

## Request for Decision

<b>Title</b>	<b>Bylaw 1619/23 – Amendment to Bylaw 1555/21 - Sturgeon Valley South Area Structure Plan – Outline Plan Requirement – Second and Third Readings</b>
<b>Proposed Motion</b>	<ol style="list-style-type: none"> <li>1. That Council give second reading of Bylaw 1619/23.</li> <li>2. That Council give third reading of Bylaw 1619/23.</li> </ol>
<b>Administrative Recommendation</b>	Administration recommends that Council give second and third readings of Bylaw 1619/23.
<b>Previous Council / Committee Direction</b>	<p><u>March 14, 2023 Regular Council Meeting</u> Motion 068/23: That Council give first reading of Bylaw 1619/23.</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>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• In September 2021, Council passed Bylaw 1555/21, the Sturgeon Valley South Area Structure Plan (SVS ASP), the purpose of which is “...to guide the development of the Plan area in an orderly and phased manner.”</li> <li>• The ASP covers an area of approximately 1,700ha and has defined five distinct ‘Planning Areas’, ranging in size from approximately 245 to 410ha. The ASP currently contemplates that each of these Planning Areas be subject to an approved Neighbourhood Area Structure Plan (NASP).</li> <li>• Given that most neighbourhoods are planned at a much smaller area (65ha or less) and the NASPs are large, an Outline Plan is required to provide specific detail prior to the County processing redistricting and subdivision applications. An Outline Plan considers development at a more site-specific level and demonstrates how the area plan aligns with the higher order NASP. <ul style="list-style-type: none"> <li>○ The intent of the NASP is to establish a high-level planning framework for each of the Planning Areas. Subsequent Outline Plans would then add further detail for each phase of development noted within the NASP before redistricting and subdivision could be contemplated.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Note: Requiring site-specific information for the entirety of an NASP would be cost prohibitive for the development industry and is not conducive to a flexible phased development approach, especially as it is contemplated that each Planning Area would take many years to develop.</li> <li>• By stating the requirement of the provision of an Outline Plan within the ASP, it provides a clear ‘line of sight’ for developers, so the planning process for development within outline Plan areas is clear.</li> <li>• The proposed Bylaw also proposes minor grammatical amendments to Section 6.2.1.1.</li> <li>• On April 11, 2023, a Public Hearing was held for Bylaw 1619/23. There were no submissions received from the public regarding the proposed Bylaw.</li> </ul> <p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>• The Public Hearing was advertised in the March 23 and 30, 2023 editions of the <i>St. Albert Gazette</i>, a publication that is available to residents within the Sturgeon Valley. No comments were received during the Public Hearing.</li> <li>• Administration has engaged with the development industry to establish an updated Terms of Reference for NASPs and Outline Plans to clarify the detail of information required at each stage.</li> </ul> <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <li>• The <i>Municipal Government Act</i> (MGA) authorizes Council to establish and amend bylaws.</li> <li>• Section 633 of the MGA authorizes Council to adopt an Area Structure Plan via bylaw.</li> <li>• Section 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading of a proposed bylaw.</li> <li>• Policy 6.2.1.1 of the SVS ASP outlines the requirements of an NASP.</li> </ul>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u></p> <p><b>Planned Growth</b> – The addition of an Outline Plan to the planning process will allow for site-specific detail to be provided prior to redistricting and subdivision being contemplated by the County.</p> <p><b>Thriving Communities</b> - The proposed amendments will set clear expectations for Administration, residents, and developers by way of supporting the vision of the SVS ASP.</p> <p><b>Collaborative Governance</b> – The requirement of an Outline Plan provides the opportunity for additional engagement with County residents and stakeholders.</p>

	<p><b>Environmental Stewardship</b> – Relevant reports and studies will need to be provided to ensure future development is sustainable.</p> <p><u>Organizational</u></p> <ul style="list-style-type: none"> <li>• The provision of an Outline Plan will require additional staff time to determine whether proposed development is consistent with the intent of an approved NASP, and human resource capacity reviews will be completed over time as development activity continues to escalate.</li> <li>• Outline Plans will result in Administration being able to better assess impacts and inform Council and the public of site-specific considerations.</li> </ul> <p><u>Financial</u></p> <ul style="list-style-type: none"> <li>• None anticipated, unless reviews indicate that additional supports are required for application reviews.</li> </ul>
<b>Alternatives Considered</b>	<ol style="list-style-type: none"> <li>1. Council could defeat the Bylaw at second reading, resulting in the status quo.</li> <li>2. Council could defeat the Bylaw at second reading and direct Administration to seek an alternative approach that differs from the recommended motion and the status quo.</li> </ol>
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <ol style="list-style-type: none"> <li>1. A planning ‘gap’ would continue to exist between the NASP and subdivision stages of planning. This may require detailed studies to be provided for larger areas than typically contemplated, which is likely to be financially prohibitive for industry and not supportive of a phased planning approach. Future NASP amendments would also increase in likelihood.</li> <li>2. Strategic alignment implications would depend on the direction provided by Council.</li> </ol> <p><u>Organizational</u></p> <ol style="list-style-type: none"> <li>1. Administration would be required to continue to interpret current applicable policies and regulations as they pertain to future planning and development within the Sturgeon Valley.</li> <li>2. Strategic alignment implications would depend on the direction provided by Council.</li> </ol> <p><u>Financial</u></p> <ol style="list-style-type: none"> <li>1. Additional staff time (beyond that contemplated within the Administrative Recommendation) would be required to determine whether proposed development is consistent with the policy direction and intent of an approved NASP.</li> <li>2. Strategic alignment implications would depend on the direction provided by Council.</li> </ol>
<b>Follow up Action</b>	<ol style="list-style-type: none"> <li>1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, May 2023).</li> </ol>

	2. Consolidate amendments to the Sturgeon Valley South Area Structure Plan (Planning and Development Services, May 2023).
<b>Attachment(s)</b>	1. Attachment 1: Bylaw 1619/23
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Travis Peter, General Manager, Development &amp; 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
<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>