



Request for Decision

Title	Amendment to Bylaws 1377/16, 1378/16 and 1379/16 (Second and Third Readings) - The Club & Residences of River’s Gate
Proposed Motions	<ol style="list-style-type: none"> 1. That Council give second reading to Bylaw 1377/16, to rezone a portion of River Lot 57 from “Country Residential Two” (CR-2) to “Specific Development Control District Fourteen” (S-DC-14) to accommodate the development of estate semi-detached dwellings. 2. That Council give third reading to Bylaw 1377/16. 3. That Council give second reading to Bylaw 1378/16, regarding text amendments to Sturgeon Valley Area Structure Plan Bylaw 882/99, incorporating wording that would support the development of an estate semi-detached product with a portion of River Lot 57. 4. That Council give third reading to Bylaw 1378/16. 5. That Council give second reading to Bylaw 1379/16, regarding an amendment to the former ‘Quail Ridge’ Outline Plan Bylaw 1279/12 in order to incorporate revisions to the subdivision layout, servicing concepts, minimum lot sizes, population statistics and community name. 6. That Council give third reading to Bylaw 1379/16.
Administrative Recommendation	Administration recommends adoption of the proposed amending bylaws to facilitate the development of the estate semi-detached product within the Rivers Gates neighborhood under the guidelines of the agreed upon Pilot Project.
Previous Council Direction	<p>February 14, 2017- Public hearing held. No communications received.</p> <p>January 10, 2017- Motion 003/17: That Council approve the endorsement of the Club & Residences on River’s Gate Semi-Detached Lots (Pilot Project) Memorandum of Agreement.</p> <p>September 13, 2016 -Motion 305/16: That Council give first reading to Bylaw 1378/16, regarding text amendments to Sturgeon Valley Area Structure Plan Bylaw 882/99, incorporating wording that would support the development of an estate semi-detached product with a portion of River Lot 57.</p>

-Motion 306/16: That Council give first reading to Bylaw 1379/16, regarding an amendment to the former 'Quail Ridge' Outline Plan Bylaw 1279/12 in order to incorporate revisions to the subdivision layout servicing concepts, minimum lot sizes, population statistics and community name.

-Motion 307/16: That Council give first reading to Bylaw 1377/16, to rezone a portion of River Lot 57 from "Country Residential Two" (CR-2) to "Specific Development Control District Fourteen" (S-DC-14) to accommodate the development of estate semi-detached dwellings.

-Motion 308/16: That Council refer to Administration further discussions with the developer regarding Bylaw 1380/16 amendment to Bylaw 1286/12 Sturgeon Valley Off-Site Levy Bylaw.

June 9, 2015 – Applicant made a presentation to Committee of the Whole regarding proposal to construct 16 semi-detached dwellings.

June 30, 2014 – All conditions of subdivision fulfilled, including entering into development agreement and payment of levies for Phase 1A (only).

March 14, 2014 – Motion 068/14:
Council granted a six-month extension to fulfil the conditions of subdivision approval (i.e. until September 18, 2014).

March 18, 2013 – Municipal Planning Commission conditionally approved formerly known "Quail Ridge" subdivision application.

October 23, 2012

-Motion 379/12: That County Council approves second reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.

-Motion 380/12: That County Council approves second reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from "Inter-municipal Fringe District - B" to "Country Residential - 2".

-Motion 381/12: That County Council approves third reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.

-Motion 382/12: That County Council approves third reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from "Inter-municipal Fringe District - B" to "Country Residential - 2".

-Motion 383/12: That County Council directs Administration to develop an Agreement with the Quail Ridge Developer for the collection of contributions for Off-Site Municipal Transportation and Utilities Improvements needed to support the development.

December 14, 2010

-Motion 479/10: That County Council give 3rd reading to Bylaw 1165/08 amending the Municipal Development Plan to re-designate subject lands from “Environmental Protection” to “Country Residential”.

-Motion 480/10: That County Council give 3rd reading to Bylaw 1166/08 amending the Sturgeon Valley Area Structure Plan to re-designate subject lands from “Agriculture” to “Country Residential - Existing”.

