

## Request for Decision

<b>Title</b>	<b>Estates of Tuscany Outline Plan and Bylaw 1648/24 – Redistricting a Portion of NE-13-54-25-W4M from AG – Agriculture District to R7 – Transitional Valley Residential District and PU – Public Utility District</b>
<b>Proposed Motion</b>	<ol style="list-style-type: none"> <li>1. That Council give first reading of Bylaw 1648/24.</li> <li>2. That Council direct Administration to schedule a non-statutory Public Hearing for the proposed Estates of Tuscany Outline Plan.</li> </ol>
<b>Administrative Recommendation</b>	Administration recommends that Council give first reading of Bylaw 1648/23, and direct Administration to schedule a statutory Public Hearing on the proposed Bylaw. Additionally, Administration recommends that Council schedule a non-statutory Public Hearing on the proposed Estates of Tuscany Outline Plan to receive feedback from affected parties.
<b>Previous Council / Committee Direction</b>	<p><u>March 14, 2023 Regular Council Meeting</u> Motion 081/23: That Council give third reading of Bylaw 1620/23.</p> <p><u>September 14, 2021 Regular Council Meeting</u> 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>
<b>Report</b>	<p><u>Background Information – Outline Plan</u></p> <ul style="list-style-type: none"> <li>• Invistec Consulting Ltd. on behalf of the landowner have submitted both an Outline Plan and a redistricting (Land Use Bylaw amendment) application to facilitate development of approximately 29.93 hectares within the NE-13-54-25-W4M of Sturgeon Valley South. <ul style="list-style-type: none"> <li>○ The parcel is bound by the Tuscany Hills subdivision to the north, Range Road 250 to the east, North Point subdivision to the south, and the Sturgeon Valley South Area Structure Plan - Planning Area 1 to the west (see Schedule “A” of Attachment 1).</li> </ul> </li> <li>• The Outline Plan proposes a predominantly residential neighbourhood, comprising a full buildout of 280 lots. With an assumed average household size of 3.16, the projected population of the Plan Area is to</li> </ul>

be 885. A future commercial area is proposed along the frontage of Range Road 250.

- An Outline Plan is a non-statutory planning document that must align with the policies of a higher order plan – in this case that is the Sturgeon Valley Core Area Structure Plan (ASP). The intent of an Outline Plan is to provide a level of detail regarding future development of a multi-lot subdivision, including its land use concept, infrastructure servicing, staging, etc.
- The Outline Plan would be adopted by resolution of Council. This provides certainty to all parties regarding future development of the lands.
- Administration is presenting both the Outline Plan and redistricting application concurrently to provide clarity on the proposed overall development as well as the incremental zoning of the lands consistent with the proposed phasing plan detailed in the Outline Plan. The Outline Plan should be considered and adopted by Council prior to third reading of the redistricting application (Bylaw 1648/24).
- The Sturgeon Valley Core Area Structure Plan identifies this parcel as ‘Valley Core Reserve’. The intent of this designation is to allow for residential development within the range of 2 – 20 dwelling units per net residential hectare (du/nrha), as per the policies of the Edmonton Metropolitan Region Board’s Growth Plan and mirrored by the Sturgeon Valley Core ASP.

The Outline Plan proposes a total of 280 residential units, at a density of **17.2 du/nrha**.

- The land use concept for the Outline Plan includes a mix of uses, which is comprised of R7 – Transitional Valley Residential District, C3 - Neighbourhood Commercial, PU - Public Utility Lots, and POS – Public Open Space. However, only R7 – Transitional Valley District and PU – Public Utility Lots are being proposed for the initial phase of development.

#### Staging & Servicing

- Four development stages have been identified in the Outline Plan, with development commencing in Stage 1A (in the northeast of the parcel), moving south into Stage 1B, then west into Stages 2 and 3. Absorption of the parcels and the advancement of development through the different stages is subject to market demand.
- The Plan area is currently unserved by municipal infrastructure. Shallow, and deep utilities will be required to service the Plan area.
  - Existing water and sanitary infrastructure located within Tuscany Hills will be utilized for servicing connections.

