

Administrative Backgrounder

Public Presentation Request

Title	9:30 a.m. West Sturgeon Agricultural Society Presentation – Future Development Proposal
Purpose of Report	To provide Committee of the Whole with preliminary information related to the West Sturgeon Agricultural Society's presentation to Council on January 10, 2023.
Proposed Motion	That the Committee refer the presentation from the West Sturgeon Agricultural Society to Administration to present information and a recommendation at a future Council meeting.
Previous Council Direction	None.
Additional Background Information	<ul style="list-style-type: none"> The West Sturgeon Agricultural Society is proposing to develop walking and cross-country ski trails on their property east of Calahoo. Administration has undertaken a preliminary review of the proposal. Approximately 22 hectares (55 acres) of the land is subject to the Development Constraint Overlay of the Land Use Bylaw, due to being identified as an area of high flood risk. A parking area for any future development already exists as it was undertaken at the same time improvements were made to Range Road 274 (Campsite Road) during 2022. The parking lot is fenced and gated and remains closed to the public. A hydrological analysis and wetland assessment will likely be required to determine the extent of flood risk and classification of wetlands. In combination, they will determine the developability / suitability of the lands for the proposed development. <i>Water Act</i> and/or <i>Environmental Protection and Enhancement Act</i> (EPEA) approvals may be required from Alberta Environment and Parks.

- Any subsequent redistricting of the parcel to facilitate development of future trail systems would likely require ‘split zoning’ – a process where different portions of the parcel are subject to the regulations of different land use districts. It is assumed that the high flood risk / wetland areas would be redistricted to EP – Environmental Preservation, with the remaining lands subject to redistricting to a district that would support the proposed future development.
- Administration has noted that changing the land use district would not affect the way the property is being assessed, as farmland on the property would still be assessed at agricultural rates.
- Fees associated with potential redistricting and site development are outlined within the Fees and Charges Bylaw.
- Dale Soetaert, Secretary, West Sturgeon Agricultural Society will be in attendance at the January 10, 2023 Committee of the Whole meeting to provide information and answer any question that members of Council may have.

Attachment(s)	Attachment 1: Email From West Sturgeon Agricultural Society (December 7, 2022)
Report Reviewed by:	<p>Bonnie McInnis, Manager, Planning & Development Services</p> <p>Michael Richard, Acting General Manager, Development & Strategic Services</p> <p>Reegan McCullough, County Commissioner - CAO</p>