

## Request for Decision

<b>Title</b>	<b>Bylaw 1606/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of Lot 3, Block 1, Plan 0324168 from AG – Agriculture to INS - Institutional – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1606/22.
<b>Administrative Recommendation</b>	That Council give first reading of Bylaw 1606/22, to allow for the proposed amendment to proceed to a Public Hearing to receive feedback from affected parties.
<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>An applicant has applied to redistrict approximately 3.6 hectares (8.9 acres) of an existing 76.4-acre parcel from AG – Agriculture to INS – Institutional to facilitate the relocation of a church from St. Albert. The parcel is accessed via Range Road 260.</li> <li>The proposed redistricting configuration would include approximately 1.5 hectares (3.6 acres) of cultivated land. The applicant has indicated that they would lease this land for continued agricultural purposes.</li> <li>The applicant intends to use an existing shop as the church building, while the existing house would be utilized as a parish home for a future pastor.</li> <li>An existing concrete pad would be used to accommodate onsite parking. No additional structures are proposed at this time. A congregation of 50 – 60 people is anticipated.</li> <li>The estimated hours of operation for the parcel are as follows: <ul style="list-style-type: none"> <li>Sunday Worship: 10 a.m. and 5 p.m.</li> <li>Saturday classes: 9 a.m. – 11 a.m.</li> <li>Bible Study Group: One evening per week at 7:30pm</li> <li>Monthly meeting: 7 a.m. - 10 p.m.</li> </ul> </li> <li>If redistricting is successful, the applicant has expressed an interest in subdividing out the institutional portion and selling off the agricultural remnant.</li> </ul>

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#### Referral Comments

- While not required for the redistricting process, Administration has noted that the following information may be required at the development stage:
  - General site plan in accordance with General Municipal Servicing Standards.
  - Lot grading and stormwater management plan.
  - The shop (if used as a church) will be required to acquire a Development Permit and Building Permit to convert the existing use of the building into a *Religious Assembly*.
  - Any subsequent development permit for *Religious Assembly* would consider the dwelling accessory to the church building.

#### 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.
  - The subject property is located within Neighbourhood B – the role of which is *"To foster an adaptive local economy that builds upon the resiliency of the community and is capable of responding to the shifting priorities of Primary Industry."*
- Policy 3.1.1 directs the County to *"...ensure that community amenities and facilities are available to accommodate the demand of new and existing residential populations."*
  - Policy 3.1.6 – *"...should ensure adequate maintenance of and/or improvement to the quality and distribution of (and public access to) recreation and cultural facilities, open space networks and natural recreation areas."*
- Policy 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."*
  - Policy 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*

	<p><i>upgrades required, and that there is demonstrated support from the local community.</i></p> <p>Subdivision has not been proposed at this time but may be considered in the future and no service upgrades are required. The Public Hearing will establish whether there is local support for the development.</p>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u></p> <p><b>Planned Growth</b> – The redistricting would be inconsistent with the community outcome of ‘comprehensive land use and infrastructure planning’ as it would contemplate uses inconsistent with other properties within the vicinity. The proposal also does not support agricultural preservation.</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 capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial</u></p> <p>Financial implications will include advertising of the Public Hearing.</p>
<b>Alternatives Considered</b>	Council may defeat the motion to give first reading of Bylaw 1606/22.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <p>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></p> <p>None.</p> <p><u>Financial</u></p> <p>None.</p>
<b>Follow up Action</b>	1. Schedule a Public Hearing with respect to Bylaw 1606/22 (Planning & Development Services, January 2023).
<b>Attachment(s)</b>	<p>1. Attachment 1: Bylaw 1606/22</p> <p>2. Attachment 2: Letter of Intent</p>
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>