

## Briefing Note

<b>Title</b>	<b>1:30 p.m. Public Hearing - Bylaw 1571/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot A Plan 4491MC from AG – Agriculture District to REC – Recreational District</b>
<b>Issue</b>	To provide an opportunity for members of the public to submit their comments regarding Bylaw 1571/22.
<b>Previous Council / Committee Direction</b>	<u>March 8, 2022 Regular Council Meeting</u> Motion 087/22: That Council give first reading of Bylaw 1571/22 as amended.
<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 the existing Meadowview Golf &amp; Country Club (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, which 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 requested that a Traffic Impact Assessment (TIA) be provided in advance of the Bylaw being passed. 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 submitted a TIA after first reading, but at the time of writing this report, Administration has not yet had the opportunity to review the document and provide comments. Administration will undertake a full review in advance of final readings of the Bylaw.</li> <li>The developer is responsible for the design and construction of any required municipal improvements to service the development, with the</li> </ul>

terms outlined within a Development Agreement.

- 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

- The Public Hearing for this Bylaw was advertised in the *Morinville Free Press and Redwater Review* for two consecutive weeks (March 23 and March 30) in accordance with the advertising requirements detailed within section 606 of the *Municipal Government Act* (MGA).
- Landowners within the area were directly notified via a mailout.

#### 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 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 submitted a Traffic Impact Assessment after first reading, but at the time of writing this report Administration, has not had the opportunity to review it and provide comment. This document and Administration's review thereof will help determine whether improvements are required to the local road network because of increased traffic levels generated by business

	<p>operations.</p> <p>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 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</b>	<p><u>Strategic Alignment:</u></p> <p><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></p> <p>Administration has the capacity to process the proposed rezoning.</p> <p><u>Financial:</u></p> <p>If the property is rezoned, it would facilitate development of recreational uses on the property which should result in increased assessment.</p>
<b>Follow Up Action</b>	<ol style="list-style-type: none"> <li>1. Bring the Bylaw back to Council for consideration of second and third readings (Planning and Development Services, May 2022).</li> </ol>
<b>Attachment (s)</b>	<ol style="list-style-type: none"> <li>1. Attachment 1: Bylaw 1571/22</li> <li>2. Attachment 2: Public Hearing Process</li> <li>3. Attachment 3: Public Hearing Submissions</li> </ol>
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Travis Peter, General Manager, Development &amp; 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"/>