- Sanitary sewer will be fed by gravity to the existing lift station in Tuscany Hills and then pumped through the existing force main along Range Road 250 to the ARROW Utilities gravity sewer trunk.
  - The lift station can support an additional flow rate of 3.4 litres per second (l/s) before upgrades to the lift station are required. This is proposed to be utilized by Stage 1A, which will consist of approximately 50 parcels.
  - Future upgrades to the lift station will be required and will be secured through Development Agreements required by any future subdivision approvals and will be necessary to support further stages of development (Stage 1B onwards).
- Water servicing will include a 400mm water main that will be located within the Collector Road right-of-way and will service both the subject lands and Planning Area 1 of the Sturgeon Valley South Area Structure Plan.
  - Once the 400mm water main is operational, it will allow for commercial fire flows and the potential for the proposed C3 - Neighbourhood Commercial lands to be developed (subject to subdivision and development approval). Additionally, it will provide a critical piece of infrastructure for future development of Planning Area 1 within the Sturgeon Valley South ASP. The County anticipates that design work on this watermain will commence in 2024, with construction to occur soon thereafter.
- As the water main will be located within the Collector Road right-of-way, it is proposed that Stage 1A be initially serviced by the intersection of Range Road 250/Via Tuscano and enter from a stubbed connection onto Via Tuscano.
  - Ultimately, the main intersection serving the development will be located directly off Range Road 250. However, the staging of these infrastructure improvements recognizes that construction of the water main prior to the construction of the road will reduce throwaway costs. It also recognizes that costs associated with constructing municipal infrastructure need to be staged so as not to be financially burdensome on the developer.
- The County's General Municipal Servicing Standards (GMSS) allow for 20 parcels to be serviced with a single access; beyond this, a secondary emergency access will be required. This emergency access will be located via Range Road 250.
- A Traffic Impact Assessment (TIA) and subsequent addendum supports the development staging noted above.
- While the alignment of the water main is unknown at this time, it will likely affect the proposed alignment of the Collector Road within

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later stages of development (Stages 2 and 3). If this occurs, an amendment to the Outline Plan will be required to show the adjusted alignment.

- Stormwater will be collected via a piped system and stored in an on-site stormwater management facility (SWMF), which will connect to an existing SWMF located within Tuscan Hills. The construction of the on-site SWMF is to be constructed as part of Stage 1A.
- The following documents have been provided to support the application: Outline Plan, Engineering Design Brief, Traffic Impact Assessment, Hydraulic Network Analysis, Geotechnical Report, Phase I Environmental Site Assessment & Groundwater Monitoring, Wetland Assessment and Impact Report, Abandoned Well Map, What We Heard Report, Historical Resources Map, Noise Impact Assessment Report, Lift Station Report, and a Redistricting Map.

#### Land Use Bylaw Amendment

- As supporting documentation has only been provided for the initial stage of development (1A), only this area is being considered for redistricting at this time. Subsequent phases will be subject to a new redistricting application and will be required to provide necessary documentation to go through the relevant processes, including Public Hearing(s).

#### Referral Comments

- While not required for the redistricting process, the following information may be required at the subdivision stage: Lot Grading Plan, Erosion and Sediment Control Plan, Fiscal Impact Assessment, and an Emergency Response Plan.
- All other responses from relevant departments have been addressed through amendments made to supporting documents provided to date.

#### External Communication

- Invistec Consulting Ltd., on behalf of the landowner, hosted a public open house on December 8, 2021.
- 159 post card mail outs were sent to local area residents/landowners on November 26, 2021. A total of 33 local area residents attended the open house.
- All feedback received was summarized into a What We Heard Report, which was provided to the County under separate cover and is summarized within the Outline Plan. The areas of concern were based around five main topics:
  - Concern regarding the increased densities being proposed by the development.
  - A desire for the development to include more open spaces and natural areas.

