

## Request for Decision

<b>Title</b>	<b>Bylaw 1594/22 – Villeneuve Airport Area – Area Structure Plan – Third Reading</b>
<b>Proposed Motion</b>	<ol style="list-style-type: none"> <li>1. That Council give third reading of Bylaw 1592/22.</li> <li>2. That Council give third reading of Bylaw 1593/22.</li> <li>3. That Council give third reading of Bylaw 1594/22 as amended.</li> </ol>
<b>Administrative Recommendation</b>	<p>Administration recommends that Council vote to <b>defeat</b> Bylaw 1592/22 and Bylaw 1593/22 at third reading as neither is required or necessary for Council to give third reading of Bylaw 1594/22 as amended, per amendments made through the regional review process.</p> <p>Administration recommends that Council give third reading of Bylaw 1594/22 that includes the revised Area Structure Plan (ASP) that was approved at the September 15, 2023 Edmonton Metropolitan Region Board meeting.</p>
<b>Previous Council / Committee Direction</b>	<p><u>February 28, 2023 Regular Council Meeting</u> Motion 053/23: That Council rescind motion 325/22.</p> <p>Motion 054/23: That Council give second reading of Bylaw 1594/22 as amended.</p> <p>Motion 055/23: 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>Motion 056/23: 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> <p><u>August 23, 2022 Regular Council Meeting</u> 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>

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Motion 325/22: That Council give second reading of Bylaw 1594/22 as amended.

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.

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.

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.

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**Report**

Background Information

- Land use and infrastructure planning for the area around the Villeneuve Airport has been underway for multiple years. In addition to robust technical analysis and expert consideration, the Villeneuve Airport Area - Area Structure Plan (VAA-ASP) has been subject to comprehensive stakeholder engagement.
- In fall 2022 and again on April 13, 2023, Sturgeon County brought forward the VAA-ASP to the Edmonton Metropolitan Region Board (EMRB) for approval. The Regional Evaluation Framework (REF) application was not supported.
- In response to the April 13, 2023 Board decision, the County filed a formal Notice of Dispute through the Dispute Resolution and Appeal in accordance with the procedures outlined in Schedule A of the Ministerial Order of the Edmonton Metropolitan Region Board Regulation.

- The Dispute Resolution Committee (DRC) was convened with a mandate to engage the County to find productive and meaningful resolution of the dispute. In making its decision, the DRC must consider the best interests of the Edmonton Metropolitan Region.
- Since June 30, 2023, the DRC met six times as part of facilitated discussions with Sturgeon County. As part of the process, a revised VAA-ASP REF application was considered that included the following particulars:
  - The ASP area was amended to remove lands designated as “future study area”, thereby reducing the plan area from 1160 ha +/- to 527 ha +/-, an overall reduction of 55%.
  - The MDP amendment originally associated with REF 2023-001 was withdrawn, reinforcing the County’s intention to develop the ASP area as a *local employment area*.
  - While already noted in the ASP, it was reinforced to EMRB members that infrastructure improvements are local in nature and will be funded through off-site levies or other local mechanisms.
  - A red-lined copy of the amendments are found in **Attachment 1** and a clean copy is found in **Attachment 2**.
- Collectively, these amendments to the VAA-ASP reflect the County’s original intent to develop a local employment area in accordance with the Board’s Growth Plan, and planned development areas were unchanged.
- The revised ASP was, and remains, aligned with the remaining Growth Plan policy areas as was noted in EMRB Administration’s recommendation in relation to the original REF application.
- The DRC supported Sturgeon County and recommended that the Board approve the REF 2023-001 application immediately. On September 15, 2023, the application was brought forward to the Board and was supported (see **Attachment 3**). Following Board approval, the VAA-ASP can now proceed for finalization of local approval processes.
- The three bylaws under consideration include:
  - Bylaw 1592/22 (Municipal Development Plan amendment) accompanied the original REF application in conjunction with a categorization of the plan area as a Major Employment Area. In accordance with both the DRC recommendations and the September 15, 2023 Board decision, the plan area is to be now considered as a Local Employment Area. As such, Bylaw 1592/22 no longer remains relevant and Administration recommends that Council defeat third reading of the Bylaw (**Attachment 4**).
  - Bylaw 1593/22 (Calahoo Villeneuve Sand & Gravel Extraction Area Structure Plan amendment) procedurally accompanied the

original REF application as the plan area could not be contained within two (2) Area Structure Plans. As the Calahoo Villeneuve Sand & Gravel Extraction ASP was repealed on April 12, 2023, Bylaw 1593/22 no longer remains relevant and Administration recommends that Council defeat third reading of the Bylaw **(Attachment 5)**.

- Bylaw 1594/22 (VAA-ASP) includes the revised ASP that was approved at the September 15, 2023 EMRB meeting. 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. Administration recommends that Council give third reading of the Bylaw as amended **(Attachment 2)**.

#### External Communication

- 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.

#### Relevant Policy/Legislation/Practices

- *Municipal Government Act*
- 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

<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment</u>  <b>Planned Growth and Prosperity</b> – 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>  The VAA-ASP initiative has been a large-scale undertaking for the County. Administrative capacity remains to finalize planning documentation.</p> <p><u>Financial</u>  None.</p>
<p><b>Alternatives Considered</b></p>	<ol style="list-style-type: none"> <li>1. Council could choose not to support the proposed amendments to Bylaw 1594/22.</li> <li>2. Council could propose additional amendments to any or all of the bylaws.</li> <li>3. Council could refer the bylaws to Administration for further review and amendment prior to consideration of third reading.</li> </ol>
<p><b>Implications of Alternatives</b></p>	<p><u>Strategic Alignment:</u>  Not supporting the bylaws in any form would be inconsistent with Council’s planned growth and prosperity priority, and risk harm to the County’s reputation with landowners, residents, and regional partners. Amendments or referral to Administration would require additional time but have little strategic implication.</p> <p><u>Organizational:</u>  If Council proposes additional amendments, additional Administrative capacity may be required. Legal review may also be required to determine if the amendments are substantive to require an additional public hearing.</p> <p>As the amendments have been approved by the Edmonton Metropolitan Region Board, any changes may require a referral back through the Regional Evaluation Framework process.</p> <p><u>Financial:</u>  If amendments are required, additional costs for project supports and/or legal reviews may be incurred.</p>
<p><b>Follow up Action</b></p>	<ol style="list-style-type: none"> <li>1. Obtain signatures on Bylaw 1594/22 (Legislative Services, October 2023).</li> </ol>
<p><b>Attachment(s)</b></p>	<ol style="list-style-type: none"> <li>1. Attachment 1: Bylaw 1594/22 Redline</li> <li>2. Attachment 2: Bylaw 1594/22 Final Copy</li> <li>3. Attachment 3: EMRB Board Recommendation</li> <li>4. Attachment 4: Bylaw 1592/22</li> <li>5. Attachment 5: Bylaw 1593/22</li> </ol>

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**Report Reviewed  
by:**

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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
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>