

**Agenda Item: D.3**

Request for Decision

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| **Title** | **Our Future Valley**  **Bylaw 1555/21, Bylaw 1556/21, and Bylaw 1557/21 – Third Reading** |
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| **Proposed Motion** | 1. That Council give third reading of Bylaw 1555/21 as amended. 2. That Council give third reading of Bylaw 1556/21 as amended. 3. That Council give third reading of Bylaw 1557/21. |
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| **Administrative**  **Recommendation** | That Council give third reading to Bylaws 1555/21 and 1556/21 as amended and third reading to Bylaw 1557/21. |
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| **Previous Council Direction** | July 13, 2021 Regular Council Meetings  Motion 399/21: That Council give second reading of Bylaw 1555/21 as amended.  Motion 400/21: That Council give second reading of Bylaw 1556/21.  Motion 401/21: That Council give second reading of Bylaw 1557/21 as amended.  Motion 402/21: That Council direct Administration to submit the Sturgeon County Our Future Valley documents (Bylaw 1555/21, Bylaw 1556/21, and Bylaw 1557/21) to the Edmonton Metropolitan Region Board in accordance with the Regional Evaluation Framework process.  June 28 and 29, 2021 Regular Council Meetings  Public Hearings for Bylaws 1555/21, 1556/21, and 1557/21 were held on June 28 and 29, 2021.  June 8, 2021 Regular Council Meeting  Motion 323/21: That Council give first reading of Bylaw 1555/21.  Motion 324/21: That Council direct Administration to schedule a Council Meeting on June 28, 2021 at 5:00 p.m. for a virtual Public Hearing for Bylaw 1555/21.  Motion 325/21: That Council give first reading of Bylaw 1556/21.  Motion 326/21: That Council direct Administration to schedule a Council Meeting on June 29, 2021 at 2:00 p.m. for a virtual Public Hearing for Bylaw 1556/21.  Motion 327/21: That Council give first reading of Bylaw 1557/21.  Motion 328/21: That Council direct Administration to schedule a Council Meeting on June 29, 2021 at 5:30 p.m. for a virtual Public Hearing for Bylaw 1557/21.  May 25, 2021 Committee of the Whole Meeting  Motion 060/21: That the Committee refer the Our Future Valley - Sturgeon Valley Planning and Engagement Results to Administration to bring forward proposed Sturgeon Valley planning documents and bylaws, reflecting all stakeholder input and professional analysis to date, to Council for consideration of first reading on June 8, 2021.  October 27, 2020 Regular Council Meeting  Motion 482/20: That Council approve the Sturgeon Valley Public Engagement and Communications Plan, provided in Attachment 1, as a foundation for the delivery of stakeholder engagement and communications for each Sturgeon Valley planning project.  August 11, 2020 Regular Council Meeting  Motion 355/20: That Council accept the Phase 1 – Sturgeon Valley Growth Framework report as information.  Motion 356/20: That Council direct Administration to prepare amendments to the existing Sturgeon Valley Area Structure Plan and to complete an area structure plan for the entire Sturgeon Valley Special Study Area, based on the 30-year consolidated land use concept and an addition of complementary non-residential lands bordering Highway 28, with a report back to Council in Q4 2020.  Motion 357/20: That Council direct Administration to prepare amendments to the Municipal Development Plan to provide supportive growth policy for all areas of the Area Structure Plan, including future study areas, with a report back to Council in Q4 2020.  Motion 358/20: That Council direct Administration to engage with area landowners to establish and confirm contributions in support of a Sturgeon Valley Area Structure Plan. |
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| **Report** | Background Information   * Planning certainty in the Sturgeon Valley is a long-standing objective for Sturgeon County. Following through on regional policy that set forth specific planning process and development density requirements for the Sturgeon Valley Special Study Area, Sturgeon County initiated specific amendments to its Municipal Development Plan and Sturgeon Valley Core Area Structure Plan, and the creation of a new Sturgeon Valley South Area Structure Plan. * In addition to robust technical analysis and expert consideration, these plans were subject to widespread “Our Future Valley” landowner and resident engagement. * Following completion of the plan preparation and engagement phases, On July 13, 2021, Council directed Administration to submit the Sturgeon County Our Future Valley documents (Bylaw 1555/21, Bylaw 1556/21, and Bylaw 1557/21) to the Edmonton Metropolitan Region Board (EMRB) in accordance with the Regional Evaluation Framework (REF) process. * The REF application was submitted to the EMRB immediately following the July 13, 2021 Council meeting. EMRB REF Application 2021-007 Sturgeon County – New Sturgeon Valley South ASP, MDP Amendment and New Sturgeon Valley Core ASP was deemed to be complete on July 14, 2021. * A recommendation to approve REF Application 2021-007 was received on August 9, 2021. A copy of the EMRB REF report is found in Attachment 1. * In accordance with REF Administrative procedures, the EMRB Administration Recommendation may be appealed to the Board by any EMRB member municipality within 28 calendar days of the posting of the recommendation on the EMRB website (September 6, 2021). There were no appeals submitted, resulting in a regional approval.   **Proposed Amendments – Bylaw 1555/21**   * Bylaw 1555/21 was reviewed by both a third party and by EMRB Administration. As part of the review, one error was noted. The proposed amendment is summarized below. A redline copy of Bylaw 1555/21 with proposed amendments is found in Attachment 2. A clean copy with amendments is found in Attachment 3 with a link to the Appendices to Schedule “A” included in Attachment 4. * Error on Figure 13. The 111.96ha should refer to “Potential Significant Natural Features & Potential Environmental Reserve”, not “Future 127 Street Extension”. * The proposed amendment to Bylaw 1555/21 is not material or substantive, and therefore do not require a further Public Hearing prior to Council proceeding with third reading. * Councillors Shaw and Tighe were absent for the Public Hearing for Bylaw 1555/21 and abstained from voting on second reading of the Bylaw in accordance with section 184(a) of the *Municipal Government Act*. Accordingly, they are also required to abstain from voting on third reading of the Bylaw. * Councillor Comeau was absent from part of the Public Hearing for Bylaw 1555/21 and abstained from voting on second reading of the Bylaw in accordance with section 184(b) of the *Municipal Government Act*. Accordingly, he shall also abstain from voting on third reading of the Bylaw.   **Proposed Amendments – Bylaw 1556/21**   * Bylaw 1556/21 was reviewed by both a third party and by EMRB Administration. As part of the review, one error and several proposed actions were noted. Changes include small adjustments to strengthen consistency with the EMRB Growth Plan and an adjustment to a Figure. The proposed amendments are summarized below. Redline excerpts of Bylaw 1556/21 are provided in Attachment 5. A clean copy with amendments is found in Attachment 6. * Residential Type 1 to be assigned to Sturgeon Valley * Residential Type 2 to be assigned to Growth Hamlets, with additional clarification added to existing policy 2.3.7 regarding reference to minimum greenfield densities as prescribed by the Edmonton Metropolitan Region Growth Plan Schedule 6 “Greenfield Density, Centres and Intensification Targets”. * The wildlife and biodiversity zone noted in EMRB schedule 4 is to be added to County Municipal Development Plan Appendix A-3 Map 12A (Environmentally Significant Areas) as prescribed by the Edmonton Metropolitan Region Growth Plan Schedule 4 “Natural Living Systems”. Additional clarification is provided in Neighbourhood Output Action F.3.C. Note that Neighbourhood Output Actions are not policy (they are associated actions required for successful implementation of neighbourhood outcomes). * The proposed amendments for Bylaw 1556/21 are not material or substantive and do not require a further Public Hearing prior to Council proceeding with third reading.   **Bylaw 1557/21**   * Bylaw 1557/21 was reviewed by both a third party and by EMRB Administration. As part of the review, no additional actions were recommended. Therefore, no amendments are proposed to Bylaw 1557/21. A copy of Bylaw 1557/21 is attached as Attachment 7.   External Communication   * On October 27, 2020, Council approved the Sturgeon Valley Public Engagement and Communications Plan (Engagement Plan). A deliverable within the Sturgeon Valley Public Engagement and Communications Plan was to provide a “What We Heard Report”. This document described feedback provided by developers, landowners, and the public regarding the three projects (Municipal Development Plan, Sturgeon Valley Core Area Structure Plan (ASP), and the new Sturgeon Valley South Area Structure Plan). * To date, Sturgeon County has conducted 16 public engagement sessions for the purpose of providing information and gathering feedback regarding the Our Future Valley initiative.   Relevant Policy/Legislation/Practices:   * *Municipal Government Act* * Various Provincial Regulations and Planning Requirements * Sturgeon County Strategic Plan * Sturgeon County Municipal Development Plan * Sturgeon County Infrastructure Master Plan * Sturgeon County 2020-2022 Corporate Business Plan * Sturgeon Valley Area Structure Plan * Edmonton Metropolitan Region Board - Growth Plan * Edmonton Metropolitan Region Board - Sturgeon Valley Special Study Area Policies |
