

Request for Decision

Title	Bylaw 1571/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot A Plan 4491MC from AG – Agriculture to DC22 – Direct Control District 22
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1571/22 as amended. 2. That Council give third reading of Bylaw 1571/22.
Administrative Recommendation	That Council give second and third reading of Bylaw 1571/22.
Previous Council / Committee Direction	<p><u>March 8, 2022 Regular Council Meeting</u> Motion 087/22: That Council give first reading of Bylaw 1571/22, as amended.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • An application was received for a proposed redistricting of Lot A; Plan 4491M (directly across from the existing Meadowview Golf & Country Club) that would change the land use district from AG – Agriculture District to REC – Recreational District. • The Applicants indicated that the redistricting would enable future development of a driving range that would complement the Meadowview Golf & Country Club, which they also own. • The Applicants’ initial concept plan considered future development that would have included mini-golf, batting cages, go-karting, and a camping area for up to 60 recreational vehicles. All these uses can be considered by the REC – Recreational District. • Following comments provided at the April 12, 2022 Public Hearing (see <i>External Communication</i> below) the <u>applicants amended their proposed future uses</u> on the parcel. Specifically, they have: <ul style="list-style-type: none"> ○ removed the proposed camping and go-kart track aspects and proposed a pitch and putt as a replacement, while keeping the proposed driving range, mini-golf, and batting cage uses. <p>The camping and go-kart elements of the proposal were the subject of many of the comments that were received during the Public Hearing.</p> • As a result of the proposed changes to the development, the proposed district has been amended from REC – Recreational District to DC22 –

Direct Control District 22. The Direct Control District would consider a more limited number of uses as compared to the REC - Recreational district, thereby mitigating potential land use conflicts.

- As the proposed uses are narrower than originally proposed, the bylaw amendments are not considered substantive, and therefore a second Public Hearing is not required by the MGA.
- A redlined copy of proposed Bylaw 1571/22 (Attachment 1) shows the proposed amendment since first reading and the Public Hearing.
- The Applicants have provided an updated Traffic Impact Assessment (TIA) to reflect the proposed changes to the development. The TIA's methodology assigns a total of 230 vehicle movements per day to the parcel. Using this number, the TIA confirms that no roadway improvements are required. Administration notes no concerns with the TIA as it relates to the rezoning. Administration will also review any subsequent development permit(s) associated with the parcel and provide relevant comments through that process.

Referral Comments

- The County had requested the Traffic Impact Assessment (TIA) be submitted as part of the application.
- 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.
- 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.
- Further comments may be provided as part of the Development Permit process as further details are provided by the developer/applicant.

External Communication

- The Public Hearing 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 mailout.
- The Public Hearing had 13 registered speakers; the applicants' agent spoke in support of the application, and 12 spoke against (of whom seven also provided a written submission). A total of twenty-seven written submissions were received opposed to the redistricting.
- The main concerns raised during the Public Hearing were related to increased traffic volumes, reduced traffic safety, noise generated by potential business activities, and environmental concerns that ranged from the potential effect on migratory birds at Big Lake, additional light pollution, and increased levels of garbage along Meadowview Drive.

- Other concerns anticipated that residents would be unable to enjoy their properties, increased levels of crime and safety issues, a decrease in property values, loss of farmland, and fire safety concerns.

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 has submitted a TIA that has been reviewed with no concerns noted.

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.

- *5.1.8 – Should encourage Non-Residential developments that provide diverse employment opportunities for Sturgeon County residents.*
- *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.*
- Subdivision has not been proposed and no service upgrades are required. Comments received during the Public Hearing were opposed

	to the proposal, although the applicants have since proposed amendments to the proposed development that will remove the more contentious aspects of development (camping and go-karting).
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u> Planned Growth – The redistricting would provide for an existing recreation-focused business to expand and diversify.</p> <p>Collaborative Governance – The Land Use Bylaw amendment process is legislated by the MGA. Those affected by the proposed bylaw were provided the opportunity to comment during the Public Hearing, ensuring communities were 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> None.</p>
Alternatives Considered	1. Council may defeat the motion to give second or third reading of Bylaw 1571/22.
Implications of Alternatives	<p><u>Strategic Alignment:</u> If Council refuses to grant second or third reading, the Bylaw would be defeated and would not become effective.</p> <p><u>Organizational:</u> None.</p> <p><u>Financial:</u> None.</p>
Follow up Action	1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, July 2022).
Attachment(s)	1. Attachment 1: Bylaw 1571/22 - Redlined
Report Reviewed by:	<p>Bonnie McInnis, Manager, Planning & Development Services</p> <p>Travis Peter, General Manager, Development & 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
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>