

## Request for Decision

<b>Title</b>	<b>Bylaw 1571/22 – 2022 Direct Control District 21 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot A Plan 4491MC from AG – Agriculture District to REC – Recreational District – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1571/22.
<b>Administrative Recommendation</b>	That Council give first reading of Bylaw 1571/22, thereby allowing the Bylaw to proceed to Public Hearing, providing the public the opportunity to comment on the proposal.
<b>Previous Council / Committee Direction</b>	<u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>Administration has received an application for a proposed redistricting of Lot A; Plan 4491MC that would change the land use district from AG – Agriculture District to REC – Recreational District.</li> <li>The parcel is located directly across from an existing golf course (also zoned as REC – Recreational).</li> <li>The applicants have indicated that the redistricting would enable future development of a driving range that would complement their other development – Meadowview Golf &amp; Country Club – that is located directly across Meadowview Drive from the subject parcel.</li> <li>The applicants have provided a concept plan indicating potential future phases of development that could include mini-golf, batting cages, go-karting, and a camping area for up to 60 recreational vehicles. All these uses can be considered by the proposed REC – Recreational District.</li> </ul> <p><u>Referral Comments</u></p> <ul style="list-style-type: none"> <li>Administration has requested that a Traffic Impact Assessment (TIA) be provided in advance of the Bylaw receiving third reading. This is to confirm if upgrades are required to handle increased traffic volumes generated by business activities. The TIA should consider both the first phase of development and the anticipated full build-out of the property based on the conceptual site plan provided to the County.</li> <li>The developer is responsible for the design and construction of any required municipal improvements to service the development, with the terms outlined within a Development Agreement.</li> </ul>

- Further comments will be provided as part of the Development Permit process as further details are provided by the developer/applicant.
- Two high-pressure pipelines are located within an adjacent parcel close to the property line of the subject parcel. Any future development shall be required to adhere to relevant Alberta Energy Regulator (AER) setbacks.

#### External Communication

- Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with the *Municipal Government Act* (MGA) and section 3.3 (Advertising Requirements) of the Land Use Bylaw.

#### Relevant Policy/Legislation/Practices:

- The MGA authorizes Council to establish and amend Bylaws.
- Section 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
- No Local Planning Document (e.g., Area Structure Plan) exists for the area; therefore, the County's Municipal Development Plan (MDP) provides the overarching land use policies for this application. The relevant MDP policies are listed below, and Administration has provided a brief summary of how each policy pertains to the application.
  - *5.1.3 – Should investigate and monitor the impacts of new and existing Non-Residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement tax) to pay for the needed improvements and upgrades as a result of the associated activity.*
  - *5.4.9 – Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the Non-Residential developments.*
  - *E.5e – Applying a development setback to ensure that proposed residential and non-residential developments do not infringe with future expansion or operation of local infrastructure.*
  - *E.5g – Requiring that any associated upgrade costs to major and minor collector roads and/or local intersections, initiated by increased development intensities, be borne by the benefiting lands. Potential funding mechanisms to include a combination of levies and/or local improvement tax programs.*

The developer will be required to submit a Traffic Impact Assessment as part of any subsequent development permit application. This will help determine whether improvements are required to the local road network as a result of increased traffic levels generated by business operations.

The developer has indicated that development of the parcel is likely to occur in a phased approach. Administration has made the developer aware that supporting documents provided to support

	<p>any initial development permit application will require updating for future phases of development.</p> <ul style="list-style-type: none"> <li>○ <i>5.1.8 – Should encourage Non-Residential developments that provide diverse employment opportunities for Sturgeon County residents.</i></li> <li>○ <i>5.5.14 – May consider Non-Residential development on a case-by-case basis (without the adoption of a Planning Document) provided that no subdivision is proposed, that there are no service upgrades required, and that there is demonstrated support from the local community.</i></li> </ul> <p>Subdivision has not been proposed and no service upgrades are required. Comments received during the Public Hearing will determine if there is demonstrated support from the local community for the development.</p>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment:</u>  <b>Planned Growth</b> – The redistricting would provide for an existing recreation-focused business to expand and diversify.</p> <p><b>Collaborative Governance</b> – The Land Use Bylaw amendment process is legislated by the MGA. Those affected by the proposed bylaw are provided the opportunity to comment during the Public Hearing, ensuring communities are consulted and engaged. Decisions made by Council are transparent and based on policy after respectful and informed debate.</p> <p><u>Organizational:</u>  Administration has capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial:</u>  Financial implications will include advertising of the Public Hearing in local newspapers.</p>
<b>Alternatives Considered</b>	Council may defeat the motion to give first reading of Bylaw 1571/22.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u>  If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings.</p> <p><u>Organizational</u>  None.</p> <p><u>Financial</u>  None.</p>
<b>Follow up Action</b>	1. Schedule a Public Hearing with respect to Bylaw 1571/22 (Planning and Development Services, April 2022).

<b>Attachment(s)</b>	1. Attachment 1: Bylaw 1571/22
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning and Development Services</p> <p>Travis Peter, General Manager, Development and Strategic 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>