Report Background Information

- As demonstrated above, the Club & Residences of River’s Gate (formerly “Quail Ridge”) has been progressing positively since 2010.
- In the spring of 2016, as described more thoroughly within the Outline Plan contained in **Attachments 7 and 8**, applications were received which will have the effect of:
 - 1) *Immediately* – enabling the construction of 16 semi-detached dwelling units on 0.25 acre lots – as opposed to 8 single detached dwellings on 0.5 acre lots (as per the existing zoning).
 - 2) *Longer-term* – potentially enabling the same (or similar e.g. 0.33 acre lots) to occur throughout the remaining undeveloped lands within the Club & Residences of River’s Gate – *if* a successful rezoning application is first applied for and approved by Council.

The above necessitates amendments to the existing outline plan, the Land Use Bylaw and the Sturgeon Valley Area Structure Plan.

- In addition, to those three amendments, on the premise of ensuring economic viability, *originally*, the applicant had also proposed amending the Sturgeon Valley Off-Site Levy Bylaw to reduce the levy rates in half affecting a specified area (only), to the effect of paying levies based upon the eight (8) existing lots (which would allow eight (8) single detached dwellings) as opposed to the future sixteen (16) lots (which would allow sixteen (16) semi-detached dwellings). That proposed levy bylaw amendment is no longer immediately necessary, since this matter has been addressed via a ‘Memorandum of Agreement’ endorsed at the January 10th 2017 Council meeting.
- Following circulation of the application for referrals, the following feedback was received:
 - “No objections”: Protective Services; Assessment Services; Superior Safety Codes; Canada Post; Cities of Edmonton and St. Albert.
 - Current Planning & Development Services (Development Branch): Recommended minor revisions to proposed S-DC-14 district – which Beaverbrook incorporated prior to first reading.

- Community & Regional Planning Services: Recommended further elaboration to demonstrate how amendments align with Municipal Development Plan – which Beaverbrook incorporated prior to first reading.
- Utility Services: Initially requested further study regarding impacts on existing sewer and water infrastructure capacities. These matters have now been resolved to the satisfaction of Utility Services.
- Engineering Services:
 - On August 7, 2016, representatives from Sturgeon County and Beaverbrook met to discuss the ten (10) items referenced within Attachment 1. Subsequently, on August 30, 2016, Beaverbrook submitted additional technical information to satisfy Engineering (and Utility) Services' comments.
 - At the time of preparing the Council report for 1st reading (held on September 13, 2016), the new technical information had not yet been analyzed. Subsequently, because of that information, Engineering Services are now satisfied that the additional 8 lots will not be of concern from an infrastructure capacity perspective – subject to addressing various items as a condition of the future subdivision approval and development agreement stages (detailed further in Attachment 2).
- A public hearing was held in accordance with Municipal Government Act requirements on February 14, 2017, at which time no communications were received – other than verbal acknowledgement from the proponent (Beaverbrook Sturgeon Ltd) stating they are in favor of the three (3) bylaws being approved as written.

Note: Councillor Susan Evans did not attend the public hearing on Tuesday February 14, 2017, and is therefore must abstain from voting on subsequent readings associated with these Bylaws in accordance with Section 184 (a) of the MGA.

- Should these amendments be approved by Council (as per the recommendation from Administration), the next step for Beaverbrook will be to obtain subdivision approval. In this regard, a subdivision application was received on January 30, 2017, and at the time of preparing this report has been circulated for referrals.
- Alternatively, if these amendments are *not* approved by Council, Beaverbrook currently has an existing 'conditional approval' for a subdivision application based upon 8 x 0.5 acre lots which they may opt to pursue.

External Communication

- **January 25, 2017** – Application referred to relevant Sturgeon County departments, provincial agencies and other applicable stakeholders. Furthermore, advertisements regarding public hearing placed in

February 1 and 8, 2017 editions of the *St. Albert Gazette* – and on Sturgeon County’s website. Additionally, letters regarding the public hearing were mailed to affected adjacent landowners.

- **June 8, 2016** – Amendment applications referred to applicable Sturgeon County departments and other various external stakeholders for comments.

