Sturgeon COUNTY

Agenda Item: 5.9

Request for Decision

Title	**Bylaw 1598/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot A Plan 7821276 from AG – Agriculture to RVS – Recreational Vehicle Storage**
Proposed Motion	That Council give first reading of Bylaw 1598/22.
Administrative Recommendation	That Council give first reading of Bylaw 1598/22, to allow for the proposed redistricting to proceed to a Public Hearing to receive feedback from affected parties.
Previous Council Direction	None.
Report	Background Information • An applicant has applied to redistrict the subject parcel at Lot A Plan 7821276 (56.05 acres) from AG – Agricultural to RVS – Recreational Vehicle Storage. This proposal considers storage of up to 1,200 recreational vehicles (RVs), which would encompass the full extent of the land. There are no developments on the parcel, which is currently used for agricultural purposes. • The application includes a concept plan showing storage locations, a stormwater management pond, 10-foot-high perimeter berm, sanitary dump station, and a turnaround for vehicles. It also includes a letter of intent, noting they have operated a similar facility in Parkland County since 2018. • Access to this lot would be provided via the intersection of Highway 37 and a brief stretch of Range Road 251. Alberta Transportation (AT) has issued a Roadside Development Permit for 1,000 units of RV Storage, valid through March 15, 2024. Alberta Transportation has also indicated that no upgrades are required for the intersection of Highway 37 and Range Road 251. The applicant will work with Alberta Transportation to get an updated permit for the new proposed capacity of 1,200 units. • The applicant has provided a Traffic Impact Assessment (TIA) at the request of Administration, supporting the proposed development for RV Storage.

Referral Comments

- Administration provides the following comments with respect to the application, most of which would be applicable for any future development permit application:
    - The developer will be required to enter into a road use agreement with Sturgeon County.
    - The approach must be constructed to commercial General Municipal Servicing Standards (GMSS) to accommodate two-way traffic (10-12 metres).
    - The applicant must submit a detailed a stormwater management / lot grading plan to ensure no effects on adjacent landowners.
    - Further detail may be required with respect to parking, access and egress, structures, etc.
    - For the TIA, Administration did not note any major concerns, although will require some further clarification in order to accept the TIA. This includes anticipated impacts (current and future) for Range Road 251 and if there are plans for traffic signs to be installed at the new approach location.

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 bylaw of this nature.
- 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 policy for this application. The relevant MDP policies are listed below for reference.
- The subject property is located within Neighbourhood C, the role of which is, *"To secure Sturgeon County's position as an agricultural leader, and facilitate subsequent agricultural activity that sustains its provincial importance."*
- 5.1.8 – *"Should encourage Non-Residential developments that provide diverse employment opportunities for Sturgeon County residents."*
- 5.2.4 – *"Should collaborate with local businesses to identify opportunities for developments to relocate, redevelop, intensify, expand and remain, where the activity supports the local Neighbourhood Development Strategy and is in keeping with the aims of the IRGS."*

  The County has demonstrated through this application that it is willing to work with businesses within the parameters of the planning and development processes to bring forward proposals to Council for consideration.

	• 5.4.9 – *"Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the Non-Residential developments."* Any subsequent development permit issued for the property will be reviewed and appropriate conditions attached to the permit in line with recommendations made by Engineering/Transportation and the details provided via the Traffic Impact Assessment. • 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. If the bylaw proceeds to Public Hearing, that will establish whether there is local support for the development.
Implication of Administrative Recommendation	Strategic Alignment **Collaborative Governance** – 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. **Planned Growth** – The proposed redistricting would provide a service to both Sturgeon County residents and members of the region, at an accessible location alongside a major highway. Any upgrades to existing infrastructure required would be the responsibility of the developer. **Environmental Stewardship** – Recreational Vehicle Storage can be considered a *temporary use*, although consideration may also be given for the conversion of Agricultural land throughout this process. Organizational: Administration has capacity to coordinate the advertising and required information for the bylaw amendment. Financial: Financial implications will include advertising of the Public Hearing in local newspapers.
Alternatives Considered	Council may defeat the motion to give first reading of Bylaw 1598/22.
Implications of Alternatives	Strategic Alignment If Council refuses to grant first reading, the proposal would be defeated and would not proceed to Public Hearing or further readings. Organizational Administration would close the amendment file. Financial None.

Follow up Action	1. Schedule a Public Hearing with respect to the Bylaw (Planning & Development Services, August 2022).
Attachment(s)	1. Attachment 1: Bylaw 1598/22
Report Reviewed by:	Bonnie McInnis, Manager, Planning & Development Services Travis Peter, General Manager, Development & Strategic Services Reegan McCullough, County Commissioner – CAO

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			
• *Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation*	☐	☒	☐
• *Modern broadband and digital capabilities*	☐	☐	☒
• *Low cost, minimal red-tape regulations*	☐	☐	☒
• *Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning*	☐	☒	☐
Thriving Communities			
• *Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient*	☐	☐	☒
• *Engaging cultural, historical, and civic amenities; strong community identity and pride*	☐	☐	☒
• *Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life*	☐	☐	☒
Environmental Stewardship			
• *Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities*	☐	☐	☒
• *Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems*	☒	☐	☐
• *Sustainable development; partnerships with industry and others to drive emission reductions*	☐	☐	☒
Collaborative Governance			
• *Predictable and stable external relationships; volunteer partnerships*	☐	☐	☒
• *Meaningful connections with Indigenous communities*	☐	☐	☒
• *Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale*	☐	☒	☐
• *Respectful and informed debate; clear and supportive governance processes*	☐	☒	☐
Operational Excellence			
• *Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership*	☐	☐	☒
• *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*	☐	☐	☒
• *Future focused thinking to proactively respond to emerging opportunities and challenges*	☐	☐	☒
• *Alternative revenue generation and service delivery models integrated strategic and business planning*	☐	☐	☒