Board (EMRB) under its regional evaluation framework (REF) process. The County was seeking regional approval of the Villeneuve Airport Area (VAA) Area Structure Plan (ASP).
- EMRB Administration deemed the application complete on September 6, 2022 and provided a recommendation to reject the application on October 12, 2022. The primary reasons to reject the application were noted to be Growth Plan inconsistencies with Bylaw 1594/22. The identified inconsistencies were as follows:
 - Major employment area expansion to lands beyond schedule 3A of the Growth Plan;
 - Land use planning, phasing of development, and infrastructure staging to be left to outline plans, contrary to section 5.2.2 requiring statutory plans contain details and be submitted to the REF;
 - Significant regional infrastructure upgrades are required to enable development but are not addressed within the policy framework to guide when major improvements are needed to support development;
 - An agriculture impact assessment has been developed, but mitigation measures are not incorporated into the planning framework as required by Growth Plan Policy 6.2.3; and,
 - Infrastructure for alternative modes of transportation is not addressed.
- As a result of the EMRB Administration REF recommendation, the REF application was scheduled to be brought forward for discussion and a decision under the Board's authority on December 8, 2022.

- Sturgeon County withdrew the REF application prior to the December 8, 2022 EMRB Board meeting, with the intention to resubmit a new REF application after addressing most matters identified by the EMRB Administration. The County also committed to working with regional municipalities to assist them in better understanding the application, and clearing up some confusion on the requirements that existed.
- The amendments to Bylaw 1594/22 (see Attachments 1 and 2) are the product of collaborative discussions and input with EMRB Administration from meetings in late 2022 and early 2023. These focus on taking existing information and analysis from the REF application appendices into more prominent sections of the Area Structure Plan policy framework.
- As no new information has been added or additional analysis completed to Bylaw 1594/22, the adjustments are considered non-substantive, and Council is not required to hold another Public Hearing with respect to the Bylaw.
- The following is a comprehensive listing of the Villeneuve Airport Area REF package that will be submitted to EMRB with Council's authorization.
 - REF Cover Letter
 - Bylaw 1592/22 Amendment to Municipal Development Plan
 - Bylaw 1313/13 – Municipal Development Plan
 - First Reading Council Staff Report
 - Summary and Copies of the Bylaw
 - MDP Excerpts (without proposed amendments)
 - MDP Amendments
 - MDP Amendments: EMRB Regional Policy Alignment Analysis
 - Bylaw 1593/22 - Amendment to Bylaw 922/01 – Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan
 - First Reading Council Staff Report
 - Mapping Amendment
 - Bylaw 1594/22 - Villeneuve Airport Area - Area Structure Plan
 - Second Reading Council Staff Report
 - Summary and Copies of the Bylaw
 - Villeneuve Airport Area - Area Structure Plan
 - Villeneuve Airport Area - Area Structure Plan Appendices
 - REF Report: EMRB Regional Policy Alignment Analysis
- Pending Council's approval of second reading of Bylaw 1594/22 as amended, the REF application will be packaged and submitted to EMRB Administration for review. If the REF application is recommended for approval, an appeal period will be open and if no appeals are received, Council could proceed with considering third reading of the Bylaw. If the REF application is recommended for rejection or otherwise directed for EMRB review, the Board would determine whether approval is granted.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> 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. 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. 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. Council gave first reading of the Bylaws on June 14, 2022. Public Hearings for the three Bylaws were held on July 12, 2022. <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 Edmonton Metropolitan Region Board – Regional Evaluation Framework <ul style="list-style-type: none"> The REF was established concurrently with provincial approval of the Edmonton Metropolitan Region Growth Plan pursuant to Ministerial Order (MO) MSL: 111/17 on October 26, 2017. The REF was further refined and approved on December 14, 2020, pursuant to MO MSD: 088/20.
<p>Implication of Administrative Recommendation</p>	<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 “Planned Growth and Prosperity” 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 VAA ASP initiative has been a large-scale undertaking for The County. Administration will coordinate the required Plan amendments as directed by</p>

	<p>Council in preparation for the Regional Evaluation Framework referral to the Edmonton Metropolitan Region Board.</p> <p><u>Financial</u> None.</p>
Alternatives Considered	<p>Council could decide not to submit the Villeneuve Airport Area documents to the Edmonton Metropolitan Board Region Regional Evaluation Framework for Review.</p>
Implications of Alternatives	<p><u>Strategic Alignment</u> If Council chooses not to support the motion, the Plans will not be submitted to the Edmonton Metropolitan Regional Board for referral, and the municipal approval process would be paused or discontinued.</p> <p><u>Organizational:</u> Administration would work with Council to seek alternatives to the proposed Bylaws.</p> <p><u>Financial:</u> None.</p>
Follow up Action	<p>Submit required documents to Edmonton Metropolitan Region Board (Planning & Development Services, February 2023).</p>
Attachment(s)	<ol style="list-style-type: none"> Attachment 1: Bylaw 1594/22 Villeneuve Airport Area - Area Structure Plan – Redlined Attachment 2: Bylaw 1594/22 Villeneuve Airport Area - Area Structure Plan – Proposed Final Draft
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 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 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"/>