

Briefing Note

Title	1:30 p.m. Public Hearing - Bylaw 1605/22 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of SW-36-54-25-W4M from AG - Agriculture District to R1 – Country Residential District
Issue	A public hearing is required related to a proposed redistricting of a parcel from AG – Agriculture to R1 – Country Residential. As the size and configuration of the parcel is not conducive to viable agricultural operations, the applicant intends to redesignate the land to accommodate future subdivision.
Previous Council / Committee Direction	<p><u>December 13, 2022 Regular Council Meeting</u> Motion 492/22: That Council give first reading of Bylaw 1605/22.</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>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • An application has been received to redistrict the subject parcel (portion of SW-36-54-25-W4M) from AG – Agriculture District to R1 – Country Residential District. First reading was provided on December 13, 2022. • The subject property, which is 5.13 acres in size, is located between the multi-lot subdivisions of Richfield Estates and Green Acres and is bordered by other R1 - Country Residential parcels to the north, east, and south. It is located outside of the Sturgeon Valley Core Area Structure Plan. • The size and configuration of the parcel is not conducive to viable agricultural operations. Furthermore, there is a drainage course that traverses the parcel. • If the application to redistrict the parcel is successful, the applicant intends to subdivide the parcel into two approximately equal lots. The minimum parcel area for an R1 parcel not connected to a municipal sanitary line is 2.47 acres (1 hectare). As such, a subsequent subdivision application can meet the subdivision regulations of the R1 district. • The proposed parcel already has an access off Range Road 251 (Starkey Road), which was approved by Administration in 2022.

Referral Comments

- Administration provided the following comments on the proposed redistricting:
 - The redistricting will render the detached accessory building “non-conforming” due to setback changes from AG to R1.
 - The following information may be required at the subdivision stage:
 - Lot grading plan to be prepared by a qualified professional to establish the grading relationship between the proposed lot and all adjacent properties.
 - Slope stability analysis as the subject parcel is bisected by a natural drainage course.
 - Hydrological Analysis to determine what the 1:100-year flood inundation elevation is for the parcel.
 - Access management to both the existing and proposed lots.
 - No concerns related to Protective Services.

External Communication

- Adjacent landowners have been directly informed of the redistricting via mail.
- Newspaper notifications were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks (January 11 and 18, 2023) 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 of 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 G – the role of which is, “To deliver a sustainable and complete community where placemaking principles and local distinctiveness are embedded into the fabric of the neighbourhood.”
- Policy 2.3.14 allows the County to “...consider additional residential development within the established Hamlet/area administrative boundary, when the existing municipal infrastructure can accommodate the proposal.”
 - While the parcel is currently regarded as agricultural, its size and location among other properties districted as R1 provide strong rationale for the proposed redistricting. Any subsequent subdivision

	<p>proposal to split the lot would unlikely cause an impact to existing municipal infrastructure as the lots would have private servicing.</p> <ul style="list-style-type: none"> Policy 4.1.7 states that the County <i>“Shall support regional watershed and local drainage planning initiatives and the development of overall watershed water quality indicators to ensure a healthy, secure and sustainable water supply for County residents and neighbouring communities.”</i> <ul style="list-style-type: none"> Any subsequent subdivision of the parcel would be able to help address existing drainage concerns on the property.
Implication	<p><u>Strategic Alignment</u></p> <p>Planned Growth – The redistricting would provide opportunity for a new parcel to be created, consistent with other properties within its vicinity.</p> <p>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.</p> <p><u>Organizational:</u> Administration has capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial:</u> Financial implications include advertising of the Public Hearing.</p>
Follow Up Action	<ol style="list-style-type: none"> Bring the Bylaw forward for Council’s consideration for subsequent readings (Planning and Development Services, January 2023).
Attachment (s)	<ol style="list-style-type: none"> Attachment 1: Bylaw 1605/22 Attachment 2: Public Hearing Process Attachment 3: Public Hearing Submission
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>