

Briefing Note

Title	1:00 p.m. Public Hearing – Bylaw 1620/23 – Amendment to Land Use Bylaw 1385/17 – Creation of R7 Valley Transitional Residential District
Issue	To receive comments from the public regarding proposed Bylaw 1620/23, to create the R7 District within Land Use Bylaw 1385/17.
Previous Council / Committee Direction	<p><u>February 14, 2023 Regular Council Meeting</u> Motion 017/23: That Council give first reading of Bylaw 1620/23.</p> <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>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • 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). • 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. • 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.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> • The district has been reviewed by two land developers who are in the process of creating Outline Plans for their lands, located within the areas that can contemplate residential densities of up to 20 du/nrha. They have noted support for the proposed R7 district as it would allow for greater flexibility, enabling them to better adapt to changing market conditions. • Advertisements for the Public Hearing were published in the <i>St. Albert Gazette</i> on March 2, 2023, and March 9, 2023. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> • The <i>Municipal Government Act</i> (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. • 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 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.</p> <p>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.</p> <p>Operational Excellence – The proposed amendment is consistent with supporting future development opportunities within the Sturgeon Valley.</p> <p>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> <p><u>Organizational</u></p> <p>Administration has capacity to support the implementation of this bylaw.</p>

	<u>Financial</u> The proposed amendment will facilitate development that will require municipal infrastructure upgrades and generate new taxation revenues.
Follow Up Action	1. Bring the Bylaw back to Council for consideration of second and third readings (Planning & Development Services, March/April 2023).
Attachment (s)	1. Attachment 1: Bylaw 1620/23 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			
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" 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"/>