Relevant Policy/Legislation/Practices:

- *Municipal Government Act*, RSA 2000 c.M-26, as amended, authorizes Council to establish and amend bylaws.
- Section 692 of the *Municipal Government Act*, RSA 2000 c.M-26, as amended, requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw(s).
- Municipal Development Plan Bylaw 1313/13:
 - Policy 2.2.6: *“Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.”*
 - G.1(a): *“Supporting the regional vision of growth by seeking opportunities to minimize the overall development footprint and by focusing the majority of Sturgeon County’s residential, commercial and institutional development activity to the Neighbourhood.”*
 - G.1.2: *“Reducing the amount of land consumed by residential development in the Capital Region through concentration of growth in the CCRA-O area.”*
 - G.1.2.1: *“Shall conform to the total number of residential units in the CCRA-O through the application of the CRGP’s Country Cluster Residential policies.”*
 - G.1.2.2: *“Should identify, prioritize and establish density ranges in the CCRA-O, to ensure cohesive development patterns between the cities of Edmonton and St. Albert and Primary Industry activities, in an effort to achieve viable options to support density allocations as outlined in the CRB Growth Plan. This may involve the creation of additional programs or policies that support varying densities from one location within the CCRA-O to strategic locations identified through Sturgeon County’s planning process.”*

- G.5(d): “Limiting densification of existing residential subdivisions that do not take into account full consequences to the overall infrastructure network.”
- G.5(e): “Creating, reviewing and updating off-site levy rates as required, in an effort to ensure municipal fiscal sustainability and to support cost-recovery principles.”

Implication of Administrative Recommendation

Strategic Alignment:

Planned Growth and Prosperity – The proposed Pilot Project to introduce an estate (0.25 acre) semi-detached product in the Sturgeon Valley aligns with Strategies 2.2.2 and 2.3.1 by fostering complete communities and maximizing development around existing infrastructure respectively.

Organizational:

During the build-out of this product, Administration will monitor the Pilot Project performance measures and provide a final evaluation and recommendation to Council with respect to the future of this product in the Sturgeon Valley.




Financial:

The off-site levy model for the Sturgeon Valley is based on a calculated rate per lot. The existing plan for Stage 2 of River’s Gate includes 49, 0.5-acre estates lots. The application for the first phase of Stage 2 (the Pilot Project Area) proposes 16, 0.25-acre lots as opposed to eight, 0.5-acre lots. The total off-site levy owing for Stage 2 is \$2,838,717. Since the Levy Credit for the additional 8 lots was supported through Council’s January 10, 2017, endorsement of the MOA, if subsequent planning approvals are successful, the total levy received by the county will remain \$2,838,717. However, an additional \$463,464 will be waived in support of this Pilot Project by Beaverbrook.

If planning and development approvals proceed, the Development Agreement will include Off-Site Levy Payment Deferral and Levy Credit terms as per the following table:

Total Offsite Levy Payable	16 Lots x \$57,933	\$926,928*
Levy Credit	8 Lots x \$57,933	\$463,464
Balance of Off-site levy owing	8 Lots x \$57,933	\$463,464
Levy Payment to be paid upon signing of Development Agreement	50% of Total Levy owing	\$231,732
Deferred Levy payable one year after the execution of the Development Agreement	50% of Total Levy Owing	\$231,732

*note the balance of the \$2,838,717 of off-site levy owing will be collected with subsequent phases of Stage 2.

	It should be noted that if the Sturgeon Valley Levy was based on a rate per developable hectare as opposed to a rate per lot model, this would be a non-issue as the total area of land been developed for residential purposes has not changed.
Alternatives Considered	Council refer the proposed bylaws back to Administration for additional information
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> Not Applicable. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> Additional staff resources required to prepare a subsequent report for Council to consider second and third reading at a subsequent date. <p><u>Financial:</u></p> <ul style="list-style-type: none"> None.
Follow up Action	1. Should Council support second and third readings of the proposed bylaws, Administration will take appropriate action to update the Quail Ridge Outline Plan, Sturgeon Valley Area Structure Plan and Land Use Bylaw as detailed further within Bylaws 1377/16, 1378/16 and 1379/16.
Attachments	<ol style="list-style-type: none"> Memo 1 of 2 – S.C. Engineering Services Memo 2 of 2 – S.C. Engineering Services Bylaw 1377/16 Bylaw 1377 – Schedule A Bylaw 1378/16 Bylaw 1378/16 – Schedule A Bylaw 1379/16 Bylaw 1379/16 – Schedule A Memorandum of Agreement re: Levies
Report Reviewed by:	 Clayton Kittlitz, Manager, Current Planning and Development Services  Stephane Labonne, General Manager Integrated Growth  Peter Tarnawsky, County Commissioner - CAO

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Consistent with neighborhood role (see MDP), master plans, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers cumulative costs and long-term funding implications</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>