

## Request for Decision

<b>Title</b>	<b>Extension of Conditional Subdivision Approval 2015-S-019</b>
<b>Proposed Motion</b>	That Council approve a one (1) year extension to Subdivision File 2015-S-019.
<b>Administrative Recommendation</b>	Administration supports this extension, which would allow for the Applicant to have more time to fulfill the conditions of the subdivision.
<b>Previous Council Direction</b>	None.
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• The Municipal Planning Commission (MPC) conditionally approved the Applicant's subdivision on March 14, 2016, requiring fulfilment of all conditions within one (1) year.</li> <li>• A condition of approval was the Applicant shall enter into and perform a Development Agreement with the County to improve approximately 0.56km of Range Road 11 (RR11). RR11 is currently a 20m right of way (ROW) with a 5.0m wide carriage way. The road is to be upgraded to an RLU-208G (8m carriage way) to support two-way traffic, maintenance equipment and subsequent residential development. Seven (7) power poles are currently located down the centre of the ROW.</li> <li>• On March 15, 2017, the Applicant was granted a one (1) year extension to obtain clarification regarding their obligations.</li> <li>• On February 13, 2018, the Applicant requested a second extension due to issues surrounding the upgrading of RR11.</li> <li>• In January 2018, the County procured a Type "A" cost estimate from a Professional Engineering consulting firm for the upgrades to RR11 and advised the Applicant that the County may assist in funding for the work up to 50%, as well as relocating the power poles at our cost, subject to Council's approval as per County Policy TRA-ROA-3.</li> </ul> <p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>

	<p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act (MGA)</i> Section 657 of the MGA allows the Applicant one (1) year to fulfill all the conditions associated with a subdivision approval. Any extensions beyond one year may be authorized by Council.</li> <li>• Bylaw 1339/14 – Subdivision Authority Bylaw Council has delegated their authority for the first extension to the Manager of Planning &amp; Development</li> <li>• Conditional Subdivision Approval Extension Policy 2016 Any additional extensions must go to Council for a decision.</li> </ul>
<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity:</p> <p>For the subdivision to go forward, RR11 would have to be upgraded to the County’s current standards. The application is to create a total of four separate parcels for residential dwellings. This road improvement may trigger additional subdivisions.</p> <p><u>Organizational:</u></p> <p>If the extension is granted RR11 would need to be upgraded, which would require administration time and resources overseeing the project.</p> <p><u>Financial:</u></p> <p>Future operational obligations and asset management could also have a financial impact.</p>
<p><b>Alternatives Considered</b></p>	<p>That Council not grant an extension to the subdivision approval.</p>
<p><b>Implications of Alternatives</b></p>	<p><u>Strategic Alignment:</u></p> <p>By not granting an extension, it would render the subdivision file closed. This would allow the Applicant to reapply if they wanted. If they reapplied, the MPC could consider relaxing or waiving the condition, or the Applicant could appeal the condition.</p> <p><u>Organizational:</u></p> <p>Dependent on if the Applicant reapplied. Administration would take the subdivision through the process.</p> <p><u>Financial:</u></p> <p>None.</p>
<p><b>Follow up Action</b></p>	<p>1. Planning &amp; Development will provide the Applicant with notification of Council’s decision.</p>

**Report Reviewed  
by:**



Colin Krywiak, Acting Manager Planning & Development



Collin Steffes, General Manager, Integrated Growth



Bill Minnes, 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
<b>Strong Local Governance and Regional Leadership</b>			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Consistent with neighborhood role (see MDP), master plans, policies</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers fiscal stability and sustainability</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Has a positive impact on regional and sub-regional cooperation</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Respect the Natural Environment</b>			
<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"> <li><i>Compliance with Provincial and Federal regulations and/or legislation</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Ensure effective environmental risk management</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Community Identity &amp; Spirit</b>			
<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"> <li><i>Promotes and/or enhances residents' identification with Sturgeon County</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Enhances service provision through community partnerships</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports Sturgeon County's cultural history</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Planned Growth and Prosperity</b>			
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers cumulative costs and long-term funding implications</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Targets growth around current or planned infrastructure</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Maintain and Enhance Strong Communities</b>			
<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"> <li><i>Positive impact on residents' quality of life</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports and promotes volunteer efforts</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides programs and services that are accessible to all residents</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<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"> <li><i>Staff have the knowledge, skills and capability to perform their jobs</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Streamlines operational processes and policies</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Promotes engagement and professional interaction with stakeholders</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>