

## Briefing Note

<b>Title</b>	<b>2:30 p.m. Public Hearing – Bylaw 1597/22 Diversified Agriculture - Amendment to Land Use Bylaw 1385/17 – Agribusiness and Agritourism Review Recommendations Implementation</b>
<b>Issue</b>	To provide an opportunity for members of the public to submit their comments regarding Bylaw 1597/22.
<b>Previous Council / Committee Direction</b>	<p><u>May 3, 2022 Regular Council Meeting</u> Motion 187/22: That Council give first reading of Bylaw 1597/22.</p> <p><u>April 12, 2022 Regular Council Meeting</u> Motion 130/22: That Council direct Administration to bring forward amendments to the Land Use Bylaw that would enact associated Agribusiness and Agritourism Review Task Force recommendations at the May 3, 2022, Council meeting, for consideration of first reading and scheduling of a Public Hearing.</p>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• On March 9, 2021, Council passed Bylaw 1538/21, which supported an Agribusiness and Agritourism Review to be conducted through a community-based Task Force.</li> <li>• This Review was designed, and Task Force mandated, to evaluate and bring forward recommendations to Council related to economic opportunities, regulatory requirements, landowner perspectives, and overall best practices for agribusiness and agritourism.</li> <li>• The scope of the Agribusiness and Agritourism Review, and the Task Force, was as follows:             <ul style="list-style-type: none"> <li>○ Evaluate the current state of agribusiness and agritourism in Sturgeon County, including economic impact; any real or perceived barriers to agribusiness or agritourism growth and success; and identify the needs and expectations of Sturgeon County’s businesses and landowners;</li> <li>○ Review local, provincial, and national agribusiness and agritourism regulatory best practices;</li> <li>○ Investigate and recommend appropriate licensing requirements or regulations related to hosting events on agricultural parcels;</li> <li>○ Evaluate the real or perceived impacts (positive and negative) that agribusiness and agritourism operations of different types and sizes</li> </ul> </li> </ul>

- have on surrounding landowners;
- Recommend and undertake an engagement and communication strategy with key stakeholders;
- Produce a “What We Heard” report summarizing the consultation feedback and comments; and
- Present a Final Report containing the Task Force findings and recommendations on potential regulations and policy for Council consideration.
- On April 12, 2022, the Agribusiness and Agritourism Review Task Force presented its Recommendations Report to Council. County Administration has now taken those recommendations and provided implementation requirements, per Council direction.
- A summary of the status of implementation of the Task Force recommendations are below (*for more details on each recommendation see the attached Final Report*):
  - **Recommendation 1 (Land Use Bylaw Amendments to Facilitate Diversified Agriculture)** – The proposed amendments to the Land Use Bylaw are captured within the next section of this RFD and are provided in Bylaw 1597/22.
  - **Recommendation 2 (Public Communications Plan)** – A public communications plan, with associated implementation and resourcing requirements, will be presented for Council’s consideration with the final reading(s) of the Land Use Bylaw amendments.
  - **Recommendation 3 (Temporary Fee Waivers for Existing Operators)** – Council may cancel fees and charges for existing operators. This would be brought forward for Council consideration concurrently with third reading of the amended Land Use Bylaw, if it proceeds.
  - **Recommendation 4 (Ongoing Economic Development Opportunities at Municipal Boards)** – Amended council committee mandate letters are scheduled for consideration at the June 22, 2022 Governance and Council Services Committee meeting and will be recommended for approval.
  - **Recommendation 5 (Application Matrix Trial)** – Administration will prepare and trial a matrix in the manner described in the Task Force report, for Council consideration before August 2024. The intensity matrix would be designed to assist in determining impacts of proposed development and may require conditions of development. The intensity matrix will also be used to determine a proposal’s use between the Intensive Agriculture, Diversified Agriculture and Agriculture Support Service uses.

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### Recommended Land Use Bylaw Amendments (Recommendation 1)

In response to the Task Force's Recommendation 1, Administration prepared draft Land Use Bylaw amendments that reflect the recommendation while also ensuring functionality of the Land Use Bylaw (LUB) as a whole.

