

## Briefing Note

<b>Title</b>	<b>2:00 p.m. Public Hearing – Bylaw 1606/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of Lot 3, Block 1, Plan 0324168 from AG – Agriculture District to INS – Institutional District</b>
<b>Issue</b>	Public hearing related to proposed redistricting of approximately 3.6 hectares (8.9 acres) of an existing 76.4-acre parcel from AG – Agriculture District to INS – Institutional District to facilitate the relocation of a church from St. Albert.
<b>Previous Council / Committee Direction</b>	<p><u>December 13, 2022 Regular Council Meeting</u> Motion 493/22: That Council give first reading of Bylaw 1606/22.</p> <p><u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.</p>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• The applicant has applied to redistrict approximately 3.6 hectares (8.9 acres) of an existing 76.4-acre parcel from AG – Agriculture District to INS – Institutional District to facilitate the relocation of a church from St. Albert. The parcel is accessed via Range Road 260 (see Schedule “A” of Attachment 1).</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. The parcel is accessed via Range Road 260.</li> <li>• An existing concrete pad would accommodate onsite parking. It will hold 26 parking stalls, accommodating up to 78 users. A congregation of 50 – 60 people is anticipated. No additional structures are proposed.</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 7:30 p.m.</li> <li>○ Monthly meeting: 7 a.m. - 10 p.m.</li> </ul> </li> </ul>

- If redistricting is successful, the applicant has expressed an interest in subdividing out the institutional portion and selling off the agricultural remnant.

#### 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) would 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.

#### Summary of Council Comments from December 13, 2022 Council Meeting

- At the December 13, 2022 Regular Council Meeting, Council discussed the difference between a panhandle configuration, which does not include any farmland (5.5 acres), and the applicant's rounded off configuration (8.9 acres).
  - As the applicants intend to continue agricultural operations, farmland may not be lost.
  - If subdivided in the future, the larger area allows for a straightforward subdivision with clear boundaries. It also may leave room for growth of the operations in the future.
  - A panhandle rezoning and subsequent subdivision would leave a small strip of AG land isolated from the remainder of the cultivated area. This land would need to have a separate approach to provide access.
  - A panhandle rezoning could limit future development of other uses (not religious assembly) that are permitted under the INS – Institutional District.

#### External Communication

- Landowners within 800 metres of the subject parcel and landowners accessing from Range Road 260 between Highway 37 and Pro North Industrial Park were notified of the public hearing via direct mail.
- Newspaper notifications were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks (January 11 and 18, 2022) in accordance with the advertising requirements detailed within section 606 of the *Municipal Government Act* (MGA).

#### 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 upgrades required, and that there is demonstrated support from the local community."*
- 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.

#### **Implication**

##### Strategic Alignment

**Planned Growth** – 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.

**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.

##### Organizational

- Administration has the capacity to coordinate the advertising and required information for the bylaw amendment.

##### Financial

- Financial implications included the advertising costs of the Public Hearing.
- For assessment of the lands if successfully redistricted, the following

	<p>would apply:</p> <ul style="list-style-type: none"> <li>○ Until the development permit for a Religious Assembly use is issued, the parcel would continue to be assessed as it currently is.</li> <li>○ Places of worship are exempt from being assessed; however, this only applies to the structure being used for worship.</li> <li>○ Therefore, the shop to be converted into a church would be exempt from assessment. However, the existing residence to be converted into a Parish Home would still be assessed as a residence.</li> </ul>
<b>Follow Up Action</b>	1. Bring the Bylaw back to Council for consideration of second and third readings (Planning & Development Services, February 2023).
<b>Attachment (s)</b>	1. Attachment 1: Bylaw 1606/22 2. Attachment 2: Letter of Intent 3. Attachment 3: Public Hearing Process 4. Attachment 4: Public Hearing Submission
<b>Report Reviewed by:</b>	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
<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 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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>