- The inclusion of a future commercial area, noting that this could increase traffic safety issues and that commercial opportunities are available in St. Albert.
- Servicing and infrastructure capacity.
- An increase in population will lead to an increase in crime.
- Two years have elapsed between the open house and the Outline Plan application being deemed complete (December 2023). Given this timeframe and that much of the supporting information was provided during this period, Administration recommended that another open house be conducted to provide residents the opportunity for further input in advance of consideration by Council. This recommendation was rejected by the applicant.
- As Outline Plans are non-statutory documents, they do not require a Public Hearing as mandated by provincial legislation, but Council can determine if they wish to hold a non-statutory Public Hearing for the Outline Plan to allow affected parties to provide comment on the full development concept for the lands.
- A statutory Public Hearing is required for the redistricting component of the development.
  - If Council decides to hold a non-statutory Public Hearing for the Outline Plan, as recommended, this should occur immediately prior to the Public Hearing for the redistricting (Land Use Bylaw amendment) to provide appropriate context to the redistricting application.
- Should Council give first reading of Bylaw 1648/24, Administration will ensure public notification and advertising for the Public Hearing(s) are completed in accordance with relevant legislation and County processes.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act (MGA)* authorizes Council to establish and amend bylaws.
- Edmonton Metropolitan Region Growth Plan for the Sturgeon Valley.
- Bylaw 1557/21 - Sturgeon Valley Core Area Structure Plan has the following policies:
  - 5.4.1 – *“The County shall direct future multi-lot residential development to areas designated as Valley Core Reserve as indicated on Figure 5: Development Concept Map. The designation of additional areas as Valley Core Reserve shall be through an orderly amendment process as outlined in Section 5.12 Implementation.”*

The Estates of Tuscany Outline Plan falls within and is identified as Valley Core Reserve lands.

- 5.4.2 – *“The County shall require that landowners and/or applicants to prepare and submit to the County an Outline Plan prior to submitting a redistricting and tentative plan of subdivision to facilitate the approval process. The required contents of the Outline Plan are outlined in Section 5.12 Implementation.”*

The Outline Plan and rezoning application will be processed concurrently with a subdivision plan to follow.

- 5.4.4 – *“The County shall permit development density up to a maximum of 20 du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.”*

The Estates of Tuscany Development proposes a density of 17.2 du/nrha.

- 5.4.5 – *“The County shall require that lands designated as Valley Core Reserve are developed in a manner complementary to regional policies and cognizant of existing communities.”*

The use of the R7 district within the Outline Plan area will help ensure that the development complements the residential character of adjacent development, while still allowing for increased densities and a range of housing products.

- 5.4.6 – *“Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.”*

The Outline Plan proposes a land use district concept which requires R7 parcels that abut existing country residential development to have lot widths that are comparable to the existing R2 – Country Estate Residential.

Additionally, the R7 district has a minimum front yard setback of 5.5m (4.5m for flanking front yard) compared to the R2 district which has a minimum front yard setback of 12m (10m for flanking front yard). This effectively means that a house can be constructed much further forward on the parcel than the existing adjacent R2 parcel, further increasing the separation of existing and proposed housing.

- 5.6.9 – *“The County may require an environmental impact assessment prepared by a qualified professional for any proposed development within or adjacent to lands designated as Environmental Protection in Figure 5: Development Concept Map.”*

The Estates of Tuscany development team has completed supporting environmental studies as part of the Outline Plan submission.

- 5.6.10 – *“The County shall require subdivision applicants to obtain appropriate approvals in accordance with the Historical Resources Act.”*

There are no historical resources present within the Plan Area and is therefore not subject to further approval. A confirmation correspondence from the Branch of Historical Resources was confirmed in addition to a desktop map and research completed and provided within the Outline Plan submission.

- 5.6.11 – *“The County shall require that development complies with all setback requirements from oil and gas infrastructure as prescribed by the Alberta Energy Regulator.”*

The Plan Area has no sour gas facilities. An active ATCO pipeline that bisects the Plan Area carries low pressure gas and has been incorporated within the Land Use Concept. No AER, AUC, or ATCO Pipeline development setbacks for these pipelines outside of the pipeline right-of-way is required. AER Directive 079 will inform future requirements for setbacks from an abandoned well.

- 5.7.2 – *“The County shall take 10% of the gross developable land to be subdivided as municipal reserve, cash-in-lieu, or a combination thereof. If land is taken, it should be in a configuration that supports the ASP objectives of establishing linked greenway corridors, buffering of land uses, and internal amenity space.”*

The Outline Plan has dedicated 8.15% to municipal reserve (MR). The proposed open space supports the Sturgeon Valley Core ASP’s objective of establishing linked greenway corridors. The remaining 1.85% of MR owed will be provided as cash-in-lieu.