As such the following amendments, consistent with the recommendations, are proposed in Bylaw 1597/22:

- Create a Diversified Agriculture use to be placed within the AG – Agriculture district as a permitted use.
- Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value-added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life. This use does not include home-based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.
- Modify the definitions of Intensive Agriculture, and Agriculture Support Service to ensure the distinction between the new Diversified Agriculture use.
- Create regulations for Diversified Agriculture and Agriculture support services.
- Create a new district AG 2 – Agriculture 2 district to provide an option to support agriculture developments that are a greater impact and intensity than typical uses under the AG - Agriculture district.
- Create an Event venue use to be placed within the AG – Agriculture district as a discretionary use and within the AG 2 – Agriculture 2 as a permitted use.
- Add Community Building as a permitted use to commercial districts C1, C2, and C3 as permitted uses and to AP (Airport Support District) as a discretionary use.
- Modify the definitions of Community Building, Recreation Facility – indoor, Religious assembly, and Resort to better delineate due to the inclusion of event venues.
- Create regulations for Event Venues and Community Buildings.
- Additional proposed changes to the Land Use Bylaw, including:
  - Add / modify terminology for Value Added Agricultural Processing, Campsite, Guest unit, and Event.
  - Add / modify parking regulations.
  - Clerical change to Industrial uses.

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### External Communication

- The review, and the Task Force, have been in place for over a year. Review information has been included on the County’s website, social media, and print advertisements.
- The Task Force developed and presented a communications and engagement plan to Council for approval, which guided its engagement efforts. Engagement occurred throughout the review with a variety of stakeholders – operators, landowners, experts, and the public – to allow for input related to agribusiness and agritourism.
- Initial engagement included an online survey to provide awareness about the review and collect input on agribusiness and agritourism practices. Respondents were specifically asked to reflect on land use compatibility and issues such as noise, odour, traffic, and parking. Respondents were also asked to provide ideas on solutions to overcome obstacles relating to agritourism and agribusiness.
- When initial definitions and core criteria were developed, a second survey was provided to agritourism and agribusiness operators and area property owners. Information was mailed to 384 properties (36 agribusiness / event operators and 348 adjacent landowners), of which 39 responded to the survey.
  - The mailout also included an invitation for those who wanted to make a presentation to the Task Force. Fifteen people took advantage of the opportunity and either sent in their submissions or presented to the Task Force on January 20, 2022.
- The Public Hearing for this Bylaw was advertised in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks (June 1 and June 8, 2022) in accordance with the advertising requirements detailed within section 606 of the *Municipal Government Act* (MGA).

### Relevant Policy/Legislation/Practices

- Bylaw 1538/21 – Agribusiness and Agritourism Review Task Force Bylaw
- Agribusiness and Agritourism Review Task Force Final Recommendations Report
- Sturgeon County Strategic Plan
- Sturgeon County Land Use Bylaw
- Sturgeon County Economic Development Strategy

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### **Implication**

#### Strategic Alignment:

**Planned Growth** – The Task Force recommendations are meant to provide future-focused planning and investment certainty for those in agribusiness and agritourism industries. Sturgeon County desires to be a low-cost, internationally competitive location to conduct business.

**Collaborative Governance** – Having community members engaged in the Task Force showcases a collaborative and transparent approach to governance while retaining Council authority and decision-making. Resident engagement in policy formation was a key facet of the process.

	<p><b>Organizational Excellence</b> – The Task Force’s report is designed to position the municipality well into the future, to proactively respond to opportunities and challenges.</p> <p><u>Organizational:</u> Providing more intensive uses of agricultural lands may increase volumes of both permit applications and complaints, which may require additional staff resources over time.</p> <p><u>Financial:</u> Allowing more intensive uses of agricultural lands may trigger increased impacts to transportation and utility networks. These impacts would require consideration on a case-by-case basis.</p>
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<p><b>Follow Up Action</b></p>	<ol style="list-style-type: none"> <li>1. Bring forward the communications plan and information related to fees and charges for existing operators for consideration concurrent with Land Use Bylaw amendment finalization (Planning &amp; Development Services, June 2022).</li> <li>2. Bring Bylaw 1597/22 back to Council for consideration of second and third readings (Planning and Development Services, June 2022).</li> </ol>
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<p><b>Attachment (s)</b></p>	<ol style="list-style-type: none"> <li>1. Attachment 1: Bylaw 1597/22</li> <li>2. Attachment 2: Public Hearing Process</li> <li>3. Attachment 3: Agribusiness and Agritourism Review Recommendations Report</li> </ol>
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<p><b>Report Reviewed by:</b></p>	<p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Jackie Sargent, Manager, Corporate Communications</p> <p>Travis Peter, General Manager, Development &amp; Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>
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## 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>