

## Request for Decision

<b>Title</b>	<b>Land Use Advisory Committee and Resident Engagement Options</b>
<b>Proposed Motion</b>	That Council receive the Land Use Advisory Committee and Resident Engagement Options as information.
<b>Administrative Recommendation</b>	Administration has provided extensive background information. If Council desires an expansion to existing opportunities for input on land use matters, alternative options and potential motions have been described in this report.
<b>Previous Council / Committee Direction</b>	<u>October 10, 2023 Regular Council Meeting</u> Motion 350/23: That Council direct Administration to provide information and options regarding the establishment of a Land Use Advisory Committee comprised of Council and public members to provide advice to Council on land use matters in Sturgeon County to enhance resident needs and expectations regarding land use provisions.
<b>Report</b>	<p><u>Contextual Information – Land Use Planning in Alberta</u></p> <ul style="list-style-type: none"> <li>• Municipal land use planning policy and regulation, including resident engagement, play a crucial role in managing the province's land and natural resources. These tools seek to achieve environmental, economic, and social goals.</li> <li>• Land use planning and development in Alberta is regulated under numerous provisions, including: <ul style="list-style-type: none"> <li>○ <b>Federal</b> statutes and regulations: <i>Environmental Protection Act, Canada Water Act, Navigable Waters Protection Act, Agricultural and Rural Development Act, Migratory Birds Convention Act</i>, etc.</li> <li>○ <b>Provincial</b> statutes and regulations: <i>Municipal Government Act (MGA), Alberta Land Use Framework (LUF) / Alberta Land Stewardship Act (ALSA) / Regional Plans, Matters Related to Subdivision and Development Regulation, Water Act, Safety Codes Act, Surveys Act, Responsible Energy Development Act, Wetlands Policy, Public Lands Act, Environmental Protection and Enhancement Act, Public Health Act, Historical Resources Act</i>, etc.</li> </ul> </li> <li>• The above measures seek to ensure coordination across municipal and regional boundaries (including airsheds, watersheds, biodiversity, transportation, and utility systems, etc.).</li> </ul>

- Additional context on provincial land use practices, and the role of committees within that engagement approach, is provided within **Attachment 1**.

#### Background and Engagement Information

- Land use planning and development in Sturgeon County has been the focus of change in recent years, as part of Council's strategic objectives. Several considerations include:
  - Update of policy and regulations to address outdated requirements, de-regulate where possible, and ensure maximum clarity, flexibility, and ease of application.
  - Approval of plans to provide for new employment areas to support more and better jobs (such as providing new land use opportunity in the Villeneuve Airport area or positioning the Industrial Heartland as a designated industrial zone, etc.).
  - Approval of plans to provide more diverse housing for residents / workers, and more complete communities.
  - Approval of new supports and rules for key sectors in the community (such as agribusiness and agritourism, resource extraction, etc.) to balance economic, environmental, and social factors.
- The MGA has legislated engagement requirements for Alberta municipalities. For example, public hearings are required for Land Use Bylaw and Statutory Plan approvals and amendments, and there are legislated appeal mechanisms that the municipality must follow.
- Sturgeon County's Public Notification Bylaw 1618/23 specifically addresses how the public will be notified when there is a legislated right of public participation (i.e. public hearing), supporting the public to become informed of and involved in planning and development matters.
- Currently, Sturgeon County offers residents multiple opportunities to provide input on land use matters, including:
  - Public hearings (both statutory and non-statutory);
  - Resident meetings or communication with Administration and/or Council members;
  - Task forces on specific matters to provide recommendations to Council;
  - Engagement opportunities, such as town halls and surveys, to share information and gather input (including the State of the County events held in 2023);
  - An existing suite of standing committees (for example, the Sand and Gravel Advisory Committee discusses land use matters); and
  - Direct notification of land use matters in affected areas, with opportunity to appeal discretionary use approvals.
- The County also offers extensive information on its website, social media, signage and print publications.

	<p><u>Land Use Committee Analysis</u></p> <ul style="list-style-type: none"> <li>Council has requested information and options regarding the establishment of a Land Use Advisory Committee to provide advice to Council on land use matters, as a potential expansion to the above opportunities. An overview of the perceived advantages and limitations of such a model is provided as <b>Attachment 2</b>.</li> </ul> <p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>If a Committee is pursued, Administration would provide an implementation plan and communications plan.</li> </ul> <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <li><i>Municipal Government Act (MGA)</i></li> <li>Land Use Bylaw 1385/17</li> <li>Public Notification Bylaw 1618/23</li> </ul>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u> N/A</p> <p><u>Organizational</u> N/A</p> <p><u>Financial</u> N/A</p>
<b>Alternatives Considered</b>	<p>If Council desires an expansion to existing opportunities for input on land use matters, it could move:</p> <p>A. “That Council direct Administration to draft a bylaw to establish a standing Land Use Advisory Committee.” (see <b>Attachment 2</b> for analysis).</p> <p>B. Additional options are available as well. Based on Council’s direction, Administration can support motion wording at the February 27, 2024 Council Meeting (see <b>Attachment 3-5</b> for analysis).</p>
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <p>Pursuing any of the options identified could support Council’s objectives for:</p> <ul style="list-style-type: none"> <li><b>Planned Growth</b> - Offer opportunities for the public and stakeholders to engage on planning proposals and provide information to inform land use and development decisions.</li> <li><b>Operational Excellence</b> – Meet and exceed legislated land use planning public engagement requirements.</li> <li><b>Thriving Communities</b> – Support the public and stakeholders to understand the planning and development proposals being considered that affect them, and provide input that could contribute to cultivating safe, beautiful, and complete communities.</li> <li><b>Collaborative Governance</b> – Engage the public to learn, understand, and contribute to proposed land use planning and development that affect them.</li> </ul>

	<p><u>Organizational</u></p> <p>If Council pursues an expansion of existing opportunities for input on land use matters, specific resource implications are expected to include:</p> <ul style="list-style-type: none"> <li>• Staff and Council member time to attend;</li> <li>• Advertising and promotions;</li> <li>• Material creation and follow up, consultant coordination, etc.;</li> <li>• Additional committee/task force/roundtable engagement;</li> <li>• Drafting of amendments and recommendations, and Council reporting;</li> <li>• Administration of meetings / engagements, member compensation, meeting minutes, etc.</li> </ul> <p>Detailed information on resourcing requirements for the various options is provided within <b>Attachment 6</b>.</p> <p><u>Financial</u></p> <ul style="list-style-type: none"> <li>• If Council pursues an expansion of existing opportunities for input on land use matters, a financial impact would be expected with additional costs for overtime, advertising, materials, honorariums for advisory committee or task force members, etc.</li> <li>• Cost estimates are provided within <b>Attachment 6</b>.</li> </ul>
<b>Follow up Action</b>	Dependent on Council direction.
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>1. Attachment 1 – Provincial Land Use Planning Context</li> <li>2. Attachment 2 - Land Use Advisory Committee</li> <li>3. Attachment 3 – Topic Specific Land Use Task Forces</li> <li>4. Attachment 4 – Land Use Roundtables</li> <li>5. Attachment 5 – Resident Surveys or Focus Groups</li> <li>6. Attachment 6 – Option Resource Requirements (Estimates)</li> </ol>
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager Planning and Development Services</p> <p>Megan Candie, Acting Manager, Corporate Communications</p> <p>Jesse Sopko, General Manager, Corporate Services</p> <p>Travis Peter, General Manager, Development 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>