- 5.10.2 – *“During the preparation of Outline Plans, applicants shall be required to prepare detailed reports outlining the impact that the new development will have on the municipal water and wastewater infrastructure, and describe any upgrades that may be required and the associated cost. When carrying out this assessment, the applicant will need to consider the adjoining lands that may also be developed in the future.”*

An Engineering Design Brief, Hydraulic Network Analysis Report, and Lift Station Report have been prepared and submitted as part of the Outline Plan submission. The reports include engineering analysis of sanitary, storm, and water networks to

	<p>accommodate the proposed densities, roadway network, and stormwater run-off.</p> <ul style="list-style-type: none"> <li>○ 5.10.3 – <i>“The County shall require wastewater servicing concepts to be developed as a part of Outline Plans. Where possible, new wastewater servicing shall be an extension of existing wastewater infrastructure.”</i></li> </ul> <p>Wastewater servicing and Lift Station analysis have been prepared and submitted (under separate covers within the Engineering Design Brief and Lift Station Reports) as part of the Outline Plan submission.</p>
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<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment</u></p> <p><b>Planned Growth</b></p> <ul style="list-style-type: none"> <li>• Goal 1.2 – Sturgeon County plans for responsible growth through the Sturgeon County Municipal Development Plan and regional growth management plans.</li> <li>• Goal 1.3 Sturgeon County manages growth for current and future developments.</li> </ul> <p>The development is located within an area that has been identified for increased residential densities.</p> <ul style="list-style-type: none"> <li>• Goal 2.2 – Sturgeon County residents have access to safe and reliable infrastructure assets.</li> </ul> <p>Required infrastructure improvements are subject to the terms of a Development Agreement that is required as a condition of subdivision approval.</p> <p><b>Collaborative Governance</b></p> <ul style="list-style-type: none"> <li>• Goal 3.3 – Sturgeon County fosters collaborative intergovernmental partnerships.</li> </ul> <p>The subject lands are located within the Sturgeon Valley which has been the subject of negotiation between Sturgeon County and its urban municipal neighbours.</p> <p><b>Environmental Stewardship</b></p> <ul style="list-style-type: none"> <li>• Goal 5.6 - To protect environmentally sensitive areas and promote environmentally responsible development.</li> </ul> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> <li>• Administration will coordinate the advertising and required information for the bylaw amendment, and Outline Plan (if required).</li> </ul> <p><u>Financial:</u></p> <ul style="list-style-type: none"> <li>• Financial implications will include advertising of the Public Hearing.</li> </ul>
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	<ul style="list-style-type: none"> <li>A Fiscal Impact Assessment will be provided by the developer (once the Outline Plan has been confirmed, at the time of the first subdivision) detailing the anticipated assessment revenue and costs the development.</li> </ul>
<b>Alternatives Considered</b>	Council could decide not to give first reading of Bylaw 1648/24.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><u>Organizational</u></p> <ul style="list-style-type: none"> <li>A decision to give first reading of a Bylaw is not a decision to support the Bylaw, but is a decision to proceed to Public Hearing to receive feedback from affected parties. Providing first reading of bylaws initiated by a third party is appropriate to ensure due consideration and procedural fairness.</li> </ul> <p><u>Financial</u></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
<b>Follow up Action</b>	<ol style="list-style-type: none"> <li>Schedule a statutory Public Hearing with respect to Bylaw 1648/24 (Planning &amp; Development Services, April/May 2024).</li> <li>Schedule a non-statutory Public Hearing for the Estates of Tuscany Outline Plan (Planning &amp; Development Services, April/May 2024).</li> </ol>
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>Attachment 1: Bylaw 1648/24</li> <li>Attachment 2: Estates of Tuscany Outline Plan (March 2024)</li> </ol>
<b>Report Reviewed by:</b>	<p>Martyn Bell, Program Lead, Current Planning</p> <p>Bonnie McInnis, Manager, Planning &amp; Development 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 checked="" type="checkbox"/>	<input 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 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 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>