

Request for Decision

Title	Extension of Conditional Subdivision Approval 2015-S-019
Proposed Motion	That Council approve a one (1) year extension to Subdivision File 2015-S-019.
Administrative Recommendation	That Council support the one (1) year time extension.
Previous Council Direction	<u>March 13, 2018:</u> Motion 073/18: That Council approve a one (1) year extension to subdivision file 2015-S-019.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Municipal Planning Commission (MPC) conditionally approved the applicant's subdivision on March 14, 2016, requiring fulfilment of all conditions within one year. <ul style="list-style-type: none"> ○ A condition of approval was the applicant shall enter into and perform a Development Agreement with the County to improve Range Road 11 (RR 11). RR 11 is currently a 20 metre right of way (ROW) with a 5-metre wide carriage way. • On March 15, 2017, the applicant was granted a one-year extension to obtain clarification regarding their obligations. • On March 13, 2018, Council granted a second extension in order to identify and evaluate alternatives for the upgrading of RR 11. • Since January 2018, Administration has reviewed several alternative road standard options with the applicant. Progress has been made in identifying potential road development alternatives for RR 11. However, it has been learned that there may be plans for the adjacent property in the neighbouring municipality of Lac St. Anne to subdivide along RR 11. Additional time is required to determine what growth Lac St. Anne anticipates along this section of RR 11, which will assist in determining an appropriate road standard for the future potential traffic volumes. <p><u>External Communication</u></p> <ul style="list-style-type: none"> • None.

	<p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> • Provincial <ul style="list-style-type: none"> ○ <i>Municipal Government Act (MGA)</i> <ul style="list-style-type: none"> - Section 657 of the MGA allows the applicant one year to fulfill all the conditions associated with a subdivision approval. Any extensions beyond one year may be authorized by Council. • Municipal <ul style="list-style-type: none"> ○ Bylaw 1339/14 – Subdivision Authority Bylaw <ul style="list-style-type: none"> - Council has delegated their authority for the first extension to the Manager of Planning & Development. ○ Conditional Subdivision Approval Extension Policy <ul style="list-style-type: none"> - Any additional extensions must go to Council for a decision.
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity:</p> <p>For the subdivision to go forward, RR 11 will have to be upgraded to accommodate the additional development. The application is to create a total of four separate parcels for residential dwellings.</p> <p><u>Organizational:</u></p> <p>If the extension is granted, it will provide additional time for Administration to work with the applicant to find an immediate and long-term solution.</p> <p><u>Financial:</u></p> <p>Future operational obligations and asset management could also have a financial impact.</p>
<p>Alternatives Considered</p>	<p>That Council not grant an extension to the subdivision approval.</p>
<p>Implications of Alternatives</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 Municipal Planning Commission 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 process the new subdivision application.</p> <p><u>Financial:</u></p> <p>None.</p>
<p>Follow up Action</p>	<p>None.</p>

**Report Reviewed
by:**



Colin Krywiak, Manager, Current Planning & Development



Collin Steffes, General Manager, Integrated Growth



Reegan McCullough, 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
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 and MDP pg. 36)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports a strong thriving business environment to strengthen our economic foundation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Plans for responsible growth through the MDP and regional growth plan.</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Manages growth for current and future developments through: <ul style="list-style-type: none"> ○ <i>transparent bylaws, policies and processes to enable responsible land development</i> ○ <i>targeting growth around existing and identified future growth areas</i> </i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides access to programs and services that have a 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>Provides access to safe and reliable infrastructure assets</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports the safety of people and property</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Fosters collaborative intergovernmental partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</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>Support and/or collaborate with voluntary organizations in the region</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Plans and partnerships that minimize environmental impact on natural areas</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides awareness of environmental issues impacting the County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>