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| **Implication of Administrative Recommendation** | Strategic Alignment:  **Planned Growth and Prosperity –** Council’s previous approval for progression to the development of the Area Structure Plan(s) for the Sturgeon Valley is a direct complement to Council’s *“Planned Growth and Prosperity”* priority. The project is also directly referenced as a priority within the County’s Corporate Business Plan.  Organizational:  The Our Future Valley initiative has been a large-scale undertaking for the County. Administrative capacity remains to finalize planning documentation.  Financial:  None. |
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| **Alternatives Considered** | Council could choose not to support the proposed amendments to Bylaw 1555/21 and Bylaw 1556/21.  Council could propose additional amendments to any or all of the bylaws.  Council could refer the bylaws to Administration for further review and amendment prior to consideration of third reading. |
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| **Implications of Alternatives** | Strategic Alignment:  Not supporting the bylaws in any form would be inconsistent with Council’s planned growth and prosperity priority, and risk harm to the County’s reputation with landowners, residents, and regional partners. Amendments or referral to Administration would require additional time but have little strategic implication.  Organizational:  If Council proposes additional amendments, additional Administrative capacity may be required. Legal review may also be required to determine if the amendments are substantive to require an additional public hearing.  If Council chooses not to support the proposed amendments to Bylaw 1556/21, a future Municipal Development Plan amendment will be required to address the items noted within the Regional Evaluation Framework (REF) review report.  If Council refers the bylaws to Administration for further review prior to consideration of third reading, the bylaws will likely not be considered within this Council’s term of office.  Financial:  If amendments are required, additional costs for project supports and/or legal reviews may be incurred. |
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| **Follow up Action** | Obtain signatures on the Bylaws (Legislative Services, September 2021). |
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| **Attachment(s)** | 1. Attachment 1: Regional Evaluation Framework (REF) Recommendation 2. Attachment 2: Bylaw 1555/21 Redline (Excerpt) 3. Attachment 3: Bylaw 1555/21 Final Copy 4. Attachment 4: Link Insert - Appendices to Schedule "A" of Bylaw 1555/21 5. Attachment 5: Bylaw 1556/21 Redline (Excerpts) 6. Attachment 6: Bylaw 1556/21 Final Copy 7. Attachment 7: Bylaw 1557/21 |
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| **Report Reviewed by:** | Michael Klassen, Program Lead, Long Range and Regional Planning, Planning and Development Services  Bonnie McInnis, Manager, Planning and Development Services  Travis Peter, Director, Development and Strategic Services  Reegan McCollough, 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.*

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| **Focus Areas** | **Not consistent** | **N/A** | **Consistent** |
| **Planned Growth and Prosperity** |  |  |  |
| *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)* |  |  |  |
| * *Supports a strong thriving business environment to strengthen our economic foundation* |  |  |  |
| * *Plans for responsible growth through the MDP and regional growth plan.* |  |  |  |
| * *Manages growth for current and future developments through:*   + *transparent bylaws, policies and processes to enable responsible land development* |  |  |  |
| * + *targeting growth around existing and identified future growth areas* |  |  |  |
| **Maintain and Enhance Strong Communities** |  |  |  |
| *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)* |  |  |  |
| * *Provides access to programs and services that have a positive impact on residents’ quality of life* |  |  |  |
| * *Provides access to safe and reliable infrastructure assets* |  |  |  |
| * *Supports the safety of people and property* |  |  |  |
| **Strong Local and Regional Governance** |  |  |  |
| *We promote consistent and accountable leadership through collaborative and*  *transparent processes (Strategic Plan and pg. 27 MDP)* |  |  |  |
| * *Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement* |  |  |  |
| * *Considers fiscal stability and sustainability* |  |  |  |
| * *Fosters collaborative intergovernmental partnerships* |  |  |  |
| **Community Identity & Spirit** |  |  |  |
| *We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)* |  |  |  |
| * *Promotes and/or enhances residents’ identification with Sturgeon County* |  |  |  |
| * *Support and/or collaborate with voluntary organizations in the region* |  |  |  |
| **Environmental Stewardship** |  |  |  |
| *We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)* |  |  |  |
| * *Plans and partnerships that minimize environmental impact on natural areas* |  |  |  |
| * *Provides awareness of environmental issues impacting the County* |